

FORA ESCA REMEDIATION PROGRAM

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REVISED FINAL

Group 1

Land Use Controls Implementation Plan/  
Operation and Maintenance Plan

Seaside and Parker Flats  
Munitions Response Areas

Former Fort Ord  
Monterey County, California

June 17, 2019

*Prepared for:*

FORT ORD REUSE AUTHORITY

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**Group 1  
Land Use Controls Implementation Plan/Operation and Maintenance Plan  
Former Fort Ord  
Monterey County, California**

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## ACRONYMS AND ABBREVIATIONS

AOC	Administrative Order on Consent
ARARs	applicable or relevant and appropriate requirements
Army	United States Department of the Army
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
City	City of Seaside
County	County of Monterey
CRUP	Covenant to Restrict Use of Property
cy	cubic yards
DMM	discarded military munitions
DoD	Department of Defense
DTSC	Department of Toxic Substances Control
EOD	explosive ordnance disposal
EPA	United States Environmental Protection Agency
EPP	Environmental Protection Provisions
ESCA	Environmental Services Cooperative Agreement
ESD	Explanation of Significant Differences
FFA	Federal Facility Agreement
FORA	Fort Ord Reuse Authority
ft	foot
HMP	Habitat Management Plan
LTO	Long-Term Obligation
LTMM	Long-Term Management Measure
LUC	Land Use Control
LUCIP	Land Use Controls Implementation Plan
MACTEC	MACTEC Engineering and Consulting, Inc.
MD	munitions debris
MDAS	material documented as safe
MEC	munitions and explosives of concern
mm	millimeter
MOA	Memorandum of Agreement
MPC	Monterey Peninsula College
MR	Munitions Response
MRA	Munitions Response Area
MRS	Munitions Response Site
OMP	Operation and Maintenance Plan

RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RP	Remediation Program
RQA	Residential Quality Assurance
SCA	Special Case Area
USACE	United States Army Corps of Engineers
UXO	unexploded ordnance

## GLOSSARY

### **Anomaly**

Any item that is seen as a subsurface irregularity after geophysical investigation. This irregularity should deviate from the expected subsurface ferrous and non-ferrous material at a site (i.e., pipes, power lines, etc.).

### **Anomaly Avoidance**

Techniques employed on property known or suspected to contain unexploded ordnance (UXO), other munitions that may have experienced abnormal environments (e.g., discarded military munition [DMM]), munitions constituents in high enough concentrations to pose an explosive hazard, or chemical agent (CA), regardless of configuration, to avoid contact with potential surface or subsurface explosive or CA hazards, to allow entry to the area for the performance of required operations.

### **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980**

CERCLA authorizes federal action to respond to the release or threatened release of hazardous substances into the environment or a release or threatened release of a pollutant or contaminant into the environment that may present an imminent or substantial danger to public health or welfare.

### **Construction Activity**

Development or construction which includes ground-disturbing or intrusive activities such as excavation, digging, development and other ground disturbance that involves displacement of more than ten (10) cubic yards (cy) of soil. Construction activities within the Group 1 MRAs are subject to the excavation permitting process under the Monterey County and City of Seaside digging and excavation ordinances.

### **Construction Support**

Assistance provided by the United States (US) Department of Defense (DoD) explosive ordnance disposal (EOD) or Unexploded Ordnance (UXO)-qualified personnel and/or by personnel trained and qualified for operations involving chemical agents (CA), regardless of configuration, during ground-disturbing or intrusive activities on property known or suspected to contain UXO, other munitions that may have experienced abnormal environments (e.g., discarded military munitions [DMM]), munitions constituents in high enough concentrations to pose an explosive hazard, or CA, regardless of configuration, to ensure the safety of personnel or resources from any potential explosive or CA hazards. For the Fort Ord Military Munitions Response Program (MMRP) being conducted and this document, construction support addresses Munitions and Explosives of Concern (MEC), specifically unexploded ordnance (UXO) and discarded military munitions (DMM) that potentially remains in the Group 1 Munitions Response Areas (MRAs).

### **Covenant Deferral Request (CDR)**

A letter along with a supporting information package known as a CDR assembled by the Federal landholding to formally request deferral of the CERCLA covenant until all remediation has been accomplished prior to transfer. The United States Environmental Protection Agency (EPA) requires that the information is: 1) of sufficient quality and quantity to support the request for deferral of the CERCLA Covenant; and 2) that it provides a basis for EPA to make its determination. This information is submitted to EPA in the form of a CDR.

**Deferral Period**

The period of time that the CERCLA covenant, warranting that all remedial action is complete before transfer, is deferred through the Early Transfer Authority.

**Depth of Detection**

The maximum depth below the ground surface at which an object can be reliably detected at a site with a specific geophysical survey instrument. Depth of detection is typically measured from the center of mass of an object.

**Discarded Military Munitions (DMM)**

Generally, 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 UXO, 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])

**Early Transfers**

The transfer, by deed, of federal property by the DoD to a nonfederal entity before all remedial actions on the property have been taken. Section 120 (h)(3)(C) of the CERCLA allows federal agencies to transfer property before all necessary cleanup actions have been taken. This provision, known as Early Transfer Authority, authorizes the deferral of the CERCLA covenant when the findings required by the statute can be made and the response action assurances required by the statute are given. The Governor of the state where the property is located must concur with the deferral request for property not listed on the National Priorities List (NPL). For NPL property, the deferral must be provided by the EPA with the concurrence of the Governor. Upon approval to defer the covenant, the DoD may proceed with the early transfer.

**Environmental Protection Provisions (EPP)**

Deed restrictions or specific notifications that require constraints on certain activities to ensure protection of human health and the environment. These restrictions will be in effect until the deed provisions are terminated, removed, or modified as specified in the appropriate CERCLA decision document and protectiveness of human health and the environment can be assured by the modified restrictions or additional restrictions, if necessary (Army 2007).

**Environmental Services Cooperative Agreement Remediation Program (ESCA RP) Team**  
ARCADIS U.S, Inc. (formerly LFR Inc.), Weston Solutions, Inc., and Westcliffe Engineers, Inc.

**Explosive**

A substance or a mixture of substances that is capable by chemical reaction of producing gas at such temperature, pressure, and speed as to cause damage to the surroundings. The term “explosive” includes all substances variously known as high explosives and propellants, together with igniters, primers, initiators, and pyrotechnics (e.g., illuminant, smoke, delay, decoy, flare, and incendiary compositions).

**Feasibility Study (FS)**

A study conducted where the primary objective is “to ensure appropriate remedial alternatives are being developed and evaluated and an appropriate remedy selected” (40 CFR 300.430[e]).



**Ground-Disturbing and Intrusive Activities (or Operations)**

Soil movement of any kind, regardless of volume, in the areas addressed in this document.

**High Explosive (HE)**

An explosive substance designed to function by detonation (e.g., main charge, booster, or primary explosive).

**Intrusive Activity**

An activity that involves or results in the penetration of the ground surface at an area known or suspected to contain MEC. Intrusive activities can be of an investigative or removal action nature.

**Material Documented as Safe (MDAS)**

Material Potentially Presenting an Explosive Hazard (MPPEH) that has been assessed and documented as not presenting an explosive hazard and for which the chain of custody has been established and maintained. This material is no longer considered to be MPPEH.

**Material Potentially Presenting an Explosive Hazard (MPPEH)**

Material that, prior to determination of its explosives safety status, potentially contains explosives or munitions (e.g., munitions containers and packaging material; munitions debris remaining after munitions use, demilitarization, or disposal; and range-related debris); or potentially contains a high enough concentration of explosives such that the material presents an explosive hazard (e.g., equipment, drainage systems, holding tanks, piping, or ventilation ducts that were associated with munitions production, demilitarization or disposal operations). Excluded from MPPEH are munitions within the DoD established munitions management system and other hazardous items that may present explosion hazards (e.g., gasoline cans, compressed gas cylinders) that are not munitions and are not intended for use as 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 DoD, the Coast Guard, the Department of Energy, 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, 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 nonnuclear components of nuclear devices that are managed under the nuclear weapons program of the Department of Energy 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 Response Program (MMRP)**

DoD-established program that manages the environmental, health, and safety issues presented by MEC.

**Munitions and Explosives of Concern (MEC)**

This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks means: (A) UXO, as defined in 10 U.S.C. 101(e)(5)(A) through (C); (B) DMM, as defined in 10 U.S.C. 2710(e)(2); or (C) Munitions constituents (e.g., TNT, cyclotrimethylenetrinitramine [RDX]), as defined in 10 U.S.C. 2710(e)(3), present in high enough concentrations to pose an explosive hazard. For the Fort Ord Military Munitions Response Program (MMRP) being conducted and this document, MEC does not include small arms ammunition (.50 caliber and below).

**Munitions Constituents (MC)**

Any materials originating from UXO, DMM, 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[e][3])

**Munitions Debris (MD)**

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

**Munitions Response**

Response actions, including investigation, removal actions, and remedial actions to address the explosives safety, human health, or environmental risks presented by UXO, DMM, or 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. Examples include former ranges and munitions burial areas. A munitions response area is comprised of one or more munitions response sites.

**Munitions Response Site (MRS)**

A discrete location within an MRA that is known to require a munitions response.

**Ordnance and Explosives (OE)**

OE is an obsolete term replaced by MEC. See MEC in the glossary for further definition.

**Property Owner**

An owner of real property within the boundaries of the Group 1 Munitions Response Areas (MRAs). Also referred to as “landowner” in the Record of Decision Group 1 Seaside and Parker Flats (Phase II) Munitions Response Areas, Record of Decision Parker Flats Munitions Response Area Track 2 Munitions Response Site, and Explanation of Significant Differences No. 1, Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site (Appendix A) and supporting documents.

**Quality Assurance (QA)**

The management system implemented by a United States Army Corps of Engineers (USACE) Safety Specialist or a Third Party Safety Specialist to ensure Quality Control (QC) is functioning and that project quality objectives are being met. QC components include planning, implementation, assessment, reporting, and quality improvement.

**Quality Control (QC)**

The system of inspections, typically performed by the munitions contractor performing the

work, of operational activities, work in progress, and work completed to assess the attributes and performance of a process against defined standards that are used to fulfill requirements for quality.

#### **Remedial Actions**

Those actions consistent with a permanent remedy taken instead of or in addition to removal actions in the event of a release or threatened release of a hazardous substance into the environment, to prevent or minimize the release of hazardous substances so that they do not migrate to cause substantial danger to present or future public health, welfare, or the environment. The term includes but is not limited to such actions at the location of the release as storage; confinement; perimeter protection using dikes, trenches, or ditches; clay cover; neutralization; cleanup of released hazardous substances and associated contaminated materials; recycling or reuse; diversion; destruction; segregation of reactive wastes; dredging or excavations; repair or replacement of leaking containers; collection of leachate and runoff; on-site treatment or incineration; provision of alternative water supplies; and any monitoring reasonably required to assure that such actions protect the public health, welfare, and the environment. The term includes the costs of permanent relocation of residents and businesses and community facilities where the President of the United States determines that, alone or in combination with other measures, such relocation is more cost-effective and environmentally preferable to the transportation, storage, treatment, destruction, or secure disposition off site of hazardous substances, or may otherwise be necessary to protect the public health or welfare. The term includes off-site transport and off-site storage, treatment, destruction, or secure disposition of hazardous substances and associated contaminated materials.

#### **Remedial Investigation (RI)**

An investigation intended to “adequately characterize the site for the purpose of developing and evaluating an effective remedial alternative” (40 CFR 300.430(d)). In addition, the RI provides information to assess the risks to human health, safety, and the environment that were identified during risk screening in the site investigation.

#### **Response Action**

Action taken instead of or in addition to a removal action to prevent or minimize the release of MEC so that it does not cause substantial danger to present or future public health or welfare or the environment.

#### **Small Arms Ammunition (SAA)**

Ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns.

#### **Title 10 United States Code (10 U.S.C.)**

Title 10 of the United States Code outlines the role of armed forces in the United States Code. It provides the legal basis for the roles, missions and organization of each of the services as well as the United States Department of Defense.

#### **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, installation, 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])

**UXO Support Contractor**

A firm providing construction support services that has appropriate knowledge and expertise of UXO-related operations, and UXO-qualified personnel that have met qualification standards for personnel performing UXO-related operations.

**UXO-Qualified Personnel**

Personnel who have performed successfully in military EOD positions, or are qualified to perform in the following Department of Labor, Service Contract Act, Directory of Occupations, contractor positions: UXO Technician II, UXO Technician III, UXO Safety Officer, UXO Quality Control Specialist, or Senior UXO Supervisor.

**UXO Technicians**

Personnel who are qualified for and filling Department of Labor, Service Contract Act, Directory of Occupations, contractor positions of UXO Technician I, UXO Technician II, and UXO Technician III.

## 1.0 INTRODUCTION

This Land Use Controls Implementation Plan, and Operation and Maintenance Plan (LUCIP/OMP) was prepared by the Fort Ord Reuse Authority (FORA) Environmental Services Cooperative Agreement (ESCA) Remediation Program (RP) Team (the ESCA RP Team) for the Group 1 Munitions Response Areas (MRAs) within the former Fort Ord in Monterey County, California (Figure 1). For the purpose of this LUCIP/OMP, Group 1 refers to Seaside MRA and Parker Flats MRA (Phase I and Phase II).

The purpose of this LUCIP/OMP is to provide remedy implementation and maintenance information for the Group 1 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Record of Decision (ROD; “Group 1 ROD”; dated September 19, 2018, and finalized on September 25, 2018); Parker Flats Munitions Response Area Track 2 Munitions Response Site CERCLA ROD (“Track 2 ROD”; dated June 24, 2008, and finalized on August 26, 2008); and Explanation of Significant Differences No. 1, Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California (“Track 2 ESD”; dated April 27, 2018, and finalized on May 21, 2018). The Group 1 ROD and Track 2 ROD are included as Appendix A. This LUCIP/OMP does not apply to the portions of the Track 2 ROD property that are retained by the Army. The Track 2 ESD modifies the Track 2 ROD to remove the residential use restriction from the portion of Parker Flats MRA Phase I designated for residential reuse.

Although munitions responses (MEC removals) have been completed at the Group 1 MRAs, the selected remedy addresses risks to human health and the environment from munitions and explosives of concern (MEC) that potentially remains in the Group 1 MRAs. The selected remedy for the Group 1 MRAs includes Land Use Controls (LUCs) because detection technologies may not detect all MEC present. The LUCs include requirements for: (1) munitions recognition and safety training for those people that conduct ground-disturbing or intrusive activities; (2) construction support by UXO-qualified personnel for ground-disturbing or intrusive activities; (3) access management measures in areas designated for habitat reserve (applicable to the Parker Flats MRA Phase II habitat reserve areas); (4) restrictions prohibiting residential use in areas designated for non-residential development reuse or for habitat reserve; and (5) restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas). These LUCs are intended to limit MEC risk that may remain at the Group 1 MRAs.

The selected remedy will be implemented by FORA under the ESCA and in accordance with the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord, Docket No. R9-2007-003. This LUCIP/OMP was developed to: (1) outline the processes for implementing land use restrictions; and (2) identify procedures for responding to MEC discoveries, including coordinating additional investigation and/or follow-up response actions in the Group 1 MRAs, if determined to be necessary. The selected LUCs may be modified in the future. In addition, Long-Term Management Measures (LTMM) comprised of a deed restriction, annual monitoring and reporting and five-year review reporting will be implemented for the reuse areas within the Group 1 MRAs.

## 1.1 Regulatory Background

The former Fort Ord was placed on the National Priorities List in 1990. To oversee the cleanup of the base, the United States Department of the Army (Army), Department of Toxic Substances Control (DTSC), Central Coast Regional Water Quality Control Board, and United States Environmental Protection Agency (EPA) entered into a Federal Facility Agreement (FFA). One of the purposes of the FFA is to ensure that the environmental impacts associated with past and present activities at the former Fort Ord are thoroughly investigated and appropriate remedial action taken as necessary to protect the public health and the environment. In November 1998, the Army agreed to evaluate MEC at the former Fort Ord and perform a base-wide Munitions Response (MR) Remedial Investigation/Feasibility Study (RI/FS) consistent with CERCLA. The base-wide MR RI/FS program addressed MEC hazards on the former Fort Ord and evaluated past removal actions as well as recommended future remedial actions deemed necessary to protect human health and the environment under future uses. In April 2000, an agreement was signed between the Army, EPA, and DTSC to evaluate MEC at the former Fort Ord subject to the provisions of the FFA. The signatories agreed that the FFA provided the appropriate framework and process to address the Army's MEC activities.

In March 2007, the Army and FORA entered into an ESCA to provide MEC remediation services funding. In accordance with the ESCA and an AOC, FORA is responsible for completion of CERCLA response actions, except for those responsibilities retained by the Army, on approximately 3,300 acres of the former Fort Ord. The AOC was entered into by FORA, EPA, DTSC, and the United States Department of Justice Environment and Natural Resources Division in December 2006 (EPA Region 9 CERCLA Docket No. R9-2007-03). The underlying property was transferred to FORA in May 2009. The Group 1 MRAs are included in the ESCA. The Army is the responsible party and lead agency for investigating, reporting, making cleanup decisions, and taking cleanup actions at the former Fort Ord. Under the ESCA, FORA is investigating, reporting, and implementing cleanup actions within the ESCA areas on behalf of the Army.

The Group 1 MRAs include sites where MEC were found and munitions response (MEC removals) actions were conducted. The Group 1 MRAs contain portions, or all, of twenty five Munitions Response Sites (MRSs) that were suspected of having been used for military training with military munitions. These MRSs were investigated, with all identified MEC removed. These munitions response actions also included Quality Control and Quality Assurance requirements that evaluated the adequacy of the munitions response actions.

Although MEC is not expected to be encountered within these MRSs, it is possible that some MEC may not have been detected and remains present. Because a future land user (e.g., maintenance worker, construction worker, or recreational user) may encounter MEC at the Group 1 MRAs, Remedial Investigation/Feasibility Studies were conducted to evaluate remedial alternatives to address this potential risk to future land users. The Final Remedial Investigation/Feasibility Study ("Group 1 RI/FS") was developed by FORA under the ESCA and in accordance with the AOC (ESCA RP Team 2017c). The Final Track 2 Munitions Response, Remedial Investigation/Feasibility Study, Parker Flats Munitions Response Area ("Track 2 RI/FS") was developed by the Army (MACTEC 2006). The RI/FSs evaluated the

risks related to potentially remaining MEC within the Group 1 MRAs based upon the intended future uses.

The Parker Flats MRA has been evaluated in two phases and corresponding portions of the MRA are referred to as “Parker Flats MRA Phase I” and “Parker Flats MRA Phase II” (Figure 1). A Track 2 RI/FS was conducted to evaluate remedial alternatives to address the potential risk to future land users in the Parker Flats MRA Phase I (MACTEC 2006). The Army and EPA, in consultation with DTSC, recorded the final decision in the Track 2 ROD on August 26, 2008, 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 Phase I. The Army and EPA, in consultation with DTSC, recorded the Track 2 ESD on May 21, 2018, thereby modifying the remedy selected in the Track 2 ROD to remove the residential use restriction from the portion of Parker Flats MRA Phase I designated for residential reuse.

A Group 1 RI/FS was conducted to evaluate remedial alternatives to address the potential risk to future land users in the Seaside MRA and Parker Flats MRA Phase II (ESCA RP Team 2017c). The Army and EPA, in consultation with DTSC, recorded the final decision in the Group 1 ROD on September 25, 2018, documenting the selected remedial alternative of LUCs for managing the risk to future land users from MEC that potentially remain in the Seaside MRA and Parker Flats MRA Phase II.

This LUCIP/OMP was prepared as a result of the selection of LUCs as a component of the remedy in accordance with the RODs for Group 1 MRAs. FORA previously developed a LUCIP/OMP for Parker Flats MRA Phase I (ESCA RP Team 2009). To further clarify implementation requirements and to provide a comprehensive source of remedy implementation and maintenance information, this LUCIP/OMP applies to the entire Parker Flats MRA, including Parker Flats MRA Phase I and Parker Flats MRA Phase II. This LUCIP/OMP supersedes the 2009 LUCIP/OMP for Parker Flats MRA Phase I (ESCA RP Team 2009).

## 1.2 FORA ESCA Regulatory Framework and Responsibilities

In connection with the early transfer of a portion of the former Fort Ord, FORA is performing a portion of the Army’s cleanup obligations under an ESCA grant. Pursuant to the associated AOC, entered into in December 2006 and effective July 25, 2008, and the ESCA, dated March 27, 2007, FORA agreed to implement the selected remedy for the Group 1 MRA sites.

Under the ESCA, FORA or its successor entity, is responsible for all actions necessary to achieve Site Closeout, including implementation of the selected remedy and any Long-Term Obligations. FORA may not assign ESCA responsibilities from FORA, or its successor entity, to a third party without the prior approval by the Army. FORA assumes responsibility for completion of necessary response actions, except Army Obligations, which include implementing, maintaining, reporting, and enforcing the land use controls. The Army remains ultimately responsible for remedy integrity, including requirements for the implementation, enforcement, and reporting of the remedy. The Group 1 ROD does not provide for or prevent any transfer of remedy implementation responsibilities from FORA, or its successor, to another party.

This LUCIP/OMP fulfills the AOC requirements identified under Group 1 MRAs Appendix B, Statement of Work, Tasks 7 and 8.

### 1.2.1 FORA Successor in Interest

In 2012, Assembly Bill 1614, which amended Section 67700 of, and repealed Sections 67679.5 and 67686 of, the Government Code, was passed to extend FORA's statutory authorities to June 30, 2020. The ESCA and AOC contemplated the eventual sunset of FORA and made provisions for a successor in interest to perform FORA's Long-Term Obligations (LTOs). For purposes of this LUCIP/OMP, the terminology of "FORA" refers to the entity responsible for obligations or requirements that are currently assigned to FORA, but will eventually be transferred to FORA's successor in interest.

## 1.3 Area of Remedy Implementation

The area addressed by this LUCIP/OMP consists of those areas included in the Army's Track 2 ROD, Track 2 ESD, and Group 1 ROD (Appendix A). The Group 1 MRAs are described below. Federal deeds, including survey plats for each MRA parcel, are provided in Appendix B.

### 1.3.1 Seaside MRA

The Seaside MRA is located in the southwestern portion of the former Fort Ord (Figure 1) and encompasses approximately 423 acres. The Seaside MRA is bordered by the City of Seaside to the west, the historical impact area to the east, Eucalyptus Road to the north, and additional former Fort Ord property to the south. The Seaside MRA wholly contains MRS-15 SEA 01 (183 acres), MRS-15 SEA 02 (86 acres), MRS-15 SEA 03 (50 acres), and MRS-15 SEA 04 (79 acres) (Figure 2). Not included within the boundaries of the MRSs, but located within the Seaside MRA, are the former General Jim Moore Boulevard alignment and the narrow area west of the former General Jim Moore Boulevard alignment (25 acres). The Seaside MRA is wholly contained within the jurisdictional boundaries of the City of Seaside.

The Seaside MRA includes two proposed planned reuses (Figure 3): residential development; and non-residential development including roadways and a 100-ft borderland development buffer.

### 1.3.2 Parker Flats MRA

The Parker Flats MRA is located in the central portion of the former Fort Ord (Figure 1) is bordered by the CSUMB Off-Campus MRA (formerly referred to as the CSUMB MRA) and the County North MRA (formerly referred to as the Development North MRA) to the north, the Interim Action Ranges MRA to the south, additional CSUMB campus property to the west, and additional former Fort Ord property to the east and southeast. The Parker Flats MRA encompass approximately 1,174 acres. The Parker Flats MRA contains all or portions of the following MRSs: MRS-03, MRS-04A, MRS-04A EXP, MRS-04B, MRS-13B, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-27G, MRS-37, MRS-40, MRS-44



EDC, MRS-44 PBC, MRS-50, MRS-50 EXP, MRS-52, MRS-53, MRS-53 EXP, MRS-54 EDC, and MRS-55 (Figure 4). The Parker Flats MRA is wholly contained within the jurisdictional boundaries of the City of Seaside and Monterey County.

The Parker Flats MRA includes three proposed planned reuses (Figure 5): residential development; non-residential development including roadways and a 100-ft borderland development buffer; and habitat reserve.

## 1.4 Description of Selected Remedy

The selected remedy addresses risks to human health and the environment from MEC that potentially remains in the Group 1 MRAs. Munitions responses (MEC removals) have been completed at the Group 1 MRAs, significantly reducing the risks to human health and the environment. The selected remedy for the Group 1 MRAs includes LUCs because detection technologies may not detect all MEC present. The LUCs include requirements for:

- (1) Munitions recognition and safety training for those people that conduct ground-disturbing or intrusive activities on the property;
- (2) Construction support by UXO-qualified personnel for ground-disturbing or intrusive activities;
- (3) Access management measures in areas designated for habitat reserve (applicable to the Parker Flats MRA Phase II habitat reserve areas);
- (4) Restrictions prohibiting residential use in areas designated for non-residential development reuse or for habitat reserve; and
- (5) Restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas).

The selected remedy for Parker Flats MRA Phase I, as stated in the Track 2 ROD, includes “construction monitoring” during ground disturbing or intrusive activities. Consistent with the Track 2 RI/FS, the level of construction support is determined on a case-by-case basis. For the purpose of this LUCIP/OMP, the term “construction monitoring” is equivalent to “construction support”; therefore, the term “construction support” is used throughout for consistency.

For the purpose of this remedy, 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 (Army 2007). Any proposal for residential development in the designated non-residential reuse or habitat reserve portions of the Group 1 MRAs will be subject to regulatory agency and Army review, approval, and remedy modification through the CERCLA process.

To maintain the integrity of the habitat management and conservation systems that are in place in the habitat reserve areas of the Parker Flats MRA Phase II, uses inconsistent with the Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California (HMP; USACE 1997) are prohibited. Uses that are inconsistent with the HMP include, but

are not limited to, residential, school, and commercial/industrial development. Restrictions against inconsistent uses are not identified as part of the selected remedy for Parker Flats MRA Phase I in the Track 2 ROD. Provision prohibiting uses inconsistent with the HMP are included in the Federal deeds for habitat reserve areas of Parker Flats MRA Phase I and Parker Flats MRA Phase II.

The selected remedy will be implemented by FORA in its capacity as Grantee under the ESCA and as a party to the AOC and not in its capacity as real property owner of the real estate or as a government entity.

As part of the LUC implementation strategy, LTMM comprised of a deed notice and restrictions, annual monitoring and reporting, and five-year review reporting will be included for the land use areas within the Group 1 MRAs. The Army will evaluate these areas as part of the installation-wide CERCLA five-year reviews. The selected LUCs may be modified or discontinued by the Army, with the approval of the EPA and DTSC, in the future based on the five-year review process (Section 4.9.3).

As part of the early transfer of the subject property, the Army has entered into State Covenants to Restrict Use of Property (CRUPs) with DTSC that document land use restrictions and that have already been recorded against the deeds. The existing deeds to FORA for the Group 1 MRA parcels include the following land use restrictions: 1) prohibition on residential use; and 2) prohibition on excavation (unless construction support and munitions recognition and safety training, referred to as “MEC recognition and safety training” in the State CRUPs, are provided). The existing Federal deeds for the Group 1 properties are provided in Appendix B. The Army will modify the existing land use restrictions in the Federal deeds, as necessary, to reflect the selected remedy. FORA will prepare and submit annual letter reports to EPA and DTSC summarizing the reporting year's land use controls implementation efforts, problems encountered, corrective actions taken, any MEC found and changes in site conditions that could increase the possibility of encountering MEC. Copies of this annual LUC status report will also be provided to the Army for inclusion in the five-year reviews.

While the Army does not consider California laws and regulations concerning State CRUPs to be applicable or relevant and appropriate requirements (ARARs), the Army entered into State CRUPs with DTSC at the time the property was transferred to FORA. DTSC will modify the existing State CRUPs, if appropriate, to reflect the land use restrictions included in the selected remedy. Although DTSC and EPA Region 9 disagree with the Army's determination that California laws and regulations concerning State CRUPs are not potential ARARs, they will agree-to-disagree on this issue since the Army executed the State CRUPs and the DTSC agreed to modify the State CRUPs, as appropriate, to be consistent with the identified remedy.

#### 1.4.1 Munitions Recognition and Safety Training

For the Group 1 MRAs, ground-disturbing or intrusive activities are expected to occur. Those people involved in ground-disturbing or intrusive operations at these areas will be required to attend munitions recognition and safety training to increase awareness of and ability to

identify suspect munitions items. Prior to conducting ground-disturbing or intrusive activities, property owners will be required to contact FORA for munitions recognition and safety training for those people performing ground-disturbing or intrusive activities.

Munitions recognition and safety training will be evaluated by the Army as part of the five-year review process to determine if the training program should continue. If further evaluation indicates that this LUC is no longer necessary, the program may be discontinued with Army, EPA, and DTSC approval (Section 4.9.3).

#### 1.4.2 Construction Support

Construction support by UXO-qualified personnel is required during any ground-disturbing or intrusive activities at the Group 1 MRAs in order to address potential MEC risks to construction and maintenance personnel. Construction support will be arranged during the construction and maintenance planning stages of the project prior to the start of any ground-disturbing or intrusive activities (Sections 3.2 and 4.3). The level of construction support is determined by the probability of encountering MEC (Section 4.3.1.1).

If evidence of MEC (i.e., suspect munitions item) is found during construction support activities, the ground-disturbing or intrusive activities in the vicinity of the suspect munitions item will immediately cease (i.e., stop work). The construction support plan will identify the size of the stop-work area. For projects that do not require a construction support plan, ground-disturbing or intrusive activities will stop as indicated on the munitions recognition and safety training materials. No attempt will be made by workers to disturb, remove, or destroy the suspect munitions item. Depending on the level of construction support required, either 1) the local law enforcement agency having jurisdiction on the property will be immediately notified so that appropriate military explosive ordnance disposal (EOD) personnel, or local bomb squad with equivalent training, can be dispatched to address the suspect munitions item, as required under applicable laws and regulations; or 2) the suspect munitions item will be addressed by UXO-qualified personnel (Section 4.3.4).

Construction support will be evaluated by the Army as part of the five-year review process to determine if the LUC should continue. If the MEC-related data collected during the development of the disturbed areas indicate that this LUC is no longer necessary, construction support may be discontinued after Army, EPA, and DTSC approval.

#### 1.4.3 Access Management Measures

Access management measures are required in the portions of Parker Flats MRA Phase II designated for habitat reserve. Informational displays, such as signs, kiosks, and/or display boards, will be maintained to discourage access by unauthorized personnel to habitat reuse areas outside of trails. Access outside of trails will be allowed for specific personnel conducting authorized activities (such as biologists performing habitat monitoring activities).

Access management measures will be evaluated by the Army as part of the five-year review process to determine the effectiveness and necessity of these measures. If further evaluation indicates that this LUC is no longer necessary, the program may be discontinued with Army, EPA, and DTSC approval (Section 4.9.3).

#### 1.4.4 Restrictions Prohibiting Residential Use

Residential use restrictions placed on the Group 1 designated future non-residential reuse areas and habitat reserve areas at the time the property was transferred to FORA will be maintained. For the purposes of this document, residential reuse 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 (Army 2007). The restriction may be discontinued with Army, EPA, and DTSC approval (Section 4.9.3).

#### 1.4.5 Restrictions Prohibiting Inconsistent Uses

Restrictions prohibiting uses inconsistent with the HMP placed on the habitat reserve reuse portions of the Parker Flats MRA Phase II property at the time the property was transferred to FORA will be maintained. The habitat reserve reuse areas where the restriction applies include Parcels E19a.2 and the Phase II portion of E19a.4. Uses that are inconsistent with the HMP include, but are not limited to, residential, school, and commercial/industrial development. The restriction may be discontinued with Army, EPA, and DTSC approval as described in more detail in Section 4.9.3.

Restrictions against inconsistent uses are not identified as part of the selected remedy for Parker Flats MRA Phase I in the Track 2 ROD. Provision prohibiting uses inconsistent with the HMP are included in the Federal deed for habitat reserve areas of Parker Flats MRA Phase I (Section 1.4.6).

#### 1.4.6 Long-Term Management Measures

In addition to the LUCs described above, the LUCIP/OMP also describes the following LTMM for the Group 1 MRAs:

- **Existing land use restrictions:** The Federal deeds to FORA for the Group 1 MRA parcels (Appendix B) restrict residential use and uses inconsistent with the HMP (applicable to habitat reserve areas). The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the areas designated for future non-residential development reuse or habitat reserve. 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. It should be noted that the State CRUPs for the Group 1 MRA parcels restrict residential use. The DTSC will modify the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. The DTSC may require additional verification equivalent to the DTSC residential protocol before termination of the residential use restrictions in the State CRUPs for the areas designated for future non-residential development reuse or habitat reserve. For the habitat reserve, the Federal deeds prohibit uses that are inconsistent with the HMP, including but not limited to residential, school, and commercial/industrial development.
- **Annual monitoring and reporting:** FORA will perform annual monitoring and reporting. FORA will notify the Army, EPA, and DTSC, as soon as practicable, of

any MEC-related data identified during use of the property, and report the results of monitoring activities annually.

- **Five-year review reporting:** Five-year reviews will be conducted by the Army in accordance with CERCLA Section 121(c) and the Fort Ord FFA. The five-year review will evaluate the protectiveness of the selected remedy. Based on the evaluation, the selected LUCs may be modified or discontinued, with Army, EPA, and DTSC approval (Section 4.9.3).

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## 2.0 SITE DESCRIPTION

The Group 1 MRAs are located in the central and southwestern portions of the former Fort Ord and include the Seaside MRA and the Parker Flats MRA. Total acreage for the Group 1 MRAs is approximately 1,174 acres.

This section provides background information on the Group 1 MRAs, including a summary of results of the site-specific remedial investigation and site evaluations presented in the Group 1 RI/FS and Track 2 RI/FS. Additional background information is provided in the Track 2 ROD, Track 2 ESD, and Group 1 ROD (Appendix A).

### 2.1 Site History

Since 1917, portions of the former Fort Ord were used by cavalry, field artillery, and infantry units for maneuvers, target ranges, and other purposes. From 1947 to 1974, Fort Ord was a basic training center. After 1975, the 7th Infantry Division occupied Fort Ord. Fort Ord was selected for closure in 1991. The majority of the soldiers were reassigned to other Army posts in 1993 and the base was not officially closed until September 1994. The Army has retained a portion of former Fort Ord property as the Ord Military Community and U.S. Army Reserve Center. The remainder of Fort Ord was identified for transfer to federal, state, and local government agencies and other organizations for reuse.

Munitions-related activities (e.g., live-fire training, demilitarization) involving different types of conventional military munitions (e.g., artillery and mortar projectiles, rockets and guided missiles, rifle and hand grenades, practice land mines, pyrotechnics, bombs, and demolition materials) were conducted at Fort Ord. Because of these activities, MEC, specifically UXO and discarded military munitions, have been encountered and are known or suspected to remain present at sites throughout the former Fort Ord.

### 2.2 Regulatory History

The AOC was entered into voluntarily by FORA, EPA, DTSC, and the United States Department of Justice Environment and Natural Resources Division in December 2006 (EPA Region 9 CERCLA Docket No. R9-2007-03). In March 2007, the Army and FORA entered into an ESCA to provide Army funding for MEC remediation services. In accordance with the ESCA, the AOC, and the FFA Amendment No. 1, FORA is responsible for completion of the Army's CERCLA response actions, except for those responsibilities specifically retained by the Army, on approximately 3,300 acres of the former Fort Ord. The underlying property was transferred to FORA in May 2009. The Army is the responsible party and lead agency for investigating, reporting, making cleanup decisions, and taking cleanup actions at the former Fort Ord under CERCLA. Under the ESCA, FORA is investigating, reporting, and implementing cleanup actions within the ESCA areas on behalf of the Army.

As part of the agreements for early transfer of the subject property, the Army has entered into State CRUPs with DTSC that document land use restrictions. The applicability of and

requirements for State CRUPs are described in California Code of Regulations Section 67391.1 and California Civil Code Section 1471.

As described in Final Summary of Existing Data Report, Former Fort Ord, Monterey, California (ESCA RP Team 2008), the ESCA areas were combined into nine MRAs, and they were further consolidated into four groups according to similar pathway-to-closure characteristics. Group 1 consists of the Parker Flats and Seaside MRAs. Group 2 consists of the California State University Monterey Bay Off-Campus and County North MRAs. Group 3 consists of Del Rey Oaks/Monterey, Laguna Seca Parking, and Military Operations in Urban Terrain Site MRAs. Originally, Group 3 included the Interim Action Ranges MRA. The Interim Action Ranges MRA was removed from Group 3 for further evaluation as agreed upon by FORA, EPA, DTSC and the Army. Group 4 consists of the Future East Garrison MRA. The Parker Flats MRA has been evaluated in two phases and corresponding portions of the MRA are referred to as “Parker Flats MRA Phase I” and “Parker Flats MRA Phase II” (Figure 1). FORA previously developed a LUCIP/OMP for Parker Flats MRA Phase I (ESCA RP Team 2009). To further clarify implementation requirements and to provide a comprehensive source of remedy implementation and maintenance information, this LUCIP/OMP applies to the entire Parker Flats MRA, including Parker Flats MRA Phase I and Parker Flats MRA Phase II. This LUCIP/OMP supersedes the 2009 LUCIP/OMP for Parker Flats MRA Phase I (ESCA RP Team 2009).

## 2.3 Group 1 MRA Summaries

Group 1 includes the Seaside MRA and the Parker Flats MRA. The Group 1 RI/FS (Volume 1; ESCA RP Team 2017c) and Track 2 RI/FS (Volume 1; MACTEC 2006) summarized the available data and evaluated MEC-related risks for the MRAs. This section summarizes the MEC investigations and removal actions identified in the Group 1 RI/FS and Track 2 RI/FS. MEC encountered during these actions were destroyed by detonation and recovered MD was disposed of or recycled after being inspected and determined not to pose an explosive hazard.

### 2.3.1. Seaside MRA

The Seaside MRA is located in the southwestern portion of the former Fort Ord (Figure 1). The Seaside MRA encompasses approximately 423 acres and contains MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04, respectively (Figure 2). Not included within the boundaries of the MRSs, but located within the Seaside MRA, is the former General Jim Moore Boulevard alignment and the narrow area west of the former General Jim Moore Boulevard alignment, totaling approximately 25 acres.

Historical records and the recovery of military munitions, including MEC and munitions debris (MD), indicate that the Seaside MRA was used for live-fire military training since its initial government purchase in 1917 and its designation of the land as an artillery range. Cavalry, artillery, and infantry units conducted training activities in the MRA, which is located within the boundary of the historical impact area (Figure 1). The four MRSs located within the Seaside MRA contain all or portions of several live-fire firing ranges used for a variety of training purposes from the 1940s through the 1990s. The usage of the ranges included: small arms training in the four MRSs (Ranges 18, 19, 20, 21, 22, 23, 46, and 59);



training ranges at which live-fire training was not conducted in MRS-15 SEA 01 (Old Range 22 and Range 23M); mortar and antitank training in MRS-15 SEA 04 (Range 48); and booby trap training in MRS-15 SEA 04 (Range 50) (Figure 2).

Munitions responses (MEC removals) have been completed at the Seaside MRA. The munitions responses (removal actions) performed by the Army resulted in the removal of subsurface MEC and other munitions from the Seaside MRA, with the exception of 35 acres identified by the Army as Special Case Areas (SCAs) and a narrow area outside the western boundaries of MRS-15 SEA 01 and MRS-15 SEA 02 to the west of the General Jim Moore Boulevard alignment. Removal actions in the SCAs were completed by FORA. These actions included soil scraping (ranging from 6 inches to 10 feet below ground surface) and post-scrape DGM surveys with an investigation of subsurface target anomalies that potentially represented military munitions, except in the few areas where anomalies associated with existing infrastructure (e.g., culverts) were left in place.

FORA also completed a Residential Quality Assurance (RQA) Pilot Study and Implementation Study in the approximately 276.5-acre designated future residential reuse area of the Seaside MRA as documented in the Final Group 1 Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California (Group 1 RPI Technical Report; ESCA RP Team 2017a) and Final Group 1 Supplemental Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California (Group 1 Supplemental RPI Technical Report; ESCA RP Team 2017d).

The RQA Pilot Study and Implementation Study included a comprehensive review and assessment of data from previous munitions responses (e.g., investigations and removal actions) to identify residual MEC risks or uncertainties. The identified risks and uncertainties were addressed with DGM investigation of subsurface anomalies that potentially represented military munitions and the removal of MEC and other military munitions recovered from approximately 76.8 acres of the designated future residential reuse area. It also included soil scrape and post-scrape DGM investigations and the investigation of subsurface anomalies that were potentially munitions and the removal of MEC and other military munitions from approximately 7.5 acres of the 76.8-acre area. A narrow area west of the former alignment of General Jim Moore Boulevard and outside the boundaries of MRS-15 SEA 01 and MRS-15 SEA 02, was not subjected to a removal action. However, a comprehensive review and assessment of data from previous munitions responses (e.g., investigations and removal actions) was completed for the area and a field verification site walk was performed on two portions of the narrow area west of MRS-15 SEA 01.

The comprehensive data review and assessment and field verification site walk resulted in no evidence of munitions use in the narrow area west of the former alignment of General Jim Moore Boulevard outside the boundaries of MRS-15 SEA 01 and MRS-15 SEA 02. Based on the RQA Pilot Study and Implementation Study, the approximately 276.5 acres designated for future residential reuse within the Seaside MRA were recommended as acceptable for future residential reuse with appropriate land use controls, such as the local digging and excavation ordinance, construction support, and disclosures. Based on regulatory agency and

Army review, further assessment was not warranted for the designated future residential reuse areas in the Seaside MRA (ESCA RP Team 2017a and 2017d).

DTSC released the Residential Protocol (DTSC 2008b) that, when successfully implemented and approved by DTSC, provided a basis to remove a State residential CRUP on munitions response sites (DTSC 2014). FORA submitted the Group 1 RPI Technical Report (ESCA RP Team 2017a), dated March 29, 2017, and Group 1 Supplemental RPI Technical Report (ESCA RP Team 2017d), dated December 12, 2017, to provide data and conclusions to support the removal of the State residential CRUP on the designated future residential reuse areas.

FORA provided construction support to manage the risk associated with the potential presence of military munitions during the realignment and construction of General Jim Moore Boulevard and Eucalyptus Road. No MEC was encountered. The construction support activities included: support throughout all construction tasks and phases; analog inspection for anomalies in root balls during tree removal, at locations where fence posts were removed and around wooden communication poles; and observation of excavations and asphalt removal as requested (ESCA RP Team 2017c).

The majority of MEC and MD encountered within the Seaside MRA were consistent with the documented historical uses of the area for weapons and troop training. The types of MEC and MD removed from the MRA included: blasting caps, igniters, primers, bulk explosives, hand grenades and hand grenade fuzes, rifle grenades, mines and mine fuzes, mine activators, flares and signals, smoke generating items, firing devices, rockets and rocket motors, mortars, projectors, various projectiles and projectile fuzes, and simulators. Some miscellaneous military munitions and MD were also recovered; evidence does not indicate that there were specific target ranges or impact areas for these miscellaneous items within the Seaside MRA (ESCA RP Team 2017c).

### 2.3.2. Parker Flats MRA

The Parker Flats MRA is located in the central portion of the former Fort Ord (Figure 1). The Parker Flats MRA Phase I and Parker Flats MRA Phase II encompasses approximately 705 acres and 475 acres, respectively. The Parker Flats MRA contains all or portions of the following MRSs: MRS-03, MRS-04A, MRS-04A EXP, MRS-04B, MRS-13B, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-27G, MRS-37, MRS-40, MRS-44 EDC, MRS-44 PBC, MRS-50, MRS-50 EXP, MRS-52, MRS-53, MRS-53 EXP, MRS-54 EDC, and MRS-55 (Figure 4).

Historical records and the recovery of military munitions, including MEC, and MD indicate that the Parker Flats MRA was used for military training since its initial 1917 government purchase and its designation as an artillery range. Cavalry and artillery units stationed at the Presidio of Monterey, along with infantry units stationed at the Presidio of San Francisco, reportedly conducted training activities near the Parker Flats MRA. A portion of the Parker Flats MRA Phase II (MRS-15 MOCO.2; Figure 3) is located within the historical impact area (Figure 1).

Munitions responses (MEC removals) have been completed at the Parker Flats MRA. Munitions responses completed by the Army and FORA resulted in investigation and removal of all subsurface target anomalies that potentially represented military munitions. Improved roads (i.e., consisting of asphalt pavement) within the Parker Flats MRA were not intrusively investigated, with the exception of a portion of Eucalyptus Road in Parcels E20c.2 and L20.18. Some structures were left in place, therefore, removal actions were conducted up to edge of the structures, although neither MEC nor MD were recovered. These structures include the nurses quarters located in the northwestern portion of Parcel E18.1.3 designated future residential reuse area, two latrines located in Parcel E21b.3 designated non-residential development reuse area, and a water tower located in Parcel E18.4 designated future residential reuse area. Additionally, trees greater than 5 inches in diameter at breast height were left in place.

FORA also completed a RQA Implementation Study in the approximately 182 acres designated for future residential reuse in the Parker Flats MRA. The RQA Implementation Study included a comprehensive review and assessment of data from previous MEC investigations and removal actions to identify residual MEC risks or uncertainties. The identified risks and uncertainties were addressed with digital geophysical mapping investigation and removal of all subsurface anomalies that potentially represented MEC in approximately 12 acres of the northern portion of the designated future residential reuse area.

A field verification site walk was performed in MRS-04A EXP and in two grids within the northern designated future residential reuse area. The initial evaluation conducted for the remaining portions of the designated future residential reuse area indicated no evidence of remaining military munitions hazards. Based on the RQA Implementation Study, the approximately 182 acres designated for future residential reuse within the Parker Flats MRA were recommended as acceptable for future residential reuse with appropriate land use controls, such as the local digging and excavation ordinance, construction support, and disclosures. Based on regulatory agency and Army review, further assessment was not warranted for the designated future residential reuse areas in the Parker Flats MRA (ESCA RP Team 2017b).

DTSC released the Residential Protocol (DTSC 2008b) that, when successfully implemented and approved by DTSC, provided a basis to remove a State residential CRUP on munitions response sites (DTSC 2014). FORA submitted the Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area, Former Fort Ord, Monterey County, California (ESCA RP Team 2017b), dated March 29, 2017 to provide data and conclusions to support the removal of the State residential CRUP on the designated future residential reuse areas.

FORA provided construction support to manage the risk associated with the potential presence of military munitions during the realignment and construction of Eucalyptus Road, including DGM survey and target investigation under Eucalyptus Road in Parcel E20c.2 and a portion of Eucalyptus Road in Parcel L20.18 located outside MRS boundaries. No MEC was encountered. The construction support activities included: support throughout all construction tasks and phases; analog inspection for anomalies in root balls during tree removal, at locations where fence posts were removed, and around wooden communication

poles; and observation of excavations and asphalt removal as requested (ESCA RP Team 2017c).

The majority of the MEC and MD encountered within the Parker Flats MRA Phase I was consistent with the documented historical uses of the area. Based upon the results of the munitions response action the Parker Flats MRA Phase I was used for training maneuvers, projectile training, mortar training, Livens training, rifle grenade training, practice hand grenade training, fragmentation hand grenade training, bivouac training; and chemical, biological, and radiological training within MRS-4B, practice mine training, booby trap training, 3.5-inch rocket training, anti-armor demolition training, and tube-launched, optically-tracked, wire-guided tracking training. The types of MEC and MD removed from the Parker Flats MRA Phase I included: blasting caps, firing devices, hand grenades and hand grenade fuzes, rifle grenades, mines and mine fuzes, igniters, projectiles and projectile fuzes, flares and signals, simulators and firing devices, mortars, bulk explosives, igniters, rockets and rocket motors, practice and training mines, and electric squibs were recovered throughout the Parker Flats MRA Phase I. Some miscellaneous MEC and MD were also recovered; evidence does not indicate that there were specific training areas, target ranges or impact areas for these miscellaneous items within the Parker Flats MRA Phase I (MACTEC 2006).

The majority of MEC and MD encountered within the Parker Flats MRA Phase II were consistent with the documented historical uses of the area. Based upon the results of the remedial investigation, the northern portion of the Parker Flats MRA Phase II was used for training maneuvers; practice hand grenade training; mortar training using practice mortars and inert training mortars; and chemical, biological, and radiological training in MRS-04A only. The remedial investigation indicated that the southern portion of the Parker Flats MRA Phase II was used for training maneuvers, practice hand grenade training, mortar training, and projectile training. The types of MEC and MD removed from the MRA included: blasting caps, electric squibs, igniters, primers, bulk explosives, hand grenades and hand grenade fuzes, rifle grenades, mines and mine fuzes, flares and signals, smoke generating items, firing devices, rockets and rocket motors, mortars, projectors, and simulators. Various projectiles and projectile fuzes (MEC and MD) were also recovered primarily from the southern portion of the MRA. Some miscellaneous MEC and MD were also recovered; evidence does not indicate that there were specific target ranges or impact areas for these miscellaneous items within the Parker Flats MRA Phase II (ESCA RP Team 2017c).

## 2.4 Potential Future Land and Resource Uses

The future land uses for the Group 1 MRAs, summarized below, are based upon the Fort Ord Base Reuse Plan (FORA 1997) and July 1995 USACE and Bureau of Land Management (BLM) Site Use Management Plan (SUMP) (USACE 1995). Future land use information is also included in the HMP (USACE 1997) and modifications to the HMP provided in Assessment, East Garrison – Parker Flats Land Use Modifications, Fort Ord, California (Zander 2002), and Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification (Army 2004).

### 2.4.1 Seaside MRA

The Seaside MRA is designated for future residential reuse and non-residential development reuse with borderland interface. The reasonably foreseeable reuses being considered for the Seaside MRA include:

- Residential — Approximately 276.5 acres, comprised of portions of Parcels E24, E34, E23.1, and E23.2, are designated for future residential reuse (Figure 3). Construction of buildings and roads, installation of utilities, as well as the activities of future residents are expected within these reuse areas.
- Non-Residential Development — Approximately 146.5 acres, comprised of portions of Parcels E24, E34, E23.1, and E23.2, are designated for non-residential development reuse including roadways and a 100-ft borderland development buffer (Figure 3) along the Natural Resources Management Area (NRMA) interface. A 100-ft buffer from the borderland interface along the NRMA was identified in the ESCA (USACE/FORA 2007); however, the buffer width is subject to change based on future fire-wise planning by FORA. The borderland development area along the NRMA interface, designated as habitat reserve, was established in the HMP (USACE 1997). Development encompassing infrastructure activities, such as roadway and utility construction, is expected to occur. Roadway expansion and utility construction will constitute the major development along the western portion of the MRA.

### 2.4.2 Parker Flats MRA

The Parker Flats MRA is designated for future residential reuse, non-residential development reuse with borderland interface, and habitat reserve. The reasonably foreseeable reuses being considered for the Parker Flats MRA include:

- Residential — Approximately 182 acres, including all of Parcels E18.1.3, E18.4, and E19a.1 and portions of Parcels E18.1.1, E18.1.2, E19a.5, and E20c.2, are designated for future residential reuse (Figure 5). Construction of buildings and roads, installation of utilities, as well as the activities of future residents are expected within these areas of the MRA.
- Non-Residential Development — Approximately 680 acres are designated for non-residential development reuse including Parcel L23.2 and the adjacent portion of Parcel L20.18, Parcel E21b.3, all of Parcels E19a.3, L32.1, and portions of Parcels E20c.2, E19a.5, E18.1.1, and E18.1.2 (Figure 5). Reuses include roadway within Parcel E20c.2 and a 100-ft borderland development buffer along the borderland interface in Parcels E19a.3 and E19a.5. A 100-ft buffer from the borderland interface was identified in the ESCA (USACE/FORA 2007); however, the buffer width is subject to change based on future fire-wise planning by FORA. The borderland development area was established in the HMP (USACE 1997). Development encompassing infrastructure activities, such as roadway and utility construction, is expected to occur. Other uses anticipated in the parcels include development of a cemetery, institutional structures and parking, and commercial development.

- Habitat Reserve — Approximately 312 acres, including Parcel E19a.2 and Parcel E19a.4, are designated for habitat reserve. Use of the habitat reserve area is expected to include equestrian access.

### 3.0 LAND USE CONTROL IMPLEMENTATION STRATEGIES

In this section, performance objectives for the LUC remedy to be implemented at Group 1 MRAs are presented along with the implementation strategy for achieving each objective. Responsibilities and specific actions to be taken to implement each objective, including monitoring and reporting requirements, are presented in Section 4.0. Responsibilities and specific actions to be taken for operation and maintenance of the LUC remedy to facilitate long-term compliance with the LUC remedy objectives are presented in Section 5.0.

LUCs will be maintained until Army, EPA, and DTSC concur that the land use may be conducted in a manner protective of human health and the environment without the LUCs or a component thereof for all or portions of the MRAs. This concurrence may be based on: 1) new information (e.g., limited geophysical mapping, site development); or 2) where the depth of soil disturbance related to ground-disturbing or intrusive activities is sufficient to address the uncertainty of MEC remaining in the subsurface and any MEC encountered during such activities is removed. Details regarding remedy modification, including discontinuing portions of the LUC remedy components, are presented in Section 4.9 for LUC implementation.

#### 3.1 Munitions Recognition and Safety Training

**Performance Objectives:** Ensure that land users involved in ground-disturbing or intrusive activities are educated about the possibility of encountering MEC, and ensure that land users involved in ground-disturbing or intrusive activities stop the activity when a suspect munitions item is encountered and report the encounter to the appropriate authority.

**Implementation Strategy:** People conducting ground-disturbing or intrusive activities within the Group 1 MRAs are required to obtain munitions recognition and safety training. This requirement is being implemented through two channels:

- Annual notification to property owners, which includes a reminder of the munitions recognition and safety training requirement, information on how to obtain the training, and a copy of the Military Munitions 3Rs Explosives Safety Guide (referred to herein as “MEC Safety Guide” [see Appendix C]) (Section 4.2.2); and
- As a condition for excavation permits under the Monterey County (County) and the City of Seaside (City) digging and excavation ordinances (Monterey County Code Chapter 16.10 and City of Seaside Chapter 15 Article 34; for reference, copies of the current digging and excavation ordinances are provided in Appendix D) (Section 4.2.3).

The MEC Safety Guide provides property owners the required education about the possibility of encountering MEC and the correct response in the unlikely event that a suspect munitions item is encountered during ground-disturbing or intrusive activities involving less than ten (10) cubic yards (cy) of soil disturbance. The annual notification to property owners of the requirements of munitions recognition and safety training and the requirement to provide the

MEC Safety Guide are requirements under this LUCIP/OMP. The annual notification to property owners of the requirements of munitions recognition and safety training and providing the Army Safety Alert pamphlet are requirements under the County and City digging and excavation ordinances (Monterey County Code Chapter 16.10 and City of Seaside Chapter 15 Article 34). Monterey Peninsula College (MPC) has agreed to comply with the County and City digging and excavation ordinance requirements for munitions recognition and safety training under the memorandum of agreement (MOA) in place with FORA, MPC, the County, the City, and DTSC (Appendix E). MPC concurred with the excavation permitting requirements described in this LUCIP/OMP in a Confirmation of Agreement between MPC and FORA (Appendix D). Additional information on the MEC Safety Guide is provided in Section 4.2.1.1.

To facilitate long-term implementation of training, an option for delivery of training via a web-based training platform is being provided by FORA. The web-based training program includes tools for registration of trainees, access to the training materials, and documenting and monitoring training activities. Training activities are monitored throughout the year by MPC, the County, and the City and reported to FORA in the annual LUC monitoring report. FORA will compile annual LUC monitoring reports received from MPC, the County, and the City, and submit them to the Army, EPA, and DTSC in annual LUC status reports. Responsibilities and specific actions to be taken to implement the munitions recognition and safety training requirement, including monitoring and reporting requirements, are presented in Section 4.2.

The State CRUPs recommend reasonable and prudent precautions be taken when conducting ground-disturbing or intrusive activities, including providing the Army's munitions recognition and safety training, or equivalent, to any persons conducting such activities. The State CRUPs for the Group 1 MRA properties are provided in Appendix F. The current Federal deeds and State CRUPs also prohibit activities in violation of the local excavation ordinances (Appendices B, F, and D, respectively). Training is required under the deed restrictions and State CRUPs providing for redundancy in this LUC requirement.

As permitting agencies, the City and County are responsible for enforcing construction support requirements at the Group 1 MRAs for excavation permit requirements under the digging and excavation ordinances. The City and County are responsible for enforcing munitions recognition and safety training as a condition for excavation permits.

## 3.2 Construction Support

**Performance Objectives:** Ensure ground-disturbing or intrusive activities are coordinated with UXO-qualified personnel so encounters with suspect munitions items are handled appropriately. Mechanisms for implementing the requirement for construction support are provided in local digging and excavation ordinances and this LUCIP/OMP, which are required to be followed.

**Implementation Strategy:** Construction support is required for ground-disturbing or intrusive activities within the Group 1 MRAs. For projects involving disturbance of ten (10) cy of soil or more, construction support is being implemented through a digging and



excavation permitting process under the Monterey County (“the County”) and the City of Seaside (“the City”) digging and excavation ordinances (Monterey County Code Chapter 16.10 and City of Seaside Chapter 15 Article 34). Projects involving less than ten (10) cy soil disturbance do not require a digging and excavation permit; however, FORA is available to assist the property owner with the determination of construction support levels to ensure compliance with MEC safety requirements (i.e., construction support, including anomaly avoidance, munitions recognition and safety training; Section 4.3).

During the digging and excavation permitting process, the level of construction support required is determined on a case-by-case basis. Construction support requirements are determined using the explosives safety criteria and considerations provided in Department of Defense (DoD) and Army explosives safety standards and guidelines, and site-specific conditions, including the probability of encountering MEC. When the probability of encountering MEC is determined to be low (for example, the likelihood of encountering MEC is considered possible, but not probable) for projects involving disturbance of ten (10) cy of soil or more, “on-call” construction support is required, on an as-needed basis (Section 4.3.2). When the probability of encountering MEC is moderate to high, “on-site” construction support or anomaly avoidance is required regardless of the level of soil disturbance or excavation permitting requirements. For anomaly avoidance, UXO-qualified personnel must employ techniques to avoid contact with potential subsurface explosive hazards during any ground-disturbing or intrusive activities (Section 4.3.3).

The probability of encountering MEC in the entire Seaside MRA is considered to be low (Section 4.3.1.1). The Parker Flats MRA contains areas where the probability of encountering MEC is considered to be low and areas where the probability of encountering MEC is considered to be moderate to high (Section 4.3.1.1). The probability of encountering MEC is presented as general guidance; each project must be assessed for the probability of encountering MEC based on site- and project-specific information.

The on-site construction support requirement is applicable when the probability of encountering MEC is moderate to high, regardless of the level of soil disturbance or excavation permitting requirements. Ground-disturbing or intrusive activities involving less than ten (10) cy of soil disturbance do not require a digging and excavation permit. However, ground-disturbing or intrusive activities involving less than ten (10) cy of soil disturbance in areas with a moderate to high probability of encountering MEC are required to follow procedures consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines for on-site construction support or anomaly avoidance. Ground-disturbing or intrusive activities involving less than ten (10) cy of soil disturbance in areas with a low probability of encountering MEC require distribution of the MEC Safety Guide to construction personnel prior to start of ground-disturbing or intrusive activity work (Section 4.3). Web-based munitions recognition and safety training is not required for activities involving disturbance of less than ten (10) cy of soil in areas with a low probability of encountering MEC; however, the training is recommended.

To facilitate implementation of construction support, several construction support implementation resources are provided in this LUCIP/OMP, including a decision tree for determining appropriate levels of construction support, decision tree for the on-site

construction support process, procedures for response to suspect munitions finds during on-call construction support, template for On-call Construction Support Plans and forms for notification of MEC finds and after action reporting. The procedures include specific actions to be taken if a suspect munitions item is encountered during ground-disturbing activities, regardless of the volume of soil displacement, including requirements for property owners or workers to stop work in the vicinity of the suspect munitions item, requirements for response to suspect munitions finds, and notification to FORA, Army, EPA, and DTSC. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. Major elements of implementing construction support include construction support planning, response to suspect munitions items during construction support activities, assessment of MEC finds during construction support, construction support documentation and reporting, and determination of when construction support is no longer necessary. Details regarding remedy modification are provided in Section 4.9.

Construction support for projects disturbing ten (10) cy or more of soil is a requirement of the County and City digging and excavation ordinances. Under the MOA with DTSC, MPC has agreed to comply with the County digging and excavation ordinance requirements for construction support. MPC concurred with the excavation permitting requirements described in this LUCIP/OMP in a Confirmation of Agreement between MPC and FORA (Appendix D). The current Federal deeds and State CRUPs prohibit activities in violation of the local excavation ordinance providing for redundancy in this LUC requirement (Appendices B and F, respectively).

As permitting agencies, the City and County are responsible for enforcing construction support requirements at the Group 1 MRAs for excavation permit requirements under the digging and excavation ordinances. MPC, the City, and County are responsible for enforcing property owner and permittee requirements for response to suspect munitions finds, including stopping work, notifications to local law enforcement personnel, FORA notification, and conditions for re-start of work.

### 3.3 Access Management Measures

**Performance Objectives:** Discourage access by unauthorized personnel to habitat reuse areas outside of trails in the portions of Parker Flats MRA Phase II designated for habitat reserve, including Parcel E19a.2 and a portion of Parcel E19a.4. Access outside of trails will be allowed for specific personnel conducting authorized activities (such as biologists performing habitat monitoring activities).

**Implementation Strategy:** Access management measures are required in the portions of Parker Flats MRA Phase II designated for habitat reserve. Informational displays, such as signs, kiosks, and/or display boards providing safety information regarding potentially remaining MEC risks in nearby areas, will be maintained for these portions of Parker Flats MRA Phase II. Informational displays will be posted at frequently-used recreational access points such that they are legible to recreational users. Specific personnel needing to access habitat reserve areas outside of designated trails will follow the Monterey County Resource Management Agency's established access permission procedures. Implementation of access management measures may include maintenance of existing informational displays at the

reuse area. Installation and maintenance of additional signs, kiosks, or display boards may be considered in the future to meet performance objectives, if current access management measures are determined to be insufficient. Access management measures are not a remedy requirement for the portion of Parker Flats MRA Phase I designated for habitat reserve. FORA and the future property owner(s) can elect to apply access management measures on the Parker Flats MRA Phase I habitat reserve for their convenience and ease of implementation.

To ensure access management measures are maintained for the portions of Parker Flats MRA Phase II designated for habitat reserve, annual inspections of the informational displays will be conducted. A MOA is in place with FORA, MPC, the County, the City and DTSC outlining their obligation to maintain the LUCs, including access management measures (Appendix E). The MOA requires jurisdictions to monitor compliance with all LUCs and to report to FORA or the County concerning compliance. Section 4.4 provides details on the implementation of this LUC.

The County is responsible for enforcing implementation and maintenance of access management measures for the portions of Parker Flats MRA Phase II designated for habitat reserve.

### 3.4 Restrictions Prohibiting Residential Use

**Performance Objectives:** Prohibit residential development in designated non-residential reuse areas and habitat reserve areas, unless modifications to residential restrictions are approved by EPA and Army in coordination with DTSC.

**Implementation Strategy:** Residential use is currently prohibited within the designated non-residential reuse areas and habitat reserve areas of the Group 1 MRAs by deed restrictions and State CRUPs. The DTSC will modify the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. The Army will modify the existing land use restrictions in the Federal deeds, as necessary, to reflect the selected remedy. To ensure the residential use restriction is maintained, annual inspections of the Group 1 MRAs will be conducted, including review of property transfers and deed amendments, development activities, and changes in land use. A MOA is in place with FORA, MPC, the County, the City, and DTSC outlining their obligation to maintain the LUCs, including the residential use restriction (Appendix E). The residential use restriction is a provision of the Federal deeds and State CRUPs providing for redundancy in this LUC requirement (Appendices B and F, respectively). Section 4.5 provides details on the implementation of this LUC.

The County and City are responsible for enforcing deed restrictions, including the residential use restriction.

### 3.5 Restrictions Prohibiting Inconsistent Uses

**Performance Objectives:** Maintain the integrity of the habitat management and conservation systems that are in place until the Army, EPA, and DTSC determine that they are no longer necessary.

**Implementation Strategy:** Uses inconsistent with the HMP are prohibited within the habitat reserve reuse portions of the Parker Flats MRA Phase II, as specified in the Group 1 ROD and deed for the property. To ensure the use restriction prohibiting inconsistent uses is maintained, annual inspections of the Parker Flats MRA Phase II designated habitat reserve areas will be conducted, including review of property transfers and deed amendments, development activities, and changes in land use. A MOA is in place with FORA, MPC, the County, the City, and DTSC outlining their obligation to maintain the LUCs, including the restriction prohibiting inconsistent uses (Appendix E). The restriction prohibiting inconsistent uses is a provision of the Federal deed providing for redundancy in this LUC requirement for the Parker Flats MRA Phase II habitat reserve (Appendix B). Section 4.6 provides details on the implementation of this LUC.

The County is responsible for enforcing restrictions prohibiting inconsistent uses for the portions of Parker Flats MRA Phase II designated for habitat reserve.

### 3.6 Long-term Management Measures

As part of the LUCIP/OMP, the following LTMM will also be implemented in the Group 1 MRAs:

**Maintain existing land use restrictions:** The Federal deeds to FORA for the Group 1 MRA parcels (Appendix B) prohibit residential use and uses inconsistent with the HMP (applicable to habitat reserve areas). The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the designated future non-residential reuse areas and habitat reserve areas. 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. In addition, State CRUPs for the Group 1 MRA parcels prohibit residential use (Appendix F). The DTSC will modify the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. The DTSC may require additional verification equivalent to the DTSC residential protocol before termination of the residential use restrictions in the State CRUPs for the areas designated for future non-residential development reuse or habitat reserve. Uses that are inconsistent with the HMP include, but are not limited to, residential, school, and commercial/industrial development. Section 4.7.1 provides details on the implementation of this LTMM.

**Conduct annual monitoring and reporting:** Annual monitoring (including inspections and required reviews) and reporting will be conducted for the Group 1 MRAs. Notification will be provided to the Army, EPA, and DTSC of any MEC-related data identified during use of the property, and FORA will report the results of monitoring activities annually. Section 4.7.2 provides details on the implementation of this LTMM.

**Conduct five-year review reporting:** Five-year reviews will be conducted in accordance with CERCLA Section 121(c) and the Fort Ord FFA. The five-year review will evaluate the protectiveness of the selected remedy. Based on the evaluation, the selected land use controls for the Group 1 MRAs may be modified or discontinued, with Army, EPA, and DTSC approval. Section 4.7.3 provides details on the implementation of this LTMM.

## 4.0 LAND USE CONTROLS IMPLEMENTATION

This section presents the implementation actions to facilitate LUC remedy objectives. Implementation actions include:

- LUC instruments and agreements (Section 4.1);
- munitions recognition and safety training (Section 4.2);
- construction support for ground-disturbing or intrusive activities (Section 4.3);
- access management measures (Section 4.4)
- restriction prohibiting residential use (Section 4.5);
- restrictions prohibiting uses inconsistent with the HMP (Section 4.6);
- long-term management measures (Section 4.7);
- notification should action(s) interfere with LUCIP/OMP effectiveness (Section 4.8); and
- additional response or remedy modification (Section 4.9).

The selected remedy for Parker Flats MRA Phase I, as stated in the Track 2 ROD, includes “construction monitoring” during ground disturbing or intrusive activities. Consistent with the Track 2 RI/FS, the level of construction support is determined on a case-by-case basis. For the purpose of this LUCIP/OMP, the term “construction monitoring” is equivalent to “construction support”; therefore, the term “construction support” is used throughout for consistency.

The roles and responsibilities of the federal, state, and local government agencies and other interested parties during implementation of the LUC remedy and reuse of the transferred properties are described in the bullets below. Table 1 presents a summary of enforcement roles and the associated authority for the agencies and interested parties.

- **Army** – Ensure protectiveness of the LUC remedy
- **EPA** – Lead regulatory agency
- **DTSC** – Regulatory concurrence with EPA and enforcement of State CRUPs
- **FORA** – Implementation and enforcement of the LUC remedy, including ensuring jurisdictions and property owners follow requirements, and compilation of annual LUC monitoring reports and submittal to Army, EPA, and DTSC in annual LUC status reports
- **County** – Enforcement of digging and excavation ordinances, restrictions prohibiting inconsistent uses, and access management measures, maintenance and enforcement of deed restrictions, and annual LUC monitoring and reporting to FORA
- **City** – Enforcement of digging and excavation ordinances, maintenance and enforcement of deed restrictions, and annual LUC monitoring and reporting to FORA

- **MPC** – Compliance with the County digging and excavation ordinance, maintenance and enforcement of deed restrictions, enforcement of property owner and permittee requirements for response to suspect munitions finds, and annual LUC monitoring and reporting to FORA
- **Property owner** – Compliance with LUCs, deed restrictions, and State CRUPs

A description of the tasks to be performed during implementation of the LUC remedy is presented in this section. Long-term operation and maintenance of the LUC remedy, including specific responsibilities of each organization, are presented in Section 5.0.

## 4.1 Land Use Control Instruments and Agreements

The Army, DTSC, FORA, MPC, the County, and the City have executed legal instruments and agreements, which contain obligations to conduct specific actions to implement and maintain the LUCs selected for the Group 1 MRAs. Instruments and agreements include adoption of local digging and excavation ordinances; execution of a MOA with DTSC; Army entering into State CRUPs with DTSC; and placement of notices and use restrictions in the Federal deeds. A summary of these instruments and agreements is provided below.

### 4.1.1 Local Digging and Excavation Ordinances

Applicable local building codes and permits apply to the Group 1 MRA properties. In addition, the County and City have each adopted digging and excavation ordinances that specify requirements for ground-disturbing and intrusive activities on the former Fort Ord (“digging and excavation ordinances”; Monterey County Code Chapter 16.10 and City of Seaside Chapter 15 Article 34). The intent of these ordinances is to ensure that site purchasers, developers or workers are aware of the potential that MEC may exist on these properties, and are aware of the requirements for MEC precautions to be implemented prior to any ground disturbance. Section 4.3.1.2 provides the details on requirements related to the digging and excavation ordinances.

The digging and excavation ordinances apply to all Group 1 MRA properties and include excavation permitting requirements applicable to excavation, digging, development and ground disturbance that involve displacement of more than ten (10) cy. For purposes of the LUCIP/OMP, these ground-disturbing or intrusive actions will be referred to as “construction activities.” Elements of these digging and excavation ordinances include directives for: documentation of previous MEC excavation or removal; detailed project description and mapping; procurement of excavation permits; acknowledgments and permit fees; and procedures and requirements for munitions recognition and safety training, construction support, and after action reporting. As stated in the ordinances, DTSC shall be continually involved in the establishment of controls for these properties which shall be coordinated by the County and the City. Section 4.3.1.2 provides the details on requirements related to the digging and excavation ordinances.

### 4.1.2 Memorandum of Agreement with DTSC

FORA, the County, the City, and MPC have entered into a MOA with DTSC to implement compliance monitoring and reporting on environmental restrictions for portions of the former Fort Ord, including the Group 1 MRAs. For reference, the MOA with DTSC is provided in Appendix E.

The MOA with DTSC requires the County, the City, and MPC to monitor compliance with all LUCs on the Group 1 MRAs and to report to FORA, or the County when FORA ceases to exist, concerning compliance with all recorded LUCs within their jurisdiction on an annual basis. The MOA with DTSC requires FORA to compile data provided in the annual LUC monitoring reports received from the County, the City, and MPC and transmit a compiled report, referred to in this LUCIP/OMP as the “annual LUC status report”, to DTSC until

FORA ceases to exist. When FORA ceases to exist, per the MOA with DTSC, the County will become responsible for compiling the data provided in the annual LUC monitoring reports received from the City and MPC and transmittal of the compiled annual LUC status report to the Army, EPA, and DTSC. LUC implementation details on compliance monitoring and reporting are provided in Sections 4.7.1 and 4.7.2.

#### 4.1.3 Covenants to Restrict Use of Property

The Army and DTSC entered into State CRUPs on the Group 1 MRAs prior to transfer of the properties to FORA. For reference, the State CRUPs are provided in Appendix F.

The purpose of the State CRUPs is to ensure the property is suitable for the intended uses, place use restrictions to ensure the protection of human health and the environment, and ensure that transfer of the property will not disrupt remedial activities. Specifically, the State CRUPs: 1) prohibit use of the property for any purpose other than activities associated with the investigation and remediation of MEC, installation of utilities and roadways, and other approved uses prior to completion of remedial actions; 2) prohibit residential use; 3) prohibit activities in violation of the digging and excavation ordinances; 4) require written notification of presence of MEC; and 5) provide DTSC right-of-entry and access to inspect and monitor the restrictions. The DTSC will modify the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. The provisions set forth in the State CRUPs run with the land and are binding upon all future property owners and occupants of the property.

The State CRUPs also require the property owners to submit an annual report detailing compliance with the State CRUPs, including an annual inspection and check of County, City, and/or MPC records. The submission of an annual report containing this information, as outlined in the MOA with DTSC (Section 4.1.2), will satisfy this reporting requirement.

#### 4.1.4 Deed Restrictions

The existing Federal deeds to FORA for the Group 1 MRA parcels include the following land use restrictions: 1) prohibit residential use; 2) prohibits uses inconsistent with the HMP (applicable to Parker Flats MRA Phase II habitat reserve areas); and 3) prohibit excavation (unless construction support and munitions recognition and safety training are provided). For reference, the deeds are provided in Appendix B. The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the designated future non-residential reuse areas and habitat reserve areas. The Federal deeds also include requirements for providing notice of the potential for the presence of MEC to future property owners and requirements to immediately stop any ground-disturbing or intrusive activities in the area or in any adjacent areas in the event a MEC item is encountered, and not to attempt to disturb, remove or destroy the MEC, but to notify the local law enforcement agency having jurisdiction on the property so that appropriate military EOD personnel can be dispatched to address such MEC.

The land use restrictions and notices set forth in the Federal deeds run with the land and are binding upon all future property owners and occupants of the property.



## 4.2 Munitions Recognition and Safety Training

People involved in ground-disturbing or intrusive activities within the Group 1 MRAs are required to have a munitions recognition and safety training to increase their awareness of and ability to recognize suspect munitions items. The objective of munitions recognition and safety training is to ensure that people involved in ground-disturbing or intrusive activities are educated about the possibility of encountering MEC, and ensure that the ground-disturbing or intrusive activity stops in the vicinity of the suspect munitions item when a suspect munitions item is encountered and report the encounter to the appropriate authority. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. For projects that do not require a construction support plan, ground-disturbing or intrusive activities will stop as indicated on the munitions recognition and safety training materials.

FORA currently offers munitions recognition and safety training to anyone conducting ground-disturbing or intrusive activities on the Group 1 MRAs. Munitions recognition and safety training is being provided through a publicly accessible web-based eLearning platform at [www.FortOrdSafety.com](http://www.FortOrdSafety.com).

The munitions recognition and safety training requirement is being implemented in the Group 1 MRAs through: 1) annual distribution of the MEC Safety Guide to property owners and other land users (related to utilities serving the property) of the availability of munitions recognition and safety training; 2) excavation permitting and construction support requirements for training; and 3) annual training compliance monitoring and reporting. The current deeds and State CRUPs prohibit activities in violation of the County and City digging and excavation ordinances.

The digging and excavation ordinances require the County and the City to annually notify property owners of the requirements of the digging and excavation ordinance, including distribution of the Army Safety Alert pamphlet, the requirements for munitions recognition and safety training, and excavation permits. Excavation permitting requirements include requirements that all personnel conducting ground-disturbing or intrusive activities obtain munitions recognition and safety training as part of construction support. The MOA with DTSC requires MPC, the County, and the City to monitor compliance with all land use controls, including munitions recognition and safety training, and to report compliance annually to FORA, or the County when FORA ceases to exist.

Details on the implementation of munitions recognition and safety training, including descriptions of the training materials, annual notification of training requirements, excavation permit training requirements, and compliance monitoring and reporting are discussed in Section 4.2.1. The long-term operation and maintenance requirements of munitions recognition and safety training are discussed further in Section 5.0.

MPC, the County, and City will coordinate proposals to remove the requirements for munitions recognition and safety training, in consultation with Army, EPA, and DTSC. Additional details regarding the process for review and approval of a property owner or

developer request to remove a requirement for munitions recognition and safety training are provided in Section 4.2.5.

Munitions recognition and safety training will be evaluated by the Army as part of the five-year review (Section 4.7) process to determine if the training program should continue. If further evaluation indicates that this LUC is no longer necessary for the Group 1 MRAs, the program may be discontinued upon Army, EPA, and DTSC approval. See Section 4.9 for details regarding remedy modification.

## 4.2.1 Munitions Recognition and Safety Training Materials

Training materials are available for use in fulfilling the requirements of munitions recognition and safety training for people involved in ground-disturbing or intrusive activities in the Group 1 MRAs. The munitions recognition and safety training materials include a MEC safety guide and web-based training resources as described in Sections 4.2.1.1 and 4.2.1.2, respectively.

### 4.2.1.1 MEC Safety Guide

The MEC Safety Guide provides education about the possibility of encountering MEC, images of MEC that could be encountered, and safety and notification procedures to follow if a suspect munitions item is found. The MEC Safety Guide emphasizes the 3Rs – Recognize, Retreat and Report. In addition, the MEC Safety Guide includes information on obtaining web-based munitions recognition and safety training and locating the digging and excavation ordinances. The MEC Safety Guide is provided in Appendix C.

In addition, the County and City digging and excavation ordinances include a requirement that workers receive the “Safety Alert” pamphlet (Appendix G), as prepared by the Army and explain to each such person the information set forth in that pamphlet. The Army widely distributes a “Safety Alert” pamphlet to the community. The Army Safety Alert warns of the dangers of unexploded ordnance, and includes images of the ordnance and explosives that may be present, and the safety and notification procedures to follow if objects resembling ordnance and explosives are discovered.

The MEC Safety Guide will be distributed to Group 1 MRA property owners by the County and the City during the annual notification to property owners as required by the digging and excavation ordinances. The annual notification to property owners will also specify that property owners and/or land users are required to deliver a copy of the MEC Safety Guide, along with the County and City digging and excavation ordinance required Army Safety Alert pamphlet, to all personnel conducting ground-disturbing or intrusive activities.

Ground-disturbing or intrusive activities involving disturbance of less than ten (10) cy of soil do not require an excavation permit. However, for projects involving less than ten (10) cy of soil disturbance in areas with a low probability of encountering MEC, the property owner is required to provide the MEC Safety Guide and Army Safety Alert pamphlet to construction personnel prior to start of ground-disturbing or intrusive activities. Projects involving less than ten (10) cy of soil disturbance in areas with a moderate to high probability of

encountering MEC require construction support and must be consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines for on-site construction support, including anomaly avoidance. Section 4.3 provides details on determining construction support levels and probability of encountering MEC, implementation of construction support, and annual monitoring and reporting.

#### ***4.2.1.2 Web-based Munitions Recognition and Safety Training Resources***

Munitions recognition and safety training is being provided through a publicly accessible web-based eLearning platform. FORA is responsible for implementing and maintaining the eLearning platform. The eLearning platform provides open public access and full availability to the training materials. Munitions recognition and safety training using the eLearning platform is required for workers involved in ground-disturbing or intrusive activities requiring an excavation permit.

Availability of the training and access to the eLearning site will be promoted through annual notifications of MEC training requirements, messaging in the MEC Safety Guide, and a link to the web-site [www.FortOrdSafety.com](http://www.FortOrdSafety.com).

The munitions recognition and safety training eLearning promotes the Army's 3Rs of explosives safety when working in areas with past military use: Recognize, Retreat and Report. The training emphasizes recognition of potential MEC hazards and avoidance. MEC have many shapes and sizes and may resemble pieces of pipe, old soda cans, car mufflers, or even baseballs. All suspect munitions items, whether complete or in pieces, should be considered dangerous and should not be touched, moved, or disturbed in any way by site workers. Training objectives include awareness of the potential hazards of MEC, ability to recognize potential MEC hazards if encountered, and knowledge to avoid interacting with suspect munitions items and to report the discovery to an appropriate authority.

The eLearning training program is an interactive multi-media course. The eLearning platform includes tools for registration of trainees, access to the training materials, and documenting and monitoring of training activities. The eLearning course includes student interaction and self-assessment tools. Trainees who successfully complete the training program are issued an eLearning certificate documenting completion of the course. The eLearning platform also allows trainees to register and electronically maintain records of their training. Through the duration of the construction support project, training records must be maintained on-site, or readily accessible, and made available for inspection upon request to confirm compliance with training requirements. Training records are also reported by the permittee in the Construction Support After Action Report (Section 4.3.2.5 and 4.3.3.5).

#### **4.2.2 Annual Notification of MEC Training Requirements**

The digging and excavation ordinances require the County and the City to annually notify property owners of the requirements of the digging and excavation ordinance, including the requirement for distribution of the Army Safety Alert pamphlet, the requirements for munitions recognition and safety training, and requirements for excavation permits. The MEC Safety Guide will be distributed by the County and City to property owners and other land

users (related to utilities serving the property) during the annual notification. Property owners and/or land users are required to deliver a copy of the MEC Safety Guide to all personnel conducting ground-disturbing or intrusive activities. The MEC Safety Guide includes information on how property owners and workers can obtain munitions recognition and safety training.

Property owners, including MPC, are responsible for knowing and following the requirements of the digging and excavation ordinances, including the requirement to ensure personnel conducting ground-disturbing or intrusive activities are trained prior to conducting ground-disturbing or intrusive activities.

LUC requirements compliance will be monitored by MPC, the County and the City through annual LUC inspections and monitoring (Section 4.7).

#### **4.2.3 Construction Support Site-Specific Worker Training**

People conducting ground-disturbing or intrusive activities, under a construction support plan, are required to receive job site-specific MEC training. The job site-specific MEC training will be administered by project safety personnel upon project start and upon arrival of any new personnel potentially working in the project area prior to working on the site. The job site-specific MEC training includes: review of procedures for site-specific implementation of the 3Rs and emphasizes the site-specific actions to be followed to ensure the employees have a safe working environment.

Project personnel are required to maintain documentation of compliance with munitions recognition and safety training requirements through the duration of the construction support project. Documentation including eLearning certificates and site-specific training logs must be maintained on-site, or be readily accessible, and made available for inspection upon request to confirm compliance with training requirements. Training records are also reported by the permittee in the Construction Support After Action Report.

#### **4.2.4 Monitoring and Reporting of Munitions Recognition and Safety Training**

Munitions recognition and safety training activities within the Group 1 MRAs will be monitored by MPC, the County, and the City and reported in annual LUC monitoring reports (Section 4.7.1).

The monitoring and reporting of LUCs, including munitions recognition and safety training requirements, are implemented through the MOA between the DTSC, MPC, the County, and the City. The MOA with DTSC requires MPC, the County, and the City to monitor compliance with all land use controls, report annually to FORA, or the County when FORA ceases to exist, concerning compliance with all recorded LUCs within their jurisdiction, and FORA to compile data in the jurisdiction reports and transmit those data in an annual status report to the DTSC. While the MOA is with DTSC, the LUC data and annual monitoring reports will be submitted by FORA to the Army, EPA, and DTSC.

MPC, the County, and City will submit munitions recognition and safety training statistics and compliance monitoring results annually to FORA in the annual LUC monitoring report utilizing the Former Fort Ord LUC Report Outline (Sections 4.7.1 and 4.7.2). Annual LUC monitoring and reporting requirements include verification of annual property owner notification from MPC, County, and City and transmittal of the MEC Safety Guide and Army Safety Alert pamphlet, verification of the continued availability of web-based training resources by FORA and compilation of munitions recognition and safety training data in accordance with the MOA with DTSC.

On-site construction support projects involving less than ten (10) cy of soil disturbance do not require an excavation permit but must be coordinated with FORA (Section 4.3.1). MPC, County, and City will compile results of on-site construction support monitoring for projects involving less than ten (10) cy of soil disturbance, including munitions recognition and safety training statistics, utilizing the appropriate sections of the LUC Report Outline and report in the annual LUC monitoring reports.

FORA will compile annual LUC monitoring reports received from MPC, the County, and the City, and submit them to the Army, EPA, and DTSC in annual LUC status reports, to ensure compliance with LUC monitoring and reporting requirements (Sections 4.7.1 and 4.7.2).

#### **4.2.5 Process for Review of Proposals to Remove Requirement for Munitions Recognition and Safety Training**

The MOA, State CRUPs, ROD, and deeds ensure any future proposals to remove requirement for munitions recognition and safety training within the Group 1 MRAs require review and approval by Army, EPA, and DTSC. The requirement for munitions recognition and safety training is a component of the CERCLA remedy for the Group 1 MRAs; therefore, the restriction cannot be removed from the deeds and State CRUPs until the Army and EPA in consultation with DTSC agree that the land use may be conducted in a manner protective of human health and the environment without the LUC. Only when the requirement under the CERCLA remedy is removed, the property owner can initiate the administrative processes to remove the restriction from the deed and State CRUPs.

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### 4.3 Construction Support for Ground-disturbing or Intrusive Activities

Construction support is required for any ground-disturbing or intrusive activities in order to address potential MEC risks to personnel. The construction support requirement is being implemented through the County and City digging and excavation ordinances. The County and City digging and excavation ordinances include requirements for: 1) annual notifications to property owners and other land users, such as utility services; 2) excavation and digging restrictions; and 3) excavation permitting including construction support by UXO-qualified personnel.

To ensure awareness, the ordinances require annual notification to property owners and other land users, such as utility services and habitat managers, of the requirements of the County and City digging and excavation ordinances and requirements for distribution of the Army Safety Alert pamphlet and MEC Safety Guide (Section 4.2.1.1). Further, the ordinances require property owners to notify any subsequent property owners, lessees or users of the ordinance requirements. Per the digging and excavation ordinances, the safety materials must be delivered and explained, at least annually, to everyone whose work at the site includes disturbing soil.

This section provides details on the implementation of construction support requirements including:

- Determining construction support levels and requirements (Section 4.3.1)
- On-call construction support process and requirements (Section 4.3.2)
- On-site construction support process and requirements (Section 4.3.3)
- Response to suspect munitions items during ground-disturbing activities (Section 4.3.4)
- FORA MEC find assessments (Section 4.3.5)
- Construction support annual monitoring and reporting (Section 4.3.6)

The long-term operation and maintenance of construction support requirements are discussed in Section 5.0.

FORA will ensure the deeds transferring Group 1 MRA properties to MPC, the County, and City include land use restrictions in the Environmental Protection Provisions (EPPs), including excavation restrictions, placed on the property by the Army remain in place. In addition, the County and City review the deeds, property transfer documents, deed amendments and other property filings associated with the Group 1 MRA properties to ensure land use restrictions in the EPPs, including excavation restrictions, placed on the property by the Army remain in place.

MPC, the County, and City will coordinate proposals to remove the requirements for construction support during ground-disturbing or intrusive activities, in consultation with Army, EPA, and DTSC. Additional details regarding the process for review and approval of a

property owner or developer request to remove a requirement for construction support during ground-disturbing or intrusive activities are provided in Section 4.3.7.

Construction support requirements apply in the short term during initial development of the reuse area, and/or in the long-term during reuse and redevelopment activities. Construction support effectiveness will be evaluated by the Army as part of the five-year review process to determine if the LUC should continue. If the MEC-related data collected during the development of the reuse areas indicate that this LUC is no longer necessary, construction support requirements may be discontinued with Army, EPA, and DTSC approval. See Section 4.9 for details regarding remedy modification.

### 4.3.1 Determining Construction Support Levels and Requirements

This section outlines the procedure for determining which construction support levels are required and the associated administrative requirements. Details regarding implementation of the required construction support levels are provided in Sections 4.3.2 and 4.3.3.

Administrative requirements for implementation of construction support, including consultation requirements and excavation permitting requirements, are based on the level of soil disturbance.

- **Larger projects**, involving disturbance of ten (10) cy or more of soil, require an excavation permit and are implemented through excavation permit requirements consistent with the local digging and excavation ordinances. FORA will assist property owners in coordinating with the County or City on excavation permit application procedures. FORA will coordinate with property owners, Army, EPA, and DTSC to determine appropriate construction support requirements, including the use of anomaly avoidance techniques.
- **Minimal soil-disturbing activities**, involving disturbance of less than ten (10) cy of soil, do not require an excavation permit; FORA is available to assist the property owner with the determination of construction support levels and requirements.

The required level of construction support is determined based on safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines and the probability of encountering MEC at the project site. Details regarding determining the probability of encountering MEC are provided in Section 4.3.1.1.

- **Low probability of encountering MEC** – For larger projects, involving disturbance of ten (10) cy or more of soil, in areas where the probability of encountering MEC is low, on-call construction support, to include a construction support plan, is required (Section 4.3.2). Minimal soil disturbance activities, involving disturbance of less than ten (10) cy of soil, in areas with a low probability of encountering MEC do not require construction support or a construction support plan, but the property owner is required to provide the Army Safety Alert pamphlet (Appendix G) and MEC Safety Guide (Appendix C) to construction personnel prior to start of ground-disturbing or intrusive activities. Web-based munitions recognition and safety training is not



required for activities involving disturbance of less than ten (10) cy of soil in areas with a low probability of encountering MEC; however, the training is recommended.

- **Moderate to high probability of encountering MEC** – When the probability of encountering MEC is moderate to high, “on-site” construction support or use of anomaly avoidance techniques is required (Section 4.3.3). This requirement is applicable regardless of the level of soil disturbance or excavation permitting requirements.

The required levels of construction support are illustrated in the below inset box.

		Probability of Encountering MEC	
		Low	Moderate to High
Amount of soil disturbance	Less than 10 cubic yards (minimal soil disturbance)	<ul style="list-style-type: none"> <li>• Web-based Munitions Recognition and Safety Training (recommended)</li> <li>• MEC Safety Guide and Army Safety Alert Review</li> <li>*No Excavation Permit or Construction Support Plan required.</li> </ul>	<p><b><u>On-site Construction Support</u></b></p> <ul style="list-style-type: none"> <li>• Web-based Munitions Recognition and Safety Training</li> <li>• MEC Safety Guide and Army Safety Alert Review</li> <li>• Anomaly Avoidance or On-site Construction Support Plan (no template)</li> <li>*No Excavation Permit required.</li> </ul>
	10 cubic yards or more	<p><b><u>On-call Construction Support</u></b></p> <ul style="list-style-type: none"> <li>• Web-based Munitions Recognition and Safety Training</li> <li>• MEC Safety Guide and Army Safety Alert Review</li> <li>• On-Call Construction Support Plan (template)</li> <li>• Excavation Permit</li> <li>• Site-Specific MEC Training per construction support plan</li> </ul>	<p><b><u>On-site Construction Support</u></b></p> <ul style="list-style-type: none"> <li>• Web-based Munitions Recognition and Safety Training</li> <li>• MEC Safety Guide and Army Safety Alert Review</li> <li>• Anomaly Avoidance or On-site Construction Support Plan (no template)</li> <li>• Excavation Permit</li> <li>• Site-Specific MEC Training per construction support plan</li> </ul>

Details regarding determining appropriate construction support levels and administrative requirements are provided below.

**4.3.1.1 Determining Probability of Encountering MEC**

The probability of encountering MEC for specific parcels within the Group 1 MRAs are presented below and summarized in Table 2, Figure 6 for Seaside MRA, and Figure 7 for Parker Flats MRA. The probability of encountering MEC is presented as general guidance;

each project must be assessed for the probability of encountering MEC based on site- and project-specific information.

- Seaside MRA - The probability of encountering MEC in the entire Seaside MRA is considered to be low (Figure 6).
- Parker Flats MRA - The probability of encountering MEC in the Parker Flats MRA designated future residential reuse areas, non-residential reuse areas, habitat reserve areas within Parker Flats MRA Phase I, and habitat reserve area trails and trail buffers in Parker Flats MRA Phase II is considered to be low (Figure 7). A detailed map of the trails and trail buffers within the habitat reserve area of the MRA is provided in Appendix K (Figure K-1). The probability of encountering MEC in the remaining Parker Flats MRA Phase II habitat reserve area is considered to be moderate to high because full clearance to depth was not received (Figure 7).

As reuse projects are successfully implemented over the years, cumulative information from soil disturbance projects, including Construction Support After Action Reports, should be reviewed by the property owner to determine the probability of encountering MEC at the time of the planning stages of the future project. The assessment of the level of risk, if any, and the need for support, on-site or on-call, is ultimately the responsibility of the property owner after giving careful consideration to explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines, and site-specific conditions, including (1) the nature and scope of the ground-disturbing activity; (2) the historical uses of the property; (3) information available concerning discovery of MEC after the completion of FORA's environmental work; and (4) the professional judgement of the property owner's contractors and engineers.

#### *4.3.1.2 Determining Construction Support Permit and Administrative Requirements*

This section provides guidance on administrative requirements for implementation of construction support requirements for the Group 1 MRAs. Contact the County or City for specific excavation permit requirements and permitting process.

Construction support administrative requirements are based on the level of soil disturbance during the project or activity. Larger projects, involving disturbance of ten (10) cy or more of soil, require an excavation permit issued by the County or City, regardless of the probability of encountering MEC at the site. Excavation permitting requirements include a final construction support plan (Sections 4.3.2.1 and 4.3.3.1). Minimal soil-disturbing activities do not require an excavation permit, but in areas with a moderate to high probability of encountering MEC, regardless of the level of soil disturbance, require use of anomaly avoidance techniques or on-site construction support. Anomaly avoidance and on-site construction support activities require a final construction support plan (Section 4.3.3.1).

#### **FORA Coordination**

FORA will coordinate with and/or assist property owners, as necessary, to ensure compliance with construction support requirements. As needed, FORA will assist property owners in

determining appropriate construction support levels and administrative requirements, including site and project specific construction support requirements, excavation permit requirements under the digging and excavation ordinances, and requirements for Army, EPA and DTSC notification, coordination, and review of construction support plans (Sections 4.3.2.1 and 4.3.3.1).

For larger projects, involving disturbance of ten (10) cy or more of soil, FORA will assist property owners in coordinating with the County or City on excavation permit application procedures. FORA will coordinate and participate in reviews and finalization of construction support plans.

Minimal soil-disturbing activities, involving less than ten (10) cy of soil, in areas with low probability of encountering MEC (Figures 6 and 7) do not require construction support, FORA coordination, excavation permits, or construction support plans; however, FORA is available to assist the property owner with the determination of construction support levels and requirements. Minimal soil-disturbing activities in areas with moderate to high probability of encountering MEC (Figure 7) require use of anomaly avoidance techniques or on-site construction support. An excavation permit is not required and FORA will coordinate with property owners, Army, EPA and DTSC to determine appropriate construction support requirements, including the use of anomaly avoidance techniques.

FORA assistance in coordination of construction support may be obtained by contacting FORA. Information regarding FORA contacts is available on the FORA web page, [www.fora.org](http://www.fora.org). FORA will make their best efforts to expedite administrative requirements and to coordinate the required regulatory review process with the Army, EPA, and DTSC. Upon request, FORA will provide guidance or reasonable assistance in obtaining guidance relevant to implementation of construction support requirements.

### **Minimal Soil-Disturbing Activities**

Projects involving less than ten (10) cy of soil-disturbing activities in areas with low probability of encountering MEC do not require construction support, FORA coordination, excavation permits, or construction support plans; however, FORA is available to assist the property owner with the determination of construction support levels and requirements.

Minimal soil-disturbing activities in areas with moderate to high probability of encountering MEC do not require excavation permits, though do require coordination with FORA, construction support plans, and use of anomaly avoidance techniques or on-site construction support. Areas within the Group 1 MRAs with moderate to high probability of encountering MEC are limited to areas outside of trails within the habitat reserve portion of Parker Flats MRA Phase II (Figure 7; Section 4.3.1.1). The probability of encountering MEC is presented as general guidance; each project must be assessed for the probability of encountering MEC based on site- and project-specific information. Minimal soil-disturbing activities in the remaining portions of the Group 1 MRAs do not require construction support, FORA coordination, excavation permits, or construction support plans.

Continued like uses at the Group 1 MRAs do not trigger construction support requirements. Construction activities, site modification and other changes in use must be evaluated to determine appropriate construction support requirements, including use of anomaly avoidance techniques. Areas with moderate to high probability of encountering MEC require on-site construction support or use of anomaly avoidance techniques. FORA will coordinate with property owners, Army, EPA and DTSC to determine appropriate construction support requirements (Section 4.3.1.3), including the use of anomaly avoidance techniques.

### **MPC Parcel Coordination and Compliance**

MPC is not bound by local building regulations when they act in their higher education capacity/role and is not subject to project review or permitting by the County or City. However, MPC has agreed to comply with the local digging and excavation ordinances, specifically the requirements for munitions recognition and safety training, construction support, notifications, and monitoring and reporting, under the MOA in place with FORA, MPC, the County, the City and DTSC (Appendix E). MPC concurred with the excavation permitting requirements described in this LUCIP/OMP in a Confirmation of Agreement between MPC and FORA (Appendix D). In addition, MPC, as property owner, is prohibited from activities in violation of the digging and excavation ordinance under the State CRUPs and Federal deed; therefore, excavation permits are required. The requirement for excavation permits, as described in this LUCIP/OMP, were coordinated with FORA, MPC, the County, and City.

MPC will coordinate with FORA, as necessary, to ensure compliance with construction support requirements and for assistance in determining appropriate construction support levels and administrative requirements, including site and project specific construction support requirements and requirements for Army, EPA and DTSC notification, coordination and review of construction support plans (See Construction Support Plan Consultation and Review Process). As a permittee, MPC is responsible for construction support after action reporting (Section 4.3.2.5 and Section 4.3.3.5) and construction support annual monitoring and reporting (Section 4.3.6) for projects on MPC property.

### **Local Digging and Excavation Ordinance Permitting**

Larger projects, involving disturbance of ten (10) cy or more of soil, require an excavation permit and are implemented through excavation permit requirements consistent with the local digging and excavation ordinances. The property owner or project proponent must apply to the local Building Official (permitting agency) for a permit using the application format and permitting process of that agency.

Excavation permit procedures require a final construction support plan before movement or disturbance of soil on the property. The construction support plan shall be attached to and become part of any permit issued (See Construction Support Plan Consultation and Review Process).

For projects involving disturbance of ten (10) cy or more of soil, FORA will coordinate with property owners, Army, EPA and DTSC to determine appropriate construction support

requirements, including the use of anomaly avoidance techniques. For projects involving disturbance of less than ten (10) cy of soil, a permit is not required and coordination with FORA is not required; however, FORA is available to assist the property owner with the determination of construction support levels and requirement (see FORA Coordination and Minimal Soil Disturbing Activities). The local Building Official reviews permit applications and issues excavation permits. All excavation and grading shall be performed solely in accordance with the permit issued by the County or City.

### **Construction Support Plan Consultation and Review Process**

A construction support plan is required to implement on-call construction support, on-site construction support and anomaly avoidance activities. FORA will coordinate with property owners, as necessary, to ensure compliance with construction support requirements. As needed, FORA will assist property owners in determining appropriate construction support levels and administrative requirements (See FORA Coordination).

Final construction support plans are required for excavation permits, and minimal soil-disturbing projects involving less than ten (10) cy of soil disturbance in areas with moderate to high probability of encountering MEC (Section 4.3.1). FORA will coordinate and participate in the review of construction support plans (See FORA Coordination).

A construction support plan will be prepared by a UXO support contractor for each ground-disturbing or intrusive project involving the disturbance of ten (10) cy or more of soil and/or the probability of encountering MEC in the area is determined to be moderate to high (Sections 4.3.2.1 and 4.3.3.1).

For on-call construction support plans, the plan is provided to Army, EPA and DTSC for review and comment. Upon resolution of comments, the final construction support plan will be provided to Army, EPA and DTSC for concurrence that comments have been resolved. The on-call construction support plan will be final upon resolution of Army, EPA, and DTSC comments.

For on-site construction support plans, the plan is provided to the Army for a consistency review regarding explosives safety criteria and considerations. Upon completion of Army review, the plan, along with any Army comments regarding explosives safety criteria and considerations, is provided concurrently to EPA and DTSC for review.

EPA and DTSC will review the on-site construction support plans and any Army comments regarding explosives safety criteria and considerations. Upon resolution of EPA and DTSC comments, the final construction support plan will be provided to Army, EPA and DTSC for concurrence that comments have been resolved. The on-site construction support plan will be final upon resolution of EPA and DTSC comments.

For anomaly avoidance construction support plans, the plan is provided to Army, EPA and DTSC for review and comment. Upon resolution of comments, the final anomaly avoidance construction support plan will be provided to Army, EPA and DTSC for concurrence that

comments have been resolved. The anomaly avoidance construction support plan will be final upon resolution of EPA and DTSC comments.

#### *4.3.1.3 Determining Construction Support Level Requirements*

This section provides guidance on determining the required level of construction support during ground-disturbing or intrusive activities in the Group 1 MRAs. General construction support level requirements for each ground-disturbing or intrusive project can be determined by applying the Construction Support Implementation Requirements decision tree provided in Appendix H, which is supported by Table 2.

Guidance on general requirements for on-call and on-site construction support, including anomaly avoidance, are summarized in Tables 3 and 4. Details on the implementation for on-call and on-site construction support projects are provided in Sections 4.3.2 and 4.3.3, respectively. Project specific requirements for construction support and procedures for implementing construction support are determined on a case-by-case and project specific basis during the excavation permitting process and documented in the construction support plan.

##### **Minimal Soil Disturbance Activities**

For projects involving less than ten [10] cy soil disturbance, an excavation permit is not required; FORA is available to assist the property owner with the determination of appropriate construction support levels and requirements.

In areas with a low probability of encountering MEC, no FORA, Army, EPA, or DTSC consultation, excavation permit, or construction support plan is required for minimal soil disturbance activities. Activities that are likely to result in minimal soil disturbance include, but are not limited to, landscape maintenance, tree and shrub planting, road maintenance, fence and sign post installation, and soil sampling.

For these projects, site workers are provided the MEC Safety Guide which provides guidance on munitions recognition and procedures for the appropriate response in the unlikely event a suspect munitions item is encountered. The MEC Safety Guide provides workers with information on how to obtain munitions recognition and safety training. Web-based munitions recognition and safety training is not required for activities involving disturbance of less than ten (10) cy of soil in areas with a low probability of encountering MEC; however, the training is recommended.

In the unlikely event a suspect munitions item is encountered, local law enforcement is contacted through 911, responds to secure the site, and requests military EOD personnel, or local bomb squad with equivalent training, response to address the suspect munitions item. The suspect munitions find is documented by the property owner using the Army's Fort Ord MEC Incident Recording Form. Discoveries of MEC on such sites require notification to FORA of the discovery and reassessment of the level of construction support required. The process for reassessment of a site with low probability of encountering MEC is described in Section 4.3.5.

In areas with a moderate to high probability of encountering MEC, regardless of the level of soil disturbance, on-site construction support or anomaly avoidance is required (Section 4.3.3).

### **On-call Construction Support**

For larger projects which involve disturbance of ten (10) cy or more of soil, in areas where the probability of encountering MEC is low, on-call construction support is required. On-call construction support requirements are summarized in Table 3 and detailed in Section 4.3.2.

FORA will coordinate with property owners, as necessary, to ensure compliance with construction support requirements. As needed, FORA will assist property owners in determining appropriate construction support levels and administrative requirements. Final construction support plans are required prior to soil-disturbing activities (See Section 4.3.1.2 FORA Coordination and Construction Support Plan Coordination and Review Process).

The UXO support contractor will prepare an On-call Construction Support Plan using the template in Appendix I. The UXO support contractor will review available information regarding the area of the proposed construction activities, determine the most likely types of MEC that may be encountered, physically inspect the construction area and identify any site-specific MEC safety considerations. UXO-qualified personnel are then placed on standby to assist if suspect munitions are encountered. The UXO-qualified personnel can respond from offsite when called or be on location and available to provide immediate support. If a suspect munitions item is encountered, UXO-qualified personnel inspect and attempt to identify the item. If the item cannot be verified as safe (i.e., MEC or suspect MEC items), local law enforcement responds to secure the site and requests military EOD personnel, or local bomb squad with equivalent training, response to address the item. Discoveries of MEC on low probability sites require reassessment of the level of construction support.

For permitted on-call construction support projects, a Construction Support After Action Report must be completed and submitted by the permittee to the permitting agency and FORA, Army, EPA and DTSC within 30 days following completion of the soil-disturbing activities documenting that no MEC was encountered or any MEC detected and the extent and depth of soil disturbance at the site.

### **On-site Construction Support**

In areas with a moderate to high probability of encountering MEC, regardless of the level of soil disturbance, on-site construction support or anomaly avoidance is required. On-site construction support requirements are summarized in Table 4 and detailed in Section 4.3.3.

FORA will coordinate with property owners, as necessary, to ensure compliance with construction support requirements. As needed, FORA will assist property owners in determining appropriate construction support levels and administrative requirements. A final construction support plan is required prior to soil-disturbing activities.

During on-site construction support, UXO-qualified personnel must attempt to identify and address explosive hazards within the construction footprint either prior to or during any

ground-disturbing or intrusive activities, such that the probability of encountering MEC can be reassessed to be low, or use anomaly avoidance techniques to avoid any subsurface anomalies during ground-disturbing or intrusive activities. During on-site construction support, once explosive hazards, if present, have been removed, and the Army determines in consultation with EPA, and DTSC, that the probability of encountering MEC has been reduced to low, on-call construction support is provided, as appropriate, during construction activities.

For on-site construction support, the UXO support contractor will prepare an On-site Construction Support Plan (Section 4.3.3.1). The UXO support contractor will review historical military munitions use and remediation information regarding the area of the proposed construction activities, determine the types of munitions that may be encountered, identify any site-specific safety considerations and develop a plan for surveying the area to identify and remove potential explosive hazards, if present. UXO-qualified personnel will conduct the planned munitions survey action to identify and, if encountered, remove explosive hazards in the construction footprint prior to ground-disturbing or intrusive activities. The UXO support contractor will address MEC items, if encountered during on-site construction support, with the procedures in the On-site Construction Support Plan (Section 4.3.3.1).

Anomaly avoidance may also be used to fulfill the requirements for on-site construction support, if included in a final construction support plan. Depending on location and activity-specific circumstances, a ground-disturbing activity (such as installation of fence posts), in areas otherwise assessed as having moderate to high probability of encountering MEC, may be supported safely with anomaly avoidance. The purpose of anomaly avoidance during ground-disturbing or intrusive activities is to relocate ground-disturbing or intrusive activities to avoid contact with subsurface anomalies.

### 4.3.2 On-Call Construction Support

This section presents the detailed approach and requirements for implementing on-call construction support at the Group 1 MRAs. This section is applicable to construction activities which involve disturbance of ten (10) cy or more of soil and the probability of encountering MEC is determined to be low.

The UXO support contractor prepares an On-call Construction Support Plan (Section 4.3.2.1). At the start of the construction activities, UXO-qualified personnel are placed on standby to assist if suspect munitions are encountered. The UXO-qualified personnel can respond from offsite when called or be on location and available to provide immediate support to evaluate the suspect munitions item encountered (Section 4.3.2.3). If the item cannot be verified as safe (i.e., MEC or suspect MEC items), local law enforcement responds to secure the site and requests military EOD personnel, or local bomb squad with equivalent training, response to address the item (Section 4.2.3.4). Discoveries of MEC require a reassessment of the level of construction support (Section 4.3.5). For permitted on-call construction support projects, a Construction Support After Action Report must be completed and submitted by the permittee to the permitting agency and FORA, Army, EPA and DTSC within 30 days following completion of the ground-disturbing or intrusive activities documenting that no MEC was



encountered or any MEC detected, and the extent and depth of soil disturbance (Section 4.2.3.5).

#### **4.3.2.1 On-Call Construction Support Plan**

A construction support plan will be prepared by a UXO support contractor for each ground-disturbing or intrusive project involving the disturbance of ten (10) cy or more of soil and the probability of encountering MEC is determined to be low. The UXO support contractor will review available information regarding the area of the proposed construction activities, determine the most likely types of MEC that may be encountered, physically inspect the construction area and identify any site-specific MEC safety considerations. The On-call Construction Support Plan template included in Appendix I may be used to develop the construction support plan.

The following information is required in an On-call Construction Support Plan:

- **Background** – provide general project identification information along with confirmation the current probability of encountering MEC on the site is low and on-call construction support is appropriate (include a map showing the project footprint and past MEC find locations by MEC type).
- **Project Site Description** – provide a brief description of the location of the property and a project site map.
- **Construction Project Description** – provide a brief overview of the construction project that the construction support effort is supporting including identification of the construction footprint, major ground-disturbing or intrusive activities, general construction sequence, construction schedule and any other project specific information pertinent to providing construction support. The plan must include a description of the property where soil is proposed to be excavated, moved or graded, including drawings with dimensions to a scale which sets forth the size and details of the proposed excavation activities, including any cut and fill, trenching, well drilling, mineral excavation, post hole drilling or other activities of any sort.
- **Soil Management Plan** – required as a component of the construction support plan for projects including grading or soil movement. The Soil Management Plan would be identified as a requirement during the construction support planning process and submitted for review with the construction support plan. Soil management requirements are site-specific, but generally indicate that excavated soils are to remain within the munitions response area and tracking of soil movements within the site.
- **Organizational Roles and Responsibilities** – identify the organizations involved with construction support activities and their roles and responsibilities. It is critical that roles and responsibilities be clearly identified including coordination within the construction project, implementation of actions to identify and address explosives hazards, and after action reporting.
- **Military Munitions Background** – provide a summary of relevant military munitions background information considered by the construction support contractor in

preparing the support plan. Background information should include a brief summary of the types of military training that historically occurred on the project site, the types of munitions used at the site and munitions most likely to be encountered; a summary of previous munitions response actions conducted at the site which may include the date of the action, objective of the action, MEC detection instruments used and identification of any areas where previous MEC removal actions were not completed (i.e., under roadways, building or other obstacles) or may have limited the effectiveness of the response actions (i.e., tree roots, steep slopes or other potential technical challenges); include a map describing provided information.

- MEC Construction Support Procedures – identify specific activities to be conducted during construction support. MEC construction support activities must, at a minimum, include construction support planning, munitions recognition and safety training, on-call construction support (MEC safety support) resources, response to suspect munitions items, and construction support notification and reporting requirements. MEC construction support procedures must be consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines.
- Response to Suspect Munitions Items – provide concise descriptions of the actions, roles and responsibilities for response to suspect munitions items. The intent of the section is to provide a single point of reference and clearly communicate the actions to be taken in response to suspect munitions items, and MEC and suspect munitions finds. Several of the procedures discussed here are also presented in MEC construction support procedures and are intentionally repeated here for ease of reference during a MEC incident and to clearly communicate the MEC response protocol for the project (use forms in Appendix I).
- Reporting and Notification Requirements – identify all reporting and notification requirements to be completed by the permittee, including status reporting, MEC safety training reporting, MEC incident reporting, and after action reporting (use forms in Appendix I).

As part of developing the construction support plan, UXO-qualified personnel will physically preview the actual construction footprint with the on-site manager of the construction contractor and discuss visual observations and any potential areas of concern prior to the start of the project.

The On-call Construction Support Plan must be reviewed and finalized prior to soil-disturbing activities (See Section 4.3.1.2 FORA Coordination and Construction Support Plan Coordination and Review Process). A final construction support plan must be submitted by the construction activity proponent (i.e., permittee) to the local Building Official (i.e., County or the City) with jurisdiction over the property as part of the digging and excavation ordinance permitting process.

#### *4.3.2.2 Munitions Recognition and Safety Training*

Prior to commencing construction activities, all personnel conducting ground-disturbing or intrusive activities must be provided munitions recognition and safety training and a copy of the MEC Safety Guide. The objective of munitions recognition and safety training is to ensure that site workers involved with ground-disturbing or intrusive activities are educated about the possibility of encountering MEC, ensure that they stop ground-disturbing or intrusive activities in the vicinity of the suspect munitions item when a suspect munitions item is encountered and report the encounter to the appropriate law enforcement authority. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. Details regarding implementation and administration of the munitions recognition and safety training program are provided in Section 4.2.

#### *4.3.2.3 UXO Support for Construction Activities*

This section presents requirements and processes for implementing on-call construction support on sites where the probability of encountering MEC is low. The level of effort for construction support is site- and task-specific and determined on a case-by-case basis by the UXO support contractor during development of the On-call Construction Support Plan. The level of construction support, and tasks and procedures for conducting construction support will be documented in a construction support plan.

On-call support must be provided by UXO-qualified personnel following procedures consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines. On-call support is generally provided by one or more UXO-qualified personnel (UXO Technician II or UXO Technician III). The number of UXO-qualified personnel required for a construction support project will vary depending upon the total level of effort for the project.

UXO-qualified personnel must be on standby and available to assist if a suspect munitions item is encountered. Support can be from offsite when called or be on location and available to provide immediate support if a suspect munitions item is encountered.

On-site construction supervisor will confirm that construction personnel have completed the munitions recognition and safety training. In addition, procedures for reporting suspect munitions items will be reviewed by all personnel working on-site. All personnel will be advised to follow the 3Rs – Recognize, Retreat and Report. If a suspect munitions item is encountered, it is imperative that the item not be disturbed and be reported immediately to the construction supervisor and UXO-qualified personnel.

If workers unearth or otherwise encounter a suspect munitions item, all excavation activities in the vicinity of the suspect munitions item will cease. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. Workers will mark or otherwise note the location of the suspect munitions item (Recognize), stop work and leave the work area (Retreat) and report the suspect munitions item to their supervisor (Report). The supervisor will immediately report the find to the on-site construction supervisor who will verify all work has ceased, the area is cleared of all workers, the area is

secured from unauthorized entry and then immediately request support by UXO-qualified personnel.

No attempt will be made by workers to disturb, remove, or destroy the suspect munitions item. UXO-qualified personnel will respond to the area, inspect and assess the suspect munitions item. UXO-qualified personnel may visually assess the suspect munitions item during inspection.

If the suspect munitions item cannot be verified as safe (i.e., MEC or suspect MEC items), all ground-disturbing or intrusive activities on the project site will remain stopped and law enforcement will be notified by the UXO support contractor. The procedures for response to an item that UXO-qualified personnel cannot verify as safe during on-call construction support are detailed in Section 4.3.2.4.

If the suspect munitions item is determined to be MD by UXO-qualified personnel, the item will be removed from the site by a UXO support contractor and securely stored for appropriate off-site disposal in accordance with the final construction support plan. A suspect munitions item determined to be a non-munitions related item will be removed from the site and managed as appropriate. Following removal of non-MEC items (i.e., material documented as safe [MDAS]) from the site, ground-disturbing or intrusive activity may resume at the site.

#### *4.3.2.4 Suspect Munitions Item Response During On-call Construction Support*

When UXO-qualified personnel cannot verify a suspect munitions item as safe, they follow the site-specific MEC item response procedures as identified in the construction support plan. The standard procedures for response to suspect munitions items during on-call construction support is determined by applying the Response to Suspect Munitions during On-Call Construction Support decision tree provided in Appendix H, and described below.

The general sequence of work stoppage in response to suspect munitions is: 1) when a suspect munitions item is encountered, work in the vicinity of the suspect munitions item is stopped and the item assessed by UXO-qualified personnel; 2) if the item is confirmed non-MEC (i.e., MDAS), work may resume; 3) if the suspect munitions item cannot be verified as safe (i.e., MEC or suspect MEC items), work on the entire site or project area is stopped so that law enforcement and military EOD personnel or local bomb squad with equivalent training may respond. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. If the suspect munitions item is determined to be MEC, a MEC find assessment is conducted by FORA in consultation with the Army, EPA, and DTSC to determine if the current level of construction support is appropriate or additional actions are necessary before work may resume.

When a suspect munitions item cannot be verified as safe (i.e., MEC or suspect MEC items) by UXO-qualified personnel, all work stops on the entire site and local law enforcement is notified by the UXO support contractor. After local law enforcement has been notified, FORA, Army, EPA, and DTSC are immediately notified of the suspect munitions find. Local

law enforcement responds to secure the site and requests military EOD personnel, or local bomb squad with equivalent training, respond to address the suspect munitions item.

After the suspect munitions item has been addressed by military EOD personnel, or local bomb squad with equivalent training, the UXO support contractor completes an Army's Fort Ord MEC Incident Recording Form (Appendix I) and FORA MEC Find Notification Form (Appendix I). The Army's Fort Ord MEC Incident Recording Form must be submitted to FORA within 24 hours of military EOD or bomb squad response. FORA will distribute the completed Fort Ord MEC Incident Recording Form to the Army, EPA, and DTSC within 48 hours of the incident. The FORA MEC Find Notification Form must be submitted to FORA as soon as practicable to support FORA's assessment of the MEC find (Section 4.3.5). Completed Fort Ord MEC Incident Recording Forms and FORA MEC Find Notification forms are included in the Construction Support After Action Report and annual LUC monitoring report.

If the suspect munitions item is determined to be MEC, the probability of encountering MEC will be reevaluated by FORA and may result in additional actions or construction support requirements. FORA conducts a MEC find assessment to develop a recommendation for the probability of encountering MEC (Section 4.3.5). Site work may not restart until the assessment is completed, the Army, EPA, and DTSC have concurred, and any required additional action has been conducted.

#### *4.3.2.5 On-call Construction Support After Action Reporting*

Following completion of a permitted on-call construction support project, the permittee must submit a Construction Support After Action Report. A standardized form for Construction Support After Action Reports is presented in Appendix I. The permittee must complete the Construction Support After Action Report form and submit the requested project information and required attachments to the permitting agency and FORA, Army, EPA and DTSC within 30 days of project completion. Required attachments include a map of the final excavation footprint with plotted MEC finds, table summarizing any MEC, munitions debris or military training related items recovered from the project site, applicable MEC safety training logs and applicable construction support daily reports. MPC, the County, and the City will use the information included in Construction Support After Action Reports to compile information required for annual LUC monitoring and reporting (Section 4.7).

### **4.3.3 On-site Construction Support**

This section presents the detailed approach and requirements for implementing on-site construction support at the Group 1 MRAs. In areas with a moderate to high probability of encountering MEC, regardless of the level of soil disturbance, on-site construction support or anomaly avoidance is required (Section 4.3.1.1).

UXO-qualified personnel must either attempt to identify and address explosive hazards within the construction footprint prior to or during any ground-disturbing or intrusive activities, such that the probability of encountering MEC can be reassessed to be low, or use anomaly avoidance techniques to avoid any subsurface anomalies during ground-disturbing

or intrusive activities. During on-site construction support, once explosive hazards, if present, have been removed and the Army determines in consultation with EPA, and DTSC, that the probability of encountering MEC has been reduced to low, on-call construction support is provided, as appropriate, during construction activities.

The UXO support contractor will prepare an On-site Construction Support Plan (Section 4.3.3.1) consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines. The UXO support contractor will review available information regarding the area of the proposed construction activities, determine the types of MEC that may be encountered, identify any site-specific safety considerations and develop procedures for identifying and removing MEC hazards that may be present. UXO-qualified personnel will search the area to identify and address explosive hazards within the construction footprint prior to or during ground-disturbing or intrusive activities such that the probability of encountering MEC can be reassessed to be low (Section 4.3.3.3). The UXO support contractor will address MEC items encountered during on-site construction support following procedures in the On-site Construction Support Plan (Section 4.3.3.1).

A Construction Support After Action Report must be completed and submitted by the permittee to the permitting agency and FORA, Army, EPA and DTSC within 30 days following completion of on-site construction support activities documenting the MEC removal activities and location on a site map, any MEC removed and the extent and depth of soil disturbance at the site (Section 4.3.3.5).

#### ***4.3.3.1 On-site Construction Support Plan***

A construction support plan will be prepared by a UXO support contractor for each on-site ground-disturbing or intrusive project located in an area with a moderate to high probability of encountering MEC. Construction support plans for projects requiring on-site construction support shall include all procedures for identifying and removing MEC hazards that may be present, consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines.

The following information is required in an On-site Construction Support Plan:

- Background – provide general project identification information along with confirmation the current probability of encountering MEC on the site is high and on-site construction support is appropriate (include a map showing the project footprint and past MEC find locations by MEC type).
- Project Site Description – provide a brief description of the location of the property and a project site map.
- Construction Project Description – provide a brief overview of the construction project that the construction support effort is supporting including identification of the construction footprint, major ground-disturbing or intrusive activities, general construction sequence, construction schedule and any other project specific information pertinent to providing construction support. The plan must include a description of the property where soil is proposed to be excavated, moved or graded, including drawings with dimensions to a scale which sets forth the size and details of

the proposed excavation activities, including any cut and fill, trenching, well drilling, mineral excavation, post hole drilling or other activities of any sort.

- Soil Management Plan – required as a component of the construction support plan for projects including grading or soil movement. The Soil Management Plan would be identified as a requirement during the construction support planning process and submitted for review with the construction support plan. Soil management requirements are site-specific, but generally indicate that excavated soils are to remain within the munitions response area and tracking soil movements within the site.
- Organizational Roles and Responsibilities – identify the organizations involved with construction support activities and their roles and responsibilities. It is critical that roles and responsibilities be clearly identified including coordination within the construction project, implementation of actions to identify and address explosives hazards, transitioning to on-call construction support and after action reporting.
- Military Munitions Background – provide a summary of relevant military munitions background information considered by the construction support contractor in preparing the support plan. Background information should include a brief summary of the types of military training that historically occurred on the project site, the types of munitions used at the site and munitions most likely to be encountered; a summary of previous munitions response actions conducted at the site which may include the date of the action, objective of the action, MEC detection instruments used and identification of any areas where previous MEC removal actions were not completed (i.e., under roadways, building or other obstacles) or may have limited the effectiveness of the response actions (i.e., tree roots, steep slopes or other potential technical challenges); include a map describing provided information.
- MEC Explosive Hazard Removal Procedures – identify site-specific action to be conducted to identify and address explosive hazards within the construction footprint either prior to or during construction such that the probability of encountering MEC can be reassessed to be low. As an alternative, anomaly avoidance techniques may be used to avoid subsurface anomalies during ground-disturbing or intrusive activities. Actions that may be included in an on-site construction support plan include vegetation removal, geophysical mapping and analysis, anomaly excavation and addressing MEC if encountered. MEC related activities including MEC destruction must be detailed in the construction support plan. MEC construction support procedures must be consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines.
- MEC Construction Support Procedures – identify activities to be conducted to provide on-call construction support during construction activities, after on-site construction support is successfully conducted, the probability of encountering MEC has been reduced to low and on-call construction support determined to be appropriate. The plan must, at a minimum, include construction support planning, munitions recognition and safety training, on-call construction support (UXO safety support) resources, response to suspect munitions items, and construction support notification and reporting requirements identified in Section 4.3.2. MEC construction support procedures must be consistent with explosives safety criteria and

considerations provided in DoD and Army explosives safety standards and guidelines (use forms in Appendix I).

- Response to MEC Items – include contingency for response to MEC items during MEC explosive hazard removal activities, anomaly avoidance and construction activities.
  - MEC items encountered during MEC explosive hazard removal operations will be destroyed by the UXO support contractor following MEC destruction procedures included in the On-site Construction Support Plan. Locations for MEC storage and performing MEC demolition shots are required to be included in the On-site Construction Support Plan. FORA, Army, EPA, and DTSC are notified of the MEC find. On-site construction support may resume after the MEC item has been destroyed.
  - The objective of anomaly avoidance is to avoid encountering MEC. In the unlikely event MEC items are encountered during anomaly avoidance operations, the items will not be moved or destroyed by the UXO support contractor. Discoveries of MEC during anomaly avoidance operations requires a reassessment of the construction support approach before anomaly avoidance operations or other site work may resume.
  - If a suspect munitions item is encountered during construction activities, procedures for response to suspect munitions finds during on-call construction support are followed (Sections 4.3.2.3 and 4.3.2.4). Discoveries of MEC during construction activities after on-site construction support has been completed require a reassessment of the construction support approach before construction activities or other work may resume.
- Destruction of MEC Items – The plan must provide concise descriptions of the actions, roles and responsibilities for response to suspect munitions finds during MEC explosive hazard removal, including locations for MEC storage and performing MEC demolition shots and procedures for destruction of MEC items. The intent of the section is to provide a single point of reference and clearly communicate the actions to be taken in response to a MEC item during on-site construction support (Section 4.3.3.3).
- Reporting and Notification Requirements – The plan must identify all reporting and notification requirements including status reporting, MEC safety training reporting, MEC incident reporting and after action reporting (use forms in Appendix I).

As part of developing the construction support plan, UXO-qualified personnel will physically preview the actual construction footprint with the on-site manager of the construction contractor and discuss visual observations and any potential areas of concern prior to the start of the project.

The On-site Construction Support Plan must be reviewed and finalized prior to soil-disturbing activities (See Section 4.3.1.2 FORA Coordination and Construction Support Plan Coordination and Review Process). A final construction support plan must be submitted by the construction activity proponent (i.e., permittee) to the local Building Official (i.e., County



or City) with jurisdiction over the property as part of the digging and excavation ordinance permitting process.

#### ***4.3.3.2 Munitions Recognition and Safety Training***

All personnel conducting ground-disturbing or intrusive activities must be provided munitions recognition and safety training and a copy of the MEC Safety Guide. The objective of munitions recognition and safety training is to ensure site workers involved in ground-disturbing or intrusive activities are educated about the possibility of encountering MEC, ensure that they stop ground-disturbing or intrusive activities in the vicinity of the suspect munitions item when a suspect munitions is encountered, and report the encounter to the appropriate authority as identified in the construction support plan. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. Training records are maintained and available for inspection during the project and reported by the permittee in the Construction Support After Action Report. Details regarding implementation and administration of the munitions recognition and safety training program are provided in Section 4.2.

#### ***4.3.3.3 On-site Construction Support Explosive Hazard Removal Requirements***

This section presents requirements for implementing on-site construction support for explosive hazard removal on sites where the probability of encountering MEC is moderate to high. On-site construction support or anomaly avoidance must be provided to remove or avoid potential explosive hazards in the construction footprint before ground-disturbing or intrusive activities occur. Actions that may be conducted during on-site construction support include vegetation removal, surface MEC evaluation, geophysical mapping and analysis, anomaly excavation and addressing MEC if encountered.

Subsurface MEC evaluation is conducted to address explosive hazards identified within the construction footprint either prior to or during construction such that the probability of encountering MEC can be reassessed to be low. Subsurface geophysical surveys may be completed using detection instruments with real time or post-processing identification techniques.

The level of effort for construction support is site and task-specific and must be determined on a case-by-case basis by the UXO support contractor in coordination with the Army, EPA, and DTSC. The level of construction support, and tasks and procedures for conducting construction support will be documented in a construction support plan. Timing with respect to transitioning to on-call construction support and initiation of construction activities on the project site is site-specific and will be specified in the construction support plan.

On-site support must be provided by UXO-qualified personnel using procedures consistent with explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines.

#### *4.3.3.4 Suspect Munitions Item Response During On-site Construction Support*

When UXO-qualified personnel conducting on-site construction support confirm that a suspect munitions item is MEC they follow the site-specific MEC item response procedures as identified in the construction support plan.

MEC items encountered during MEC explosive hazard removal operations will be destroyed by the UXO support contractor following MEC destruction procedures included in the final construction support plan. Locations for MEC storage and performing MEC demolition shots are required to be included in the On-site Construction Support Plan. FORA, Army, EPA, and DTSC are notified of the MEC find. On-site construction support may resume after the MEC item has been destroyed.

In the unlikely event MEC items are encountered during anomaly avoidance operations, the items will not be moved or destroyed by the UXO support contractor. Follow the procedures for response to suspect munitions finds during on-call construction support (Sections 4.3.2.3 and 4.3.2.4). Discoveries of MEC during anomaly avoidance operations require a reassessment of the construction support approach before anomaly avoidance operations or other site work may resume.

If a suspect munitions item is encountered during construction activities, the item will not be moved or destroyed by the UXO support contractor. Follow the procedures for response to suspect munitions finds during on-call construction support (Sections 4.3.2.3 and 4.3.2.4). Discoveries of MEC during construction activities after on-site construction support has been completed require a reassessment of the construction support approach before construction activities or other work may resume.

#### *4.3.3.5 On-site Construction Support After Action Reporting*

Following completion of an on-site construction support project, the permittee must submit a Construction Support After Action Report. This reporting requirement is applicable to permitted on-site construction support projects and on-site construction support for minimal soil-disturbing activities. A standardized form for construction support after action reporting is presented in Appendix I. The permittee must complete the applicable form and submit the requested project information and required attachments to the permitting agency and FORA, Army, EPA, and DTSC within 30 days of project completion. Required attachments include a map of the final excavation footprint with plot of MEC finds, table summarizing any MEC, munitions debris or military training related items recovered from the project site, applicable MEC safety training logs and applicable construction support daily reports. MPC, the County, and the City use the information provided in Construction Support After Action Reports to compile information required for annual LUC monitoring and reporting.

For on-site construction support projects involving less than ten (10) cy of soil disturbance, the Construction Support Plan must include details on the preparation of the Construction Support After Action Report and submission of the report to FORA, Army, EPA, and DTSC within 30 days of project completion. MPC, the County, and the City will use the information

provided in on-site construction support project Construction Support After Action Reports for annual LUC monitoring and reporting.

A Construction Support After Action Report must also provide the information and data required in a post-MEC removal report or technical information paper.

#### 4.3.4 Response to Suspect Munitions Item During Ground-Disturbing Activities

The property owner or workers will stop work in the vicinity of the suspect munitions item and notify construction support personnel or the local law enforcement agency immediately if any suspect munitions items are encountered during ground-disturbing or intrusive activities in the Group 1 MRAs. The construction support plan prepared by a UXO support contractor will identify the size of the stop-work area. For projects that do not require a construction support plan, ground-disturbing or intrusive activities will stop as indicated on the munitions recognition and safety training materials. The three scenarios for responding to any suspect munitions items are presented below:

- The standard procedure for reporting encounters with a known or suspect munitions item in the transferred former Fort Ord property when construction support is not required (i.e., projects involving less than ten [10] cy of soil disturbance in an area with a low probability of encountering MEC) is to stop work, retreat, and immediately call 911, which will transfer the call to the appropriate local law enforcement agency. The local law enforcement agency will secure the site and promptly request military EOD personnel, or local bomb squad with equivalent training, response to address the suspect munitions item.
- For on-site construction support (i.e., any volume of soil disturbance in an area with a moderate to high probability of encountering MEC), the process for assessing and addressing suspect munitions finds will be included in the on-site construction support plan.
- For on-call construction support (i.e., ten [10] cy or more of soil disturbance in an area with a low probability of encountering MEC), if a worker identifies a suspect munitions item, all work in the area of the suspect munitions item is stopped, the area marked and secured, and the UXO support contractor is notified. No attempt will be made by workers to disturb, remove, or destroy the suspect munitions item. UXO-qualified personnel will inspect and assess the suspect munitions item. UXO-qualified personnel may visually assess the suspect munitions item during inspection. The UXO-qualified personnel will determine if the item can be verified as safe. If the item is not MEC (i.e., MDAS), work may resume. If the item cannot be verified as safe (i.e., MEC or suspect MEC item), all work stops on the site and local law enforcement responds to secure the site and requests military EOD personnel, or local bomb squad with equivalent training, response to address the item (Sections 4.3.4.1 and 4.3.4.2).

#### ***4.3.4.1 Confirmed MEC Item Response during On-call Construction Support***

If a suspect munitions item cannot be verified as safe (i.e., MEC or suspect MEC items) by UXO-qualified personnel conducting on-call construction support, all ground-disturbing or intrusive activities at the site remains stopped and law enforcement is notified by the UXO support contractor. No attempt will be made by workers or UXO construction support personnel to disturb, remove, or destroy the suspect munitions item. The local law enforcement agency will immediately notify the appropriate military EOD personnel, or local bomb squad with equivalent training, to respond to the site and remove the suspect munitions item.

After the suspect munitions item has been addressed by military EOD personnel, or local bomb squad with equivalent training, the UXO support contractor completes an Army's Fort Ord MEC Incident Recording Form (Appendix I) and FORA MEC Find Notification Form (Appendix I) and submits both forms to FORA for distribution to Army, EPA, and DTSC. The Army's Fort Ord MEC Incident Recording Form must be submitted to FORA within 24 hours of military EOD response. FORA will distribute the completed Fort Ord MEC Incident Recording Form to the Army, EPA, and DTSC within 48 hours of the incident. The FORA MEC Find Notification Form must be submitted to FORA as soon as practicable to support FORA's assessment of the MEC find (Section 4.3.5). Completed Fort Ord MEC Incident Recording Forms and FORA MEC Find Notification forms are included in the Construction Support After Action Report and annual LUC monitoring report.

If the suspect munitions item is determined to be MEC, the probability of encountering MEC will be reevaluated by FORA and may result in additional actions or construction support requirements. FORA conducts a MEC find assessment to develop a recommendation for the probability of encountering MEC (Section 4.3.5). If the probability of encountering MEC is determined by the Army and EPA in consultation with the DTSC, to remain low, work may resume at the site. Site work may not restart until the assessment is completed, the Army and EPA, in consultation with the DTSC, have made a determination of the probability of encountering MEC, and any required additional actions have been conducted.

#### ***4.3.4.2 Confirmed Non-MEC Item Response***

A suspect munitions item determined to be MD by UXO-qualified personnel will be removed from the site by a UXO support contractor and securely stored for appropriate off-site disposal in accordance with the construction support plan. A suspect munitions item determined to be a non-munitions related item will be removed from the site and managed as appropriate. Following removal of non-MEC items (i.e., MDAS) from the work area, ground-disturbing or intrusive activities may resume at the site.

#### **4.3.5 FORA MEC Finds Assessment**

After a MEC find within a Group 1 MRA, FORA will be notified by the property owner of the discovery and the probability of encountering MEC will be reassessed. FORA will assess the probability of encountering additional MEC. FORA will coordinate with the property owner during the reassessment. FORA will propose to the Army, EPA, and DTSC an

appropriate probability of encountering MEC (low or moderate/high), and the recommendation for the level of construction support appropriate for the site condition. The probability of encountering MEC and the resulting level of construction support will be jointly determined by the Army and EPA, in consultation with DTSC. Site work may not restart until the assessment is completed, the Army and EPA, in consultation with DTSC, have made a determination of the probability of encountering MEC, and any required additional action has been conducted.

FORA will complete the MEC find assessment in consultation with the Army, EPA and DTSC. FORA will document the MEC find assessment and proposed determination on the FORA MEC Finds Assessment form (Appendix I) and will submit the form with required attachments to the Army, EPA, and DTSC. If EPA, in consultation with DTSC, determines that additional investigation is required as part of the assessment, FORA will conduct such investigation in accordance with an approved work plan, if within the scope of its obligation under the AOC and the ESCA. EPA, in consultation with DTSC, will review and approve results of the investigation (Section 4.9.1).

If the probability of encountering MEC is determined to remain low, ground-disturbing or intrusive activity may resume at the site. If the probability of encountering MEC is determined to be moderate or high, on-site construction support or other actions will be required prior to resuming ground-disturbing or intrusive activities.

FORA will conduct any additional investigation required by EPA and DTSC pursuant to the AOC, except Army Obligations. FORA will conduct such additional investigation in accordance with an approved work plan, if within the scope of its obligation under the AOC and the ESCA. EPA, in consultation with DTSC, will evaluate and approve the results of the additional investigation. The agency consultation process will be completed as expeditiously as practicable.

FORA will complete the required MEC find assessment and submit the assessment and proposed determination of the probability of encountering additional MEC at the site or recommendation for additional MEC investigation or response at the site within 20 days of a MEC find. FORA will document the assessment and proposed determination on the FORA MEC Finds Assessment form (Appendix I) and will submit the form with required attachments to the Army, EPA, and DTSC. The probability of encountering MEC and resulting level of construction support will be determined jointly by the Army and EPA, in consultation with DTSC. FORA must receive the written determination and provide a copy of the completed assessment and joint Army and EPA determination to the permittee prior to resuming ground-disturbing or intrusive site activities.

#### **4.3.6 Construction Support Annual Monitoring and Reporting**

Construction support activities within the Group 1 MRAs will be monitored by MPC, the County, and the City as part of the annual Former Fort Ord Land Use Covenant monitoring and reporting program and reported in annual LUC monitoring reports.

The monitoring and reporting of construction support requirements is implemented through a MOA between the DTSC, the County, and the City, and MPC which: 1) requires the County, the City, and MPC to monitor compliance with all land use covenants; 2) requires the County, the City, and MPC to report annually to FORA concerning their compliance with all recorded LUCs within their jurisdiction; and 3) requires FORA to compile the annual LUC monitoring reports received from MPC, the County, and the City, and transmit the compiled report, referred to in this LUCIP/OMP as the “annual LUC status report”, to the DTSC. The LUC reports will be shared with the Army and EPA.

MPC, the County, and City will submit results of construction support monitoring to FORA utilizing the LUC Report Outline. On-site construction support projects involving less than ten (10) cy of soil disturbance do not require an excavation permit but must be coordinated with FORA (Section 4.3.1). MPC, the County, and City will review and compile results of on-site construction support monitoring utilizing the appropriate sections of the LUC Report Outline for reporting in the annual LUC monitoring report.

The LUC report outline has been expanded to include construction support data elements and is presented in Appendix J (Sections 4.7.1 and 4.7.2). Annual LUC monitoring reporting requirements include verification that projects involving soil disturbance comply with the County and City digging and excavation ordinance, compilation of munitions recognition and safety training data from construction support projects, compilation of data and results from construction support projects (including on-site construction support for projects involving less than ten (10) cy of soil disturbance), compilation of MEC-related data identified during use of the property, and summarize MEC-related 911 records for the year.

FORA will compile annual LUC monitoring reports received from MPC, the County, and the City, and submit them to the Army, EPA, and DTSC in annual LUC status reports, to ensure compliance with construction support monitoring and reporting requirements (Sections 4.7.1 and 4.7.2).

#### **4.3.7 Process for Review of Proposals to Remove Requirement for Construction Support for Ground-disturbing or Intrusive Activities**

The MOA, State CRUPs, RODs, and deeds ensure any future proposals to remove requirement for construction support for ground-disturbing or intrusive activities within the Group 1 MRAs require review and approval by Army, EPA, and DTSC. The requirement for construction support for ground-disturbing or intrusive activities is a component of the CERCLA remedy for the Group 1 MRAs; therefore, the restriction cannot be removed from the deeds and State CRUPs until the Army and EPA in consultation with DTSC agree that the land use may be conducted in a manner protective of human health and the environment without the LUC. Only when the requirement under the CERCLA remedy is removed, the property owner can initiate the administrative processes to remove the restriction from the deeds and State CRUPs.

## 4.4 Access Management Measures

Access management measures are required in the portions of Parker Flats MRA Phase II designated for habitat reserve to discourage unauthorized access off of designated trails, where subsurface MEC removal was conducted, within the habitat reuse areas. Informational displays, such as signs, kiosks, and/or display boards providing safety information regarding potentially remaining MEC risks in nearby areas, will be maintained for these portions of Parker Flats MRA Phase II. Informational displays will be posted at frequently-used recreational access points such that they are legible to recreational users. Implementation of access management measures may include maintenance of existing informational displays at the reuse area, and/or installation and maintenance of additional signs, kiosks, or display boards to meet performance objectives. Access outside of trails will be allowed for specific personnel conducting authorized activities (such as biologists performing habitat monitoring activities). Specific personnel needing to access habitat reserve areas outside of designated trails will follow the Monterey County Resource Management Agency's established access permission procedures. Should there be a significant change in procedures, the County will notify the Army, EPA, and DTSC. Changes in procedures must remain consistent with this portion of the selected remedy.

Access management measures are not a remedy requirement for the portion of Parker Flats MRA Phase I designated for habitat reserve. FORA and the future property owner(s) can elect to apply access management measures on the Parker Flats MRA Phase I habitat reserve for their convenience and ease of implementation

The County, as property owner, is responsible for operation and maintenance of the access management measures in the portions of Parker Flats MRA Phase II designated for habitat reserve including the maintenance of existing informational displays and installation and maintenance of additional signs, kiosks, or display boards, as needed, to meet performance objectives (Section 5.3.3). A map of current trails, where subsurface MEC removal was conducted, in the Parker Flats MRA Phase II habitat reserve area and examples of existing signage and kiosk information are provided in Appendix K. Additionally, a Trail Master Plan is in development by the County that includes standards for signage content, materials, positioning, and locations. The Trail Master Plan will conform to the access management measures LUC and will limit public recreational use to trails where subsurface MEC removal was conducted.

Access management measures in the portions of Parker Flats MRA Phase II designated for habitat reserve are monitored annually by the County to ensure compliance. Annual monitoring includes physical inspection of the signs, kiosks, and/or display boards, assessment of formally reported trespassing incidents and citations from law enforcement, and reporting. Annual monitoring is conducted by the County as a component of the Fort Ord Land Use Covenant Annual Monitoring Report ("annual LUC monitoring report"). The County will inspect portions of Parker Flats MRA Phase II designated for habitat reserve to ensure informational displays are maintained. In the event that informational displays are found to be ineffective, additional mitigation measures, such as fencing and security patrols, will be considered. FORA will coordinate additional mitigation measures with the Army, EPA, and DTSC. FORA will compile annual LUC monitoring reports received from the County and submit them to the Army, EPA, and DTSC in annual LUC status reports, to ensure compliance with the restrictions against inconsistent uses.

FORA will ensure the deed transferring Parker Flats MRA Phase II property to the County includes requirements for access management measures for the portions of Parker Flats MRA Phase II designated for habitat reserve. In addition, the County reviews the deed, property transfer documents, deed amendments and other property filings associated with the Parker Flats MRA Phase II properties to ensure requirements for access management measures for the portions of Parker Flats MRA Phase II designated for habitat reserve, placed on the property by the Army, remain in place.

The County will coordinate proposals to remove the CERCLA requirements for access management measures (applicable to portions of Parker Flats MRA Phase II designated for habitat reserve) included in the Group 1 ROD, in consultation with Army, EPA, and DTSC. Additional details regarding the process for review and approval of a property owner request to remove a CERCLA requirements for access management measures are provided in Section 4.4.1.

#### 4.4.1 Process for Review of Proposals to Remove Access Management Measures

The MOA and Group 1 ROD ensure any future proposals to remove requirements for access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) within the Parker Flats MRA Phase II require review and approval by the Army, EPA, and DTSC. The requirement for access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) is a component of the CERCLA remedy for the Parker Flats MRA Phase II; therefore, the CERCLA restriction cannot be removed until the Army and EPA in consultation with DTSC agree that the land use may be conducted in a manner protective of human health and the environment without the LUC.



## 4.5 Restrictions Prohibiting Residential Use

The Federal deeds to FORA for the Group 1 MRA parcels (Appendix B) restrict residential use. The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the areas designated for future non-residential development reuse or habitat reserve. 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. It should be noted that the CRUPs for the Group 1 MRA parcels restrict residential use. The DTSC will modify the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy.

Environmental use restrictions, including the Group 1 residential use restriction are monitored by MPC, the County, and City annually to ensure compliance. Annual monitoring includes review of deeds, deed amendments, and other property filings, physical inspection of the property and reporting. Annual monitoring is conducted by MPC, the County, and City as a component of the Fort Ord Land Use Covenant Annual Monitoring Report. MPC, the County, and the City will inspect the Group 1 properties and review the Group 1 deeds annually to ensure the residential use restriction remains in place for the areas designated for future non-residential development reuse or habitat reserve and that no unapproved development or prohibited uses have occurred. FORA will compile annual LUC monitoring reports received from MPC, the County, and the City, and submit them to the Army, EPA, and DTSC, to ensure compliance with the restriction prohibiting residential use.

FORA will ensure deeds transferring Group 1 property to MPC, the County and the City include land use restrictions in the EPPs including residential use restrictions, placed on the property by the Army remain in place. In addition, the County and City review deeds, property transfer documents, deed amendments and other property filings associated with the Group 1 properties to ensure land use restrictions in the EPPs, including residential use restrictions placed on the property by the Army remain in place.

MPC, the County, and the City will coordinate proposals to remove the residential use restrictions from the areas designated for future non-residential development reuse or habitat reserve, in consultation with Army, EPA, and DTSC. Additional details regarding the process for review and approval of a property owner or developer request to remove a residential use restriction are provided in Section 4.5.1.

Residential use restrictions will be evaluated by the Army as part of the five-year review (Section 4.7) process to determine if the restrictions should continue. If further evaluation indicates that this LUC is no longer necessary for the Group 1 MRAs, the program may be discontinued upon Army, EPA, and DTSC approval. See Section 4.9 for details regarding remedy modification.

### 4.5.1 Process for Review of Proposals to Remove Residential Use Restriction

The MOA, State CRUPs, RODs, and deeds ensure any future proposals to remove residential use restrictions within the Group 1 MRAs require review and approval by Army, EPA, and

DTSC. The requirement for the residential use restriction is a component of the CERCLA remedy for the Group 1 MRAs; therefore, the restriction cannot be removed from the deeds and State CRUPs until the Army and EPA in consultation with DTSC agree that the land use may be conducted in a manner protective of human health and the environment without the LUC. Only when the requirement under the CERCLA remedy is removed, the property owner can initiate the administrative processes to remove the restriction from the deeds and State CRUPs. As indicated in Section 1.4.6, DTSC may require additional verification equivalent to the DTSC residential protocol before termination of the residential use restrictions in the State CRUPs for the areas designated for future non-residential development reuse or habitat reserve.

## 4.6 Restrictions Prohibiting Inconsistent Uses

Restrictions prohibiting uses inconsistent with the HMP are in place for the habitat reserve portions of Parker Flats MRA Phase II through the Group 1 ROD selected remedy and deed restrictions (Appendix B). Uses that are inconsistent with the HMP are prohibited, including but not limited to residential, school, and commercial/industrial development. Restrictions against inconsistent uses (applicable to the habitat reserve areas) in the Parker Flats MRA Phase II property deed will run with the land.

Environmental use restrictions, including the Parker Flats MRA Phase II restrictions prohibiting uses inconsistent with the HMP, are monitored annually by the County to ensure compliance. Annual monitoring includes review of the deed, deed amendments, and other property filings, physical inspection of the property and reporting. Annual monitoring is conducted by the County as a component of the Fort Ord Land Use Covenant Annual Monitoring Report (“annual LUC monitoring report”). The County will inspect the Parker Flats MRA Phase II properties and review the Parker Flats MRA Phase II deed annually to ensure the restrictions against inconsistent uses (applicable to the habitat reserve areas) remain in place and that no prohibited uses have occurred. FORA will compile annual LUC monitoring reports received from the County and submit them to the Army, EPA, and DTSC in annual LUC status reports, to ensure compliance with the restrictions against inconsistent uses.

FORA will ensure the deed transferring Parker Flats MRA Phase II property to the County includes land use restrictions in the EPPs, including restrictions against uses inconsistent with the HMP, placed on the property by the Army remain in place. In addition, the County reviews the deed, property transfer documents, deed amendments and other property filings associated with the Parker Flats MRA Phase II properties to ensure land use restrictions in the deed, including restrictions against inconsistent uses (applicable to the habitat reserve areas), placed on the property by the Army remain in place.

The County will coordinate proposals to remove the CERCLA restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) included in the ROD, in consultation with Army, EPA, and DTSC. The provisions against inconsistent uses in the Federal deed appear under the “notice of rare, threatened and endangered species management” section of the EPPs. These provisions originate from the Federal Endangered Species Act and the Environmental Impact Statement for Fort Ord base closure. Removal of the CERCLA restrictions prohibiting inconsistent uses would have no effect on the “notice of rare, threatened and endangered species management” deed provisions. Additional details regarding the process for review and approval of a property owner request to remove a CERCLA restriction against inconsistent uses are provided in Section 4.6.1.

### 4.6.1 Process for Review of Proposals to Remove Restrictions Prohibiting Inconsistent Use

The MOA and Group 1 ROD ensure any future proposals to remove restrictions against inconsistent uses (applicable to the habitat reserve areas) within the Parker Flats MRA Phase II require review and approval by the Army, EPA, and DTSC. The requirement for the

restrictions against inconsistent uses (applicable to the habitat reserve areas) is a component of the CERCLA remedy for the Parker Flats MRA Phase II; therefore, the CERCLA restriction cannot be removed until the Army and EPA in consultation with DTSC agree that the land use may be conducted in a manner protective of human health and the environment without the LUC. Removal of the CERCLA restrictions prohibiting inconsistent uses would have no effect on the deed provisions against inconsistent uses. The deed provisions originate from the Federal Endangered Species Act and the Environmental Impact Statement for Fort Ord base closure and will run with the land.

## 4.7 Long-Term Management Measures

The LUCIP/OMP also describes the following LTMM implementation defined in the ESCA and supporting documents. FORA will implement post-Site Closeout LTO through the ESCA 2028 performance period. The LTOs to be implemented include long-term review, monitoring, and operation and maintenance activities/reporting required to maintain the effectiveness of the remedy. Site Closeout is defined as the time after FORA has performed all the environmental services except LTO per the ESCA (Section 1.2) and the AOC. The MOA with DTSC includes an Annual LUC Report Outline, which has been expanded to fulfill the requirements of this LUCIP/OMP and the LTOs (Appendix J).

### 4.7.1 LUCIP/OMP Annual Inspections

LUCIP/OMP compliance includes annual on-site inspection of the Group 1 MRAs, review of local building and planning department records, and Construction Support After Action Reports that show the number of suspect munitions finds and confirmed MEC finds in the Group 1 MRAs. For reference, the Annual LUC Report Outline has been expanded to fulfill the requirements in this LUCIP/OMP (Appendix J).

### 4.7.2 Annual LUC Monitoring Reports

The LUCIP/OMP annual inspections and record review results will be summarized by FORA in an annual LUC status report using a letter report format. MPC, the County, and the City have agreed to conduct annual LUC reporting upon property transfer as established in the executed MOA with DTSC and State CRUPs. The existing MOA with DTSC Annual LUC Report Outline has been expanded to include and fulfill the requirements in this LUCIP/OMP (Appendix J). Annual LUC monitoring reports cover the period from July 1 to June 30 of each year. MPC, the County, and the City will submit annual LUC monitoring reports to FORA by September 1 of each year (within 60 days). FORA will compile the annual LUC monitoring reports and submit them to the Army, EPA, and DTSC in annual LUC status reports within 90 days following receipt of reports from MPC, the County and the City.

FORA is responsible for compiling and submitting the annual LUC monitoring reports to the EPA and DTSC. FORA is also responsible for preparation and submittal of annual MEC letter reports to the EPA and DTSC summarizing any MEC found and changes in site conditions that could increase the possibility of encountering MEC; the submittal of the annual LUC status report satisfies this requirement. The annual LUC status reports will also be provided to the Army for inclusion in the five-year reviews.

### 4.7.3 CERCLA Five-Year Reviews

The Army shall conduct five-year reviews of the Group 1 remedy as required by CERCLA and the National Contingency Plan. Five-year reviews will be conducted by the Army in accordance with CERCLA Section 121(c) and the Fort Ord FFA. The five-year review will evaluate the protectiveness of the selected remedy. Based on the evaluation, the selected LUCs may be modified or discontinued, with Army, EPA, and DTSC approval (Section

4.9.3). FORA may assist the Army in these five-year reviews as defined in the ESCA. The EPA and DTSC review the five-year review reports, provide comments to the Army, and concur with the findings as appropriate. Five-year review involves a comprehensive assessment of the remedy performance of the environmental and munitions cleanup programs and its ongoing protectiveness of human health and the environment. The selected LUCs may be modified by the Army, with the approval of the EPA and DTSC, in the future based on the five-year review process.

#### 4.8 Notification Should Action(s) Interfere with LUCIP/OMP Effectiveness

Within seventy-two (72) hours of discovery of any activity on the property that is inconsistent with the Group 1 LUCIP/OMP objectives, the County, City, and MPC shall notify FORA and FORA shall notify EPA, DTSC, and the Army (Section 5.1.8). Examples of inconsistent activities include not executing requirement for munitions recognition and safety training or construction support; violating State CRUPs prohibiting residential uses; or not meeting local digging and excavation ordinances and local permitting requirements. This reporting requirement is separate from the annual LUC monitoring and reporting requirements of Sections 5.1.7 and 5.2.7.

Within forty-five (45) days of identifying a LUCIP/OMP inconsistency, FORA, in consultation with the County, City, and/or MPC shall identify the LUCIP/OMP inconsistency cause, and evaluate and implement any necessary changes to avoid future non-compliance, and FORA shall notify EPA, DTSC, and the Army of the evaluation and actions taken. This reporting requirement does not preclude the Army from taking immediate action to prevent exposure. This reporting requirement will enable the Army to take appropriate action to ensure the effectiveness of the remedy.

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## 4.9 Additional Response or Remedy Modification

### 4.9.1 Additional Investigation or Follow-up Action

If the Army and EPA, in consultation with DTSC, determines that additional investigation is necessary within a Group 1 MRA, the property owner will cease all development activities in the identified portion of the MRA. FORA will notify the property owner of the additional investigation and will coordinate with the property owner during additional actions. FORA will conduct any additional investigation required by EPA and DTSC pursuant to the AOC, except Army Obligations. FORA will conduct such additional investigation in accordance with an approved work plan, if within the scope of its obligation under the AOC and the ESCA. EPA, in consultation with DTSC, will evaluate and approve the results of the additional investigation. The agency consultation process will be completed by the EPA and DTSC as expeditiously as practicable.

If EPA determines that additional investigation and/or action is required that is not within the scope of FORA obligations under the AOC and ESCA, EPA will advise the Army that it is obligated under the FFA to conduct the investigation and/or action. Additional action will be conducted in accordance with an approved work plan. EPA, in consultation with DTSC, will evaluate and approve the results of the investigation and/or response action. The agency consultation process will be completed by the EPA and DTSC as expeditiously as practicable. If additional investigation is necessary by the Army, the agency consultation process and timelines will be completed per the FFA.

The Army retains full responsibility for Army obligations pursuant to the ESCA “Army obligations.” Nothing shall require FORA to assume responsibility for any Army Obligation, as contractor to the Army, under the terms of the ESCA.

Although the Army has already transferred the responsibilities to implement, maintain, monitor, and enforce LUCs to another party by contract, property transfer agreement, or through other means, the Army retains the ultimate responsibility for remedy integrity. Future property owners will also have responsibilities to act in accordance with the LUCs as specified in the deed(s).

If additional evaluation or work or modification of the selected remedy is proposed based on five-year review, it will be implemented in accordance with Paragraph 34 of the AOC, and/or Section C.4.1.7 of the ESCA. The Army is ultimately responsible for remedy integrity.

### 4.9.2 Remedy Modification – Remedy No Longer Protective

If the Army and EPA, in consultation with DTSC, determine that the selected remedy for the Group 1 MRAs is no longer protective, FORA will propose and the Army and EPA will jointly select an additional response action or modification of the remedy to be implemented by FORA if within the scope of its obligations under the AOC and the ESCA. 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 Explanation of Significant Differences (ESD) or ROD Amendment, as appropriate.

### 4.9.3 Remedy Modification – Discontinue Portion of LUC Remedy

As specified in the RODs, LUCs identified in the Group 1 ROD and Track 2 ROD will be maintained until Army, EPA, and DTSC concur that the land use may be conducted in a manner protective of human health and the environment without the LUCs. This concurrence may be based on: 1) new information (e.g., limited geophysical mapping, site development); or 2) where the depth of soil disturbance related to ground-disturbing or intrusive activities is sufficient to address the uncertainty of MEC remaining in the subsurface and any MEC encountered during such activities is removed.

If the Army and EPA, in consultation with DTSC, determine that the selected LUC remedy, or components of the remedy, are no longer necessary to protect human health and the environment, the ROD may be modified, as appropriate, to remove the specific LUC requirement for all or a portion of the Group 1 MRAs.

If the MEC-related data collected during the development of the reuse areas indicate that the construction support LUC is no longer necessary, the ROD requirement for construction support may be discontinued for the developed reuse areas with Army, EPA, and DTSC approval. Any such proposal that would modify the remedy or performance objectives of the selected remedy must also be coordinated with the Army, EPA, and DTSC. FORA, the County, the City, and MPC may prepare the MEC-related data proposal and present it to the Army, EPA, and DTSC for review to determine if the LUC may be removed.

The MOA with DTSC, State CRUPs, RODs, and deeds ensure any future proposals to remove residential use restrictions within the Group 1 MRAs require review and approval by Army, EPA, and DTSC. As indicated in Section 1.4.6, DTSC may require additional verification equivalent to the DTSC residential protocol before termination of the residential use restrictions in the State CRUPs for the areas designated for future non-residential development reuse or habitat reserve. The LUC requirements are components of the CERCLA remedy for the Group 1 MRAs, therefore, they cannot be removed from the deeds and State CRUPs until the Army and EPA in consultation with DTSC agree that the land use may be conducted in a manner protective of human health and the environment without the LUC. Only when the requirement under the CERCLA remedy is removed, the property owner can initiate the administrative processes to remove the restriction from the deeds and State CRUPs.

The MOA with DTSC, State CRUPs, and Group 1 ROD ensure any future proposals to remove restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) within the Parker Flats MRA Phase II require review and approval by the Army, EPA, and DTSC. The requirement for the restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) is a component of the CERCLA remedy for the Parker Flats MRA Phase II; therefore, the CERCLA restriction cannot be removed until the Army and EPA, in consultation with DTSC, agree that the land use may be conducted in a manner protective of human health and the environment without the LUC. Removal of the CERCLA restrictions prohibiting inconsistent uses would have no effect on the deed provisions against inconsistent uses. The deed provisions originate from the Federal Endangered Species Act and the Environmental Impact Statement for Fort Ord base closure and will run with the land.

## 5.0 LAND USE CONTROL OPERATION AND MAINTENANCE

This section presents responsibilities for operation and maintenance of the LUC remedy implementation actions identified in Section 4.0 to facilitate long-term compliance with the LUC remedy objectives. Responsibilities for the operation and maintenance of LUCs, including monitoring, inspecting, and reporting requirements, of FORA, MPC, the County, the City, Army, and property owners are provided in the following subsections.

The Army retains ultimate responsibility for remedy integrity. FORA, per the ESCA and AOC, is responsible for implementing, inspecting, reporting, and enforcing the LUC requirements until 2028.

### 5.1 FORA Responsibilities

FORA's responsibilities during the operation and maintenance of the LUCs remedy for the Group 1 MRAs are identified below. These responsibilities are currently assigned to FORA, but will eventually be transferred to FORA's successor in interest (Section 1.2.1). FORA has entered into agreements with MPC, the County, and the City to conduct certain activities during the operation and maintenance of the LUCs remedy. However, FORA remains responsible to the Army for operation and maintenance of the LUCs remedy, including responsibility for those activities MPC, the County, and the City have agreed to conduct. Specific activities that MPC, the County, and the City have agreed to conduct are identified in Section 5.2.

#### 5.1.1 Munitions Recognition and Safety Training

FORA is responsible for maintenance of munitions recognition and safety training materials, monitoring implementation of the training requirements, and compiling the annual LUC status report of training activities to DTSC. Munitions recognition and safety training materials have been developed (Section 4.2).

FORA will conduct the following activities during operation and maintenance of the munitions recognition and safety training LUC:

- FORA will maintain training resources and materials including the MEC Safety Guide, web-based training materials, web hosting services, and maintenance of web-based training resources.
- FORA will monitor property owner, MPC, the County, and the City implementation and enforcement of training responsibilities, including notifications, distribution of MEC Safety Guide, excavation permit training requirements, and annual monitoring and reporting.
- FORA will compile annual training statistics and status information from the annual LUC monitoring reports received from MPC, the County, and the City and transmit to the Army, EPA, and DTSC as part of annual LUC status reports.

## 5.1.2 Construction Support

FORA is responsible for monitoring MPC, the County, and City implementation of construction support under the County and City digging and excavation ordinances.

In the unlikely event that MEC is found during construction support, FORA is responsible for notifications of MEC finds and assessment of MEC finds including additional investigations or other actions necessary as a result of MEC finds. FORA is responsible for compiling the annual reporting of construction support activities as part of the annual LUC status report.

FORA will conduct the following activities during operation and maintenance of the construction support LUC:

- FORA will monitor the County and the City implementation and enforcement of the digging and excavation ordinances, including excavation permitting, to ensure compliance with construction support requirements.
- FORA will ensure notification of the Army, EPA, and DTSC of reported MEC finds during construction support activities, including ensuring initial notification occurs within 24 hours of a MEC find, distribution of Fort Ord MEC Incident Recording Forms and distribution of FORA MEC Find Notification forms submitted to FORA during construction support.
- FORA will coordinate with property owners, Army, EPA, and DTSC on appropriate on-site construction support requirements, including use of anomaly avoidance techniques, for projects involving less than ten [10] cy of soil disturbance in areas with moderate to high probability of encountering MEC.
- After the response to a suspect munitions item during on-call construction support, if the suspect munitions item is determined to be MEC, and if within the scope of its obligations under the AOC and the ESCA, FORA will assess the probability of encountering additional MEC. Such assessment may include additional investigation, which will be coordinated with the Army, EPA, and DTSC. As part of the assessment, FORA will evaluate available historical records, onsite investigation data, and other physical evidence, such as: MEC items that have been found to-date during the ongoing construction project; most-recent five-year review; and annual reports since the most recent five-year review.
- If EPA, in consultation with DTSC, determines that additional investigation is required as part of the assessment, FORA will conduct such investigation in accordance with an approved work plan, if within the scope of its obligations under the AOC and ESCA. EPA, in consultation with DTSC, will evaluate and approve the results of the additional investigation.
- FORA will conduct MEC find assessments for MEC finds reported on Group 1 MRAs to develop a recommendation for the probability of encountering MEC (Section 4.3.5). FORA will complete the required MEC find assessment and submit the assessment and proposed determination of the probability of encountering MEC at the site or recommendation for additional investigation or response at the site

within 20 days of an MEC find. FORA will document the assessment and proposed determination on the FORA MEC Finds Assessment form (Appendix I).

- After conducting a MEC find assessment, FORA will propose to the Army, EPA, and DTSC an appropriate site level determination (low or moderate/high), and a recommendation for the level of construction support appropriate for the site conditions (Section 4.3.5). The agency consultation process will be completed as expeditiously as practicable. The probability of encountering MEC and the resulting level of construction support will be determined jointly by the Army and EPA, in consultation with DTSC. If the probability of encountering MEC is determined by the Army and EPA in consultation with the DTSC, to remain low, work may resume with on-call construction support. If the probability of encountering MEC is moderate/high, FORA will propose, and the Army and EPA in consultation with DTSC will determine, an appropriate follow-on action to be implemented by FORA, if within the scope of its obligation under the AOC and the ESCA. If an existing CERCLA decision document has addressed this contingency, FORA will implement the required action if within the scope of its obligations under the AOC and the ESCA.
- Notwithstanding the foregoing, nothing herein shall be construed to require FORA to assume responsibility for any Army obligation, as such term is defined in the ESCA and the AOC. After the response, and if not within the scope of FORA's obligations under the AOC and the ESCA, the Army, in consultation with the DTSC and EPA, shall proceed with MEC removal within the construction footprint before construction resumes.
- FORA will compile information on construction support activities from annual LUC monitoring report information received from MPC, the County, and the City and transmit to Army, EPA, and DTSC as part of annual LUC status report.

### 5.1.3 Access Management Measures

FORA is responsible for reviewing property transfers and development projects to ensure access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) are included in property deeds and monitoring compliance with access management measures.

FORA will conduct the following activities during operation and maintenance of the access management measures LUC:

- FORA will ensure access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) are included as provisions in deeds transferring property to the County. FORA is also responsible for notifying the County of the deed restrictions and property owner LUC obligation.
- FORA will compile annual LUC monitoring information on access management measures received from the County, verify compliance with requirements for access management measures, and transmit to Army, EPA, and DTSC in an annual LUC status report.

#### 5.1.4 Residential Use Restriction

FORA is responsible for reviewing property transfers and development projects to ensure residential use restrictions remain in property deeds and monitoring compliance with the residential use restrictions in the Federal deeds and State CRUPs.

FORA will conduct the following activities during operation and maintenance of the residential use restriction LUC:

- FORA will ensure residential use restriction in Federal deeds remain as provisions in deeds transferring property to MPC, the County, and the City. FORA is also responsible for notifying MPC, the County, and the City of the deed restrictions and property owner LUC obligation.
- FORA will provide at least 60-day prior notice to the Army, EPA, and DTSC of Group 1 MRA property transfers to the County, City, and MPC. The notice shall reference residential use restrictions and other environmental protection provisions in the Federal deeds and State CRUPs.
- FORA will compile annual LUC monitoring information on use restrictions received from MPC, the County, and the City, verify compliance with residential use restrictions, and transmit to Army, EPA, and DTSC in an annual LUC status report.

#### 5.1.5 Restrictions Prohibiting Inconsistent Uses

FORA is responsible for reviewing property transfers to ensure restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) remain in property deed and monitoring compliance with the restrictions against inconsistent uses in the Federal deed.

FORA will conduct the following activities during operation and maintenance of the restrictions against inconsistent uses LUC:

- FORA will ensure restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) in the Federal deed remain as provisions in the deed transferring property to the County. FORA is also responsible for notifying the County of the deed restrictions and property owner LUC obligation.
- FORA will provide at least 60-day prior notice to the Army, EPA, and DTSC of Parker Flats MRA Phase II property transfer to the County. The notice shall reference restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) and other environmental protection provisions in the Federal deed.
- FORA will compile annual LUC monitoring information on use restrictions received from the County, verify compliance with inconsistent use restrictions (applicable to the Parker Flats MRA Phase II habitat reserve areas), and transmit to Army, EPA, and DTSC in an annual LUC status report.

### 5.1.6 Long-Term Management Measures

FORA will conduct the following long-term management measures during operation and maintenance of the LUCs:

- FORA will notify the Army, EPA, and DTSC of any MEC-related data identified during use of the property and report results of monitoring activities annually.
- FORA will implement post-site closeout long-term obligations through the ESCA 2028 performance period, at which time responsibility will revert to the Army. The long-term obligations to be implemented include long-term review, monitoring, operation and maintenance activities, and reporting required to maintain the effectiveness of the remedy. Site closeout is defined as the time after FORA has performed all the environmental services except long-term obligations. The Annual LUC Report Outline will be used to fulfill this LTO (Appendix J).

### 5.1.7 Annual LUC Monitoring and Reporting

FORA is responsible for compiling annual LUC monitoring reports received from MPC, the County, and the City and submittal to the Army, EPA, and DTSC in an annual LUC status report. The annual LUC inspections and monitoring reports are completed by MPC, the County, and the City and submitted to FORA. FORA then compiles the reports for submittal to DTSC. The annual LUC status reports will be shared with the Army and EPA. Annual LUC monitoring reports and annual LUC status reports cover all environmental restrictions, covenants and controls for the properties, including the munitions recognition and safety training, construction support, access management measures (applicable to Parker Flats MRA Phase II habitat reserve areas), residential use restrictions, and restrictions prohibiting inconsistent uses (applicable to Parker Flats MRA Phase II habitat reserve areas).

FORA will conduct the following LUCs monitoring and reporting during operation and maintenance of the LUCs.

- FORA will monitor MPC, the County, and the City compliance with LUC monitoring and reporting obligations per the MOA with DTSC.
- FORA will submit the annual LUC status reports to the Army, EPA, and DTSC within 90 days following receipt of annual LUC monitoring reports from MPC, the County, and the City. The County is responsible for compiling and submitting annual LUC monitoring reports received from MPC and the City after FORA ceases to exist.
- FORA is responsible for submitting an annual letter report to the EPA and DTSC summarizing any MEC found and changes in site conditions that could increase the possibility of encountering MEC. As part of compiling annual LUC monitoring reports, FORA will include a summary of any MEC found and changes in site conditions that could increase the probability of encountering MEC within the Group 1 MRAs. The submittal of the annual LUC status report satisfies this requirement.

### 5.1.8 Notification Should Action(s) Interfere with LUCIP/OMP Effectiveness

FORA is responsible for notifying EPA, DTSC, and the Army, within seventy-two (72) hours of discovery of activity on the property that is inconsistent with the Group 1 LUCIP/OMP. This FORA reporting requirement is separate from the annual LUC monitoring and reporting requirements of Section 5.1.7.

- Within forty-five (45) days of identifying a LUCIP/OMP inconsistency, FORA, in consultation with the County, City, and/or MPC, shall identify the LUCIP/OMP inconsistency cause. FORA will evaluate and implement any necessary changes to avoid future non-compliance. The evaluation and any recommended changes to avoid future non-compliance will be reviewed and approved by the Army, EPA and DTSC before implementation.
- FORA is responsible for implementing corrective actions necessary to ensure the effectiveness of the LUC remedy.

This reporting and corrective action requirement does not preclude the Army from taking immediate action to prevent exposure. This reporting and corrective action requirement will enable FORA and the Army to take appropriate action to ensure the effectiveness of the remedy.

### 5.1.9 Additional Response or Remedy Modification

If the Army and EPA, in consultation with DTSC, determines that the LUC remedy is not protective of human health and the environment, the property owner will cease all development activities in the area of concern within the MRA. Under the AOC and ESCA, FORA is responsible for undertaking further response actions, if within its obligations. Under the ESCA, FORA will conduct any additional response actions as required by EPA and DTSC pursuant to the AOC, except Army Obligations.

FORA will conduct the following additional response actions and remedy modification activities during operation and maintenance of the LUCs.

- If the Army and EPA, in consultation with DTSC, determine that the selected remedy is no longer protective, FORA will propose and the Army and EPA will jointly select, an additional response action or modification of the remedy. Additional response actions will be implemented by FORA if within the scope of its obligation under the AOC and the ESCA. 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.

### 5.1.10 Notice of FORA Planned Property Conveyance

At least 60 days prior to conveyance of the property to any other agency, person, or entity, FORA shall provide notice to the Army, EPA, and DTSC of such intended conveyance. The notice shall describe the mechanism by which LUCs will continue to be implemented, maintained, inspected, reported, and enforced.



### 5.1.11 LUC Enforcement

FORA is responsible under the ESCA and AOC for long-term obligations, including the operation and maintenance of LUCs. The EPA monitors and enforces these FORA requirements under the provisions of the AOC. The Army monitors and enforces FORA long-term obligation requirements under provisions in the ESCA.

Should FORA discover any activities inconsistent with the LUC remedy objectives, FORA shall notify Army, EPA, and DTSC of the discovery, identify the LUCIP/OMP inconsistency cause, and evaluate and implement any necessary changes to avoid future non-compliance. This reporting requirement does not preclude the Army from taking immediate action to prevent exposure. This reporting requirement will enable FORA and the Army take appropriate action to ensure the effectiveness of the remedy.

FORA is responsible for ensuring MPC, the County, the City fulfill their LUC operation and maintenance obligations, including the monitoring and reporting responsibilities under the MOA with DTSC. This reporting requirement will enable FORA and the Army to take appropriate action for ensuring MPC, the County, and the City are notified of the LUC requirements and comply with the LUC requirements and activities identified in this LUCIP/OMP.

## 5.2 MPC, County, and City Responsibilities

The County and the City are responsible for implementation of the digging and excavation ordinances applicable to the Group 1 MRAs, including annual notifications to property owners and administering excavation permitting to include construction support requirements. The County, as property owner, is responsible for implementation and maintenance of access management measures for the portions of Parker Flats MRA Phase II designated for habitat reserve. The MPC, the County, and the City are responsible for annual LUC monitoring and annual reporting to FORA per the MOA with DTSC. The MPC, the County, and the City are responsible for maintaining use restrictions in deeds and ensuring the deed provisions remain in place for the Group 1 MRAs. As Group 1 MRA property owners, MPC, the County, and the City are also responsible for the property recipient responsibilities identified in Section 5.3.

Within seventy-two (72) hours of discovery of any activity on the property that is inconsistent with the Group 1 LUCIP/OMP, the County, City, and/or MPC shall notify FORA, and FORA shall notify EPA, DTSC, and the Army. Examples of inconsistent activities include: not executing requirement for munitions recognition and safety training or construction support; violating State CRUPs prohibiting residential uses; or not meeting County and City digging and excavation ordinances and local permitting requirements. This reporting requirement is separate from the annual LUC monitoring and reporting requirements of Sections 5.2.8 and 5.2.9.

### 5.2.1 Munitions Recognition and Safety Training

The County and the City are responsible for providing annual notification to Group 1 MRA property owners of munitions recognition and safety training requirements, including delivery of the MEC Safety Guide and requiring munitions recognition and safety training during construction support per excavation permits. MPC, the County, and the City are responsible for annual monitoring and reporting of the training requirements.

MPC, the County, and the City will conduct the following activities during operation and maintenance of the munitions recognition and safety training LUC:

- The County and the City will provide annual notification to Group 1 MRA property owners and other land users (related to habitat management and utilities serving the property) of the obligation to follow the County and City digging and excavation ordinances, including requirement to provide MEC Safety Guide to every worker conducting ground-disturbing or intrusive activities. Property owners and/or land users will be reminded of the requirement to deliver a copy of the MEC Safety Guide to all site workers conducting ground-disturbing or intrusive activities.
- The County and the City will maintain and enforce requirement for munitions recognition and safety training as a condition for excavation permits for Group 1 properties under digging and excavation ordinance.
- MPC, the County, and the City will ensure all MPC, County and City workers, including contractors, conducting ground-disturbing or intrusive activities on the Group 1 MRAs receive munitions recognition and safety training and a copy of the MEC Safety Guide.
- MPC, the County, and the City will compile annual munitions recognition and safety training statistics for the Group 1 MRAs from construction support excavation permits, Construction Support After Action Reports, and the training web site and will report to FORA as part of annual LUC monitoring and reporting.

### 5.2.2 Construction Support

As permitting agencies, the County and City are responsible for monitoring and enforcing construction support requirements at the Group 1 MRAs for excavation permit requirements under the digging and excavation ordinances. The County and the City are responsible for consultation with Army, EPA, and DTSC regarding construction support requirements prior to issuing excavation permits. MPC, the County, and the City are responsible for annual monitoring and reporting of the construction support activities.

MPC, the County, and the City will conduct the following activities during operation and maintenance of the construction support LUC:

- The County, and the City will implement and enforce the digging and excavation ordinance, including annual notification requirements and excavation permitting requirements.

- The County and the City, in consultation with FORA, will determine the level of construction support required on a case-by-case and project specific basis during the excavation permitting process.
- The County and the City will consult with Army, EPA, and DTSC on project and site-specific construction support requirements prior to issuing excavation permits, including review and finalization of construction support plans (Section 4.3.1.2).
- MPC, the County, and the City will monitor and enforce property owner and permittee requirements for response to suspect munitions finds, including stopping work, notifications to local law enforcement personnel, FORA notification, and conditions for re-start of work.
- The County and the City, as permitting agencies, will ensure Construction Support After Action Reports are received from permittees and distributed by permittees to FORA, Army, EPA, and DTSC.
- MPC, the County, and the City will conduct annual construction support LUC monitoring and reporting including site inspections to verify no unpermitted projects, review of excavation permits to verify compliance with requirement for construction support, compile excavation permit and construction support statistics (including statistics for on-site construction support projects involving less than ten [10] cy of soil disturbance), and report on excavation permits and construction support to FORA, Army, EPA, and DTSC as part of annual LUC monitoring and reporting.

### 5.2.3 Access Management Measures

The County is responsible for monitoring and enforcing access management measures for the portions of Parker Flats MRA Phase II designated for habitat reserve.

The County will conduct the following activities during operation and maintenance of the access management measures LUC:

- The County will conduct annual access management measures LUC monitoring and reporting including inspections of informational displays and assessment of formally reported trespassing incidents and citations from law enforcement to verify compliance with access management requirements applicable to the Parker Flats MRA Phase II habitat reserve, and report findings to FORA, Army, EPA, and DTSC as part of annual LUC monitoring and reporting.
- The County will conduct annual inspections of the property deed to verify access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) remain in place as part of annual LUC monitoring and reporting.

### 5.2.4 Residential Use Restriction

MPC, the County, and the City are responsible for maintaining and enforcing residential use restrictions for the Group 1 MRAs in property deeds and monitoring compliance with the residential use restrictions in the Federal deeds and State CRUPs.

The MPC, the County, and the City will conduct the following activities during operation and maintenance of the residential use restriction LUC.

- MPC, the County, and the City will maintain the residential use restrictions placed on the properties in the Federal deeds, including ensuring deed restrictions remain on property through future property transfer deeds. MPC, the County, and the City will notify new property owners of deed restrictions and obligations.
- MPC, the County, and the City will conduct annual inspections of property deeds and annual physical inspections of the properties to verify residential use restrictions remain in place as part of annual LUC monitoring and reporting.
- MPC, the County, and the City will notify FORA, Army, EPA, and DTSC of any proposed changes in land use or development projects and the determination that such projects are consistent with the residential use restriction.
- MPC, the County, and the City will coordinate Army, EPA, and DTSC review of any proposals to remove the residential use restrictions.

### 5.2.5 Restrictions Prohibiting Inconsistent Uses

The County is responsible for maintaining restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) for the Parker Flats MRA Phase II in the property deed and monitoring compliance with the restrictions against inconsistent uses in the Federal deed.

The County will conduct the following activities during operation and maintenance of the restrictions against inconsistent uses LUC.

- The County will maintain and enforce the restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) placed on the property in the Federal deed, including ensuring deed restrictions remain on property through future property transfer deeds. The County will notify new property owners of deed restrictions and obligations.
- The County will conduct annual inspections of the property deed and annual physical inspections of the property to verify restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) remain in place as part of annual LUC monitoring and reporting.
- The County will notify FORA, Army, EPA, and DTSC of any proposed changes in land use and the determination that such changes are consistent with the restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas).
- The County will coordinate Army, EPA, and DTSC review of any proposals to remove the CERCLA restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas). Removal of the CERCLA restrictions prohibiting inconsistent uses would have no effect on the deed provisions against inconsistent uses. The deed provisions originate from the Federal Endangered

Species Act and the Environmental Impact Statement for Fort Ord base closure and will run with the land.

## 5.2.6 Long-Term Management Measures

MPC, the County, and the City will conduct the following long-term management measures during operation and maintenance of the Group 1 MRA LUCs.

- MPC, the County, and the City will notify FORA, Army, EPA, and DTSC, as soon as practicable, of any MEC-related data identified during use of the property.
- MPC, the County, and the City will monitor compliance with residential use restrictions in the property deeds as described in Section 5.2.4.
- The County will monitor compliance with restrictions prohibiting inconsistent use (applicable to the Parker Flats MRA Phase II habitat reserve areas) in the property deed as described in Section 5.2.5.
- The County will monitor compliance with access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) as part of annual LUC monitoring and reporting as described in Section 5.2.7.
- MPC, the County, and the City will perform annual LUC monitoring and reporting as described in Sections 5.2.8 and 5.2.9.

## 5.2.7 LUCIP/OMP Annual Inspections

MPC, the County, and the City are responsible for compliance with the LUC remedy for the Group 1 MRAs through annual on-site inspections and review of local building and planning department records, and construction support MEC finds report review. MPC, the County, and the City will conduct the following annual inspection requirement during operation and maintenance of the Group 1 MRA LUCs.

- MPC, the County, and the City will compile annual munitions recognition and safety training statistics from construction support excavation permits, Construction Support After Action Reports, and training, and will report to FORA as part of annual LUC monitoring and reporting as described in Section 5.2.1.
- MPC, the County, and the City will conduct annual construction support LUC monitoring and reporting including site inspections to verify no unpermitted projects have occurred, review of excavation permits to verify compliance with requirement for construction support, compile excavation permit and construction support statistics (including on-site construction support projects involving less than ten [10] cy of soil disturbance) and report on excavation permits and construction support to FORA, Army, EPA, and DTSC as part of annual LUC monitoring and reporting as described in Section 5.2.2.
- The County will conduct annual physical inspections of the Parker Flats MRA Phase II habitat reserve areas and assess formally reported trespass incidents and citations from law enforcement to verify access management measures are maintained and

adequate to discourage access by unauthorized personnel to habitat reuse areas outside of trails as part of annual LUC monitoring and reporting described in Section 5.2.3.

- MPC, the County, and the City will conduct annual inspections of property deeds and annual physical inspections of the properties to verify residential use restrictions remain in place as part of annual LUC monitoring and reporting as described in Section 5.2.4.
- The County will conduct annual inspections of property deed and annual physical inspections of the habitat reserve area to verify restrictions prohibiting inconsistent use (applicable to the Parker Flats MRA Phase II habitat reserve areas) remain in place as part of annual LUC monitoring and reporting as described in Section 5.2.5.
- For reference, the following is provided in this LUCIP/OMP: Appendix J – Former Fort Ord Land Use Covenant Reporting Outline.

## 5.2.8 Annual LUC Monitoring Reports

MPC, the County, and the City are responsible for conducting annual LUC inspections and monitoring for the Group 1 MRAs and submitting annual LUC monitoring reports to FORA. FORA will compile the reports received from MPC, the County, and the City and submit them to the Army, EPA, and DTSC in annual LUC status reports. Annual LUC monitoring reports and annual LUC status reports cover all environmental restrictions, covenants and controls for the properties, including the munitions recognition and safety training, construction support, access management measures (applicable to Parker Flats MRA Phase II habitat reserve areas), residential use restrictions, and restrictions prohibiting inconsistent uses (applicable to Parker Flats MRA Phase II habitat reserve areas).

MPC, the County, and the City will conduct the following LUCs monitoring and reporting during operation and maintenance of the LUCs.

- MPC, the County, and the City will conduct annual LUC monitoring and inspection obligations per the MOA with DTSC.
- MPC, the County, and the City will submit the annual LUC monitoring and inspection reports to FORA by September 1 of each year covering the period July 1 to June 30 of the previous year.
- After FORA ceases to exist, the County will compile and submit the annual LUC status reports to the Army, EPA, and DTSC within 90 days following receipt of annual LUC monitoring reports from MPC and the City.
- MPC, the County, and the City have agreed to conduct annual LUC monitoring and reporting upon property transfer, as established in the MOA with DTSC and State CRUPs. The LUC annual inspections and record review results will be summarized in an annual LUC monitoring report (Appendix J).

### 5.2.9 Notice of Planned Property Conveyances

MPC, the County, and the City (as jurisdictions under the MOA with DTSC) are responsible for monitoring Group 1 property transfer to ensure use restrictions, LUC and State CRUPs restrictions, are maintained in future deeds. Army, EPA, and DTSC will be notified of property transfers through annual LUC monitoring reports, which will include MPC, the County or the City verification of property transfer compliance with deed restriction, LUC and State CRUPs requirements.

### 5.2.10 LUC Enforcement

MPC, the County, the City are responsible for fulfilling their LUC operation and maintenance obligations for the Group 1 MRAs, including the monitoring and reporting responsibilities under the MOA with DTSC, State CRUPs, and deed restrictions.

The County and the City are responsible for implementing and enforcing the requirements of the County and City digging and excavation ordinances for the Group 1 MRAs.

## 5.3 Property Recipient Responsibilities

The future property owners, including MPC, the County, and the City, are responsible for compliance with LUCs, deed restrictions, and State CRUPs. Property owner responsibilities are implemented through the digging and excavation ordinances, deed restrictions, and the State CRUPs and include provisions to comply with the munitions recognition and safety training, construction support, access management measures, residential use restriction, and restrictions against inconsistent uses LUCs.

### 5.3.1 Munitions Recognition and Safety Training

The property owner is responsible for ensuring all personnel conducting ground-disturbing or intrusive activities are aware of and comply with the munitions recognition and safety training program requirement before engaging in ground-disturbing or intrusive activities within the Group 1 MRAs. The property owner will conduct the following training requirements during operation and maintenance of the Group 1 MRA LUCs.

- Property owners at time of transfer will notify any subsequent property owners, assigns, leases or site users of the requirements of the digging and excavation ordinances, including requirements for munitions recognition and safety training, and construction support.
- Property owners and/or land users will annually deliver a copy of the MEC Safety Guide to personnel conducting ground-disturbing or intrusive activities and, at time of transfer, to any subsequent property owners, assigns, leases or site users.
- Property owners will ensure that construction support requirements for munitions recognition and safety training are implemented and personnel conducting ground-disturbing or intrusive activities receive required training.
- Property owners will document and maintain records of compliance with training requirements through the duration of the construction support project.

### 5.3.2 Construction Support

The property owner is responsible for compliance with the excavation permitting and construction support requirements of the County and City digging and excavation ordinances applicable to the Group 1 MRAs. The property owner will conduct the following construction support requirements during operation and maintenance of the Group 1 MRA LUCs.

- Property owners will comply with County and City excavation permitting requirements of the digging and excavation ordinances, including requirements for construction support and after action reporting. For projects involving more than ten (10) cy of soil disturbance, regardless of the probability of encountering MEC, and projects involving less than ten (10) cy of soil disturbance in areas with moderate to high probability of encountering MEC, property owner will confirm appropriate construction support requirements with FORA prior to conducting ground-disturbing or intrusive activities. For projects involving less than ten (10) cy of soil disturbance in areas with low probability of encountering MEC, property owner will provide the MEC Safety Guide and Army Safety Alert pamphlet to construction personnel prior to start of ground-disturbing or intrusive activities.
- Property owner and/or land user will obtain construction support prior to conducting ground-disturbing or intrusive activities on Group 1 properties.
- Property owner and/or land user will retain UXO contractor to provide construction support services including a construction support plan, construction support services, and after action reporting.
- Property owner will provide initial notification within 24 hours to FORA of MEC finds and will prepare (through their required UXO support contractor) and submit a FORA MEC Find Notification Form (use template in Appendix I) to FORA as soon as practicable.
- Property owner (through their required UXO support contractor) will prepare and submit a Fort Ord MEC Incident Recording Form (use template in Appendix I) to FORA, Army, EPA, and DTSC within 24 hours of military EOD response.
- Property owner (through their required UXO support contractor), as a permittee, will prepare and submit a Construction Support After Action Report (use template in Appendix I) for permitted on-call and permitted on-site construction support projects to the permitting agency, FORA, Army, EPA and DTSC within 30 days of project completion.
- Property owner (through their required UXO support contractor) will prepare and submit a Construction Support After Action Report (use template in Appendix I) for on-site construction support projects that do not require a permit to FORA, Army, EPA and DTSC within 30 days of project completion.

### 5.3.3 Access Management Measures

Future property owners, including the County, will conduct the following activities during operation and maintenance of the access management measures LUC at the portions of Parker Flats MRA Phase II designated for habitat reserve.



- Property owners will maintain existing informational displays, such as signs, kiosks, and/or display boards, providing safety information regarding potentially remaining MEC risks in nearby areas, for the portions of Parker Flats MRA Phase II designated for habitat reserve. Property owners will install and maintain additional signs, kiosks, or display boards, as needed, to meet performance objectives.
- Property owner will implement additional mitigation measures to discourage unauthorized access off of designated trails in Parker Flats MRA Phase II, such as fencing and security patrols, if informational displays are found to be ineffective.
- Property owners will allow access outside of trails for specific personnel conducting authorized activities in Parker Flats MRA Phase II (such as biologists performing habitat monitoring activities).
- Property owners will maintain the access management measures (applicable to the Parker Flats MRA Phase II habitat reserve areas) placed on the properties in the Federal deeds, including ensuring deed restrictions remain on property through future property transfer deeds.
- Property owners will cooperate with the County in conducting annual inspections of property to verify access management measures remain in place and are maintained for the portions of Parker Flats MRA Phase II designated for habitat reserve.

#### 5.3.4 Residential Use Restriction

Future property owners, including MPC, the County, and the City, will conduct the following activities during operation and maintenance of the residential use restrictions LUC at the Group 1 MRAs.

- Property owners will comply with residential use restrictions during use of the property.
- Property owners will maintain the residential use restrictions placed on the properties in the Federal deeds, including ensuring deed restrictions remain on property through future property transfer deeds.
- Property owners will cooperate with the County and/or City in conducting annual inspections of property to verify residential use restrictions remain in place.

#### 5.3.5 Restrictions Prohibiting Inconsistent Uses

Future property owners, including the County, will conduct the following activities during operation and maintenance of the restrictions against inconsistent uses LUC at the Parker Flats MRA Phase II.

- Property owners will comply with restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) during use of the property.
- Property owners will maintain the restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) placed on the properties in the Federal deed, including ensuring deed restrictions remain on property through future property transfer deeds.

- Property owners will cooperate with the County in conducting annual inspections of property to verify restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) remain in place.

### 5.3.6 Notice of Planned Property Conveyances

Prior to transfer of a Group 1 property, property recipients will be notified by the property owner of the property restrictions and LUC and State CRUPs compliance requirements. For initial property conveyance from FORA to MPC, the County, and the City, FORA (as property owner) will be responsible for providing deed restriction notifications. MPC, the County, and the City will be responsible for FORA-to-jurisdiction deed recordation. MPC, the County, and the City (as property owner) are responsible for providing property restriction notification in subsequent land transfers.

MPC, the County and the City (as jurisdictions under the MOA with DTSC) are responsible for monitoring property transfer to ensure use restrictions, LUC and State CRUPs restrictions are maintained in future deeds for the Group 1 properties. Army, EPA, and DTSC will be notified of property transfers through annual LUC monitoring reports, which will include MPC, the County or the City verification of property transfer compliance with deed restriction, LUC and State CRUPs requirements.

## 5.4 Army Responsibilities

The Army retains ultimate responsibility under CERCLA for remedy integrity. FORA, per the ESCA and AOC, is responsible for implementing, inspecting, reporting, and enforcing the LUCIP/OMP requirements on behalf of the Army until 2028.

### 5.4.1 Munitions Recognition and Safety Training

The Army is responsible for monitor implementation, operation and maintenance of the munitions recognition and safety training set forth in this LUCIP/OMP to ensure FORA compliance with requirements of the LUC remedy.

- The Army will review annual LUC status reports submitted by FORA to ensure continued compliance with the munitions recognition and safety training requirements of the LUC remedy.

### 5.4.2 Construction Support

The Army will conduct the following activities during operation and maintenance of the construction support LUC.

- The Army will monitor FORA, MPC, the County, and the City implementation and enforcement of construction support requirements through the review of annual LUC status reports.

- The Army will participate with EPA and DTSC in the review of On-call Construction Support Plans (See Section 4.3.1.2 Construction Support Plan Consultation and Review Process).
- The Army will provide a consistency review regarding explosives safety criteria and considerations for On-site Construction Support Plans.
- The Army will participate, in consultation with EPA and DTSC, in MEC find assessments for MEC finds and review of any additional actions.
- The Army will conduct any Army obligations identified as a result of MEC finds assessments.

#### 5.4.3 Access Management Measures

The Army will conduct the following activities during operation and maintenance of the access management measures LUC (applicable to the Parker Flats MRA Phase II habitat reserve areas).

- The Army will review annual LUC status reports submitted by FORA to ensure compliance with access management measures requirements.

#### 5.4.4 Residential Use Restriction

The Army is responsible for monitoring compliance with the residential use restrictions in the Federal deeds.

The Army will conduct the following activities during operation and maintenance of the residential use restriction LUC.

- The Army will ensure residential use restrictions in the Federal deeds remain as provisions in the FORA deeds transferring property to MPC, the County, and the City.
- The Army will take appropriate actions necessary to maintain and enforce use restrictions in Federal deeds upon subsequent property owners.
- The Army will review annual LUC status reports, including use restrictions, to verify compliance with residential use restrictions.

#### 5.4.5 Restriction Prohibiting Inconsistent Uses

The Army is responsible for monitoring compliance with the restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) in the Federal deed.

The Army will conduct the following activities during operation and maintenance of the restrictions against inconsistent uses LUC.

- The Army will ensure restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas) in the Federal deed remain as provisions in the FORA deed transferring property to the County.
- The Army will take appropriate actions necessary to maintain and enforce use restrictions in the Federal deed upon subsequent property owners.
- The Army will review annual LUC status reports, including use restrictions, to verify compliance with restrictions against inconsistent uses (applicable to the Parker Flats MRA Phase II habitat reserve areas).

#### 5.4.6 Five-Year Review

Five-year reviews will be conducted by the Army in accordance with CERCLA Section 121(c) and the Fort Ord FFA. The five-year review will evaluate the protectiveness of the selected remedy. Based on the evaluation, the selected LUCs may be modified or discontinued, with Army, EPA, and DTSC approval (Section 4.9.3).

- The Army is responsible for conducting the five-year review of the Group 1 remedy as required by CERCLA and the National Contingency Plan. FORA may assist the Army in these five-year reviews as defined in the ESCA.

#### 5.4.7 Additional Response or Remedy Modification

If the Army and EPA, in consultation with DTSC, determines that the LUC remedy is not protective of human health and the environment, the property owner will cease all development activities in the MRA. Under the ESCA, FORA will conduct additional investigation required by EPA and DTSC pursuant to the AOC, except Army Obligations.

The Army is responsible for participating in determining if the selected remedy remains protective and if additional response or remedy modification is necessary.

- The Army and EPA, in consultation with DTSC, will determine if the selected remedy remains protective. If no longer protective, FORA will propose and the Army and EPA will jointly select, an additional response action or modification of the remedy. The Army will document additional response actions or modifications of the remedy in an ESD or ROD Amendment, as appropriate. DTSC will be provided an opportunity to review and comment on the proposal.
- The Army will ensure that additional response actions are implemented by FORA if within the scope of FORAs obligation under the AOC and the ESCA. The Army will implement any Army Obligations.

#### 5.4.8 LUC Enforcement

The Army is ultimately responsible for remedy integrity. The FORA has undertaken a portion of the Army responsibilities under the ESCA and AOC for long-term obligations, including

the operation and maintenance of LUCs. The EPA monitors and enforces these FORA requirements under the provisions of the AOC.

- The Army is responsible for enforcing the land use restrictions contained in the Federal deeds.
- The Army is responsible for reporting discovery of any activities inconsistent with the LUC remedy, if it becomes aware of such information, such as based on review of the annual LUC status reports that will be provided by FORA. Should the Army discover any activities inconsistent with the LUC remedy objectives, the Army shall notify FORA, EPA, and DTSC of the discovery. This reporting requirement does not preclude the Army from taking immediate action to prevent exposure. This reporting requirement will enable FORA and the Army to take appropriate action to ensure the effectiveness of the remedy.

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## 6.0 REFERENCES

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Table 1  
Roles, Responsibilities, and Authority for LUC Remedy Implementation and Enforcement

Organization	Roles & Responsibilities	Authority
Army BRAC	<ul style="list-style-type: none"> <li>• Ensure protectiveness of remedy</li> <li>• Army Obligations per ESCA</li> </ul>	<ul style="list-style-type: none"> <li>• FFA</li> <li>• ESCA</li> </ul>
EPA Region 9	<ul style="list-style-type: none"> <li>• Lead regulatory agency</li> </ul>	<ul style="list-style-type: none"> <li>• FFA/AOC</li> </ul>
DTSC	<ul style="list-style-type: none"> <li>• Regulatory concurrence</li> <li>• CRUP enforcement</li> </ul>	<ul style="list-style-type: none"> <li>• FFA/AOC</li> <li>• CRUP</li> <li>• MOA w/DTSC</li> </ul>
FORA	<ul style="list-style-type: none"> <li>• LUC remedy implementation/enforcement</li> <li>• Annual LUC status reporting</li> </ul>	<ul style="list-style-type: none"> <li>• AOC</li> <li>• ESCA</li> <li>• MOA w/DTSC</li> </ul>
ESCA RP Team	<ul style="list-style-type: none"> <li>• LUCIP/OMP development/implementation</li> <li>• ESCA/AOC Site Closure</li> </ul>	<ul style="list-style-type: none"> <li>• AOC</li> <li>• ESCA/RSA with FORA</li> </ul>
Monterey County	<ul style="list-style-type: none"> <li>• Enforce digging and excavation ordinance, restrictions prohibiting inconsistent uses, access management measures</li> <li>• Annual LUC monitoring and reporting</li> <li>• Maintain and enforce deed restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal Code</li> <li>• MOA w/DTSC</li> </ul>
City of Seaside	<ul style="list-style-type: none"> <li>• Enforce digging and excavation ordinance</li> <li>• Annual LUC monitoring and reporting</li> <li>• Maintain and enforce deed restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal Code</li> <li>• MOA w/DTSC</li> </ul>
MPC*	<ul style="list-style-type: none"> <li>• Enforce requirements for response to suspect munitions finds</li> <li>• Annual LUC monitoring and reporting</li> <li>• Comply with LUCs, deed restrictions, CRUP</li> <li>• Maintain and enforce deed restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• MOA w/DTSC</li> <li>• Property Deed</li> <li>• CRUP</li> </ul>
Property Owners	<ul style="list-style-type: none"> <li>• Comply with LUCs, deed restrictions, CRUP</li> </ul>	<ul style="list-style-type: none"> <li>• Property Deed</li> <li>• CRUP</li> </ul>

Table 1  
Roles, Responsibilities, and Authority for LUC Remedy Implementation and Enforcement

**Notes:**

AOC = Administrative Order on Consent

BRAC = Base Realignment and Closure

CRUP = Covenant to Restrict Use of Property

DTSC = California Department of Toxic Substances Control

EPA = Environmental Protection Agency

ESCA = Environmental Services Cooperative Agreement

ESCA RP = Environmental Services Cooperative Agreement Remediation Program

FFA = Federal Facility Agreement

FORA = Fort Ord Reuse Authority

LUC = Land Use Control

MOA = Memorandum of Agreement

RSA = Remediation Services Agreement

\* = As a Parker Flats MRA property owner, MPC is also responsible for the property owner responsibilities. If the property owner is other than MPC, each jurisdiction will be responsible for annual monitoring and reporting on only those properties within their jurisdiction (MOA with DTSC).

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
<b>Seaside MRA</b>							
E24	MRS-15 SEA 01	Residential Development	107	Southwest-central portion of Historical Impact Area	Pre-WWII training; training maneuvers; practice hand grenade training; non-firing target range training (Old Range 22 and Range 23M); and small arms ammunition training (Ranges 21, 22, and 23)	Subsurface MEC removal completed across site, including soil scraping and sifting in the majority of SCAs and in isolated areas.	Low
		Roadway and Inland Range Buffer	76				
	Outside MRS boundary	Residential Development	11	n/a	Former alignment of General Jim Moore Boulevard. No evidence of training maneuvers.	Field verification site walk with subsurface MEC removal completed in two portions of site.	
		Roadway	5			Subsurface MEC removal completed on hillside.	
E34	MRS-15 SEA 02	Residential Development	53	West-central portion of Historical Impact Area	Pre-WWII training in southern portion of MRS; and small arms ammunition training (Ranges 19, 20, and 59)	Subsurface MEC removal completed across site, including soil scraping in the majority of SCAs and in isolated areas.	Low
		Roadway and Inland Range Buffer	33				
	Outside MRS boundary	Residential Development	8	n/a	Former alignment of General Jim Moore	RQA Process Initial Evaluation completed across site.	

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
		Roadway	2		Boulevard. No evidence of training maneuvers.	UXO construction support during roadway alignment grading activities.	
E23.1	MRS-15 SEA 03	Residential Development	40	Northwest-central portion of Historical Impact Area	Small arms ammunition training (Range 18)	Subsurface MEC removal completed across site, including soil scraping in the majority of SCAs and in isolated areas.	Low
		Non-residential Development	10				
E23.2	MRS-15 SEA 04	Residential Development	57	North-western portion of Historical Impact Area	Pre-WWII training; training maneuvers; practice hand grenade training; small arms ammunition training (Ranges 18 and 46); mortar and anti-tank training (Range 48); and mine and booby trap training (Range 50)	Subsurface MEC removal completed across site, including soil scraping and sifting in the majority of SCAs and in isolated areas. UXO construction support during roadway alignment grading activities.	Low
		Roadway and Inland Range Buffer	22				
<b>Parker Flats MRA</b>							
E18.1.1	MRS-44 EDC	Cemetery	5	EDC Area abutting north-central portion of Historical Impact Area	Training maneuvers; projectile training	Subsurface MEC removal completed across site except under paved roads.	Low

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
E18.1.2	MRS-50	Non-residential Development	8	Artillery Hill	Training maneuvers; rifle grenade target area		
	MRS-50 EXP	Residential Development	23				
		Non-residential Development	27				
	Outside MRS boundary	Residential Development	8	n/a	Training maneuvers; practice hand grenade training		
		Cemetery	27		Training maneuvers		
	E18.1.2	MRS-44 EDC	Cemetery	14	EDC Area abutting north-central portion of Historical Impact Area		
MRS-50		Non-residential Development	39	Artillery Hill	Training maneuvers; rifle grenade target area		

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
	MRS-50 EXP	Residential Development	1				
	MRS-40:MRS-50 EXP	Non-residential Development	2	Parker Flats Gas House	Tear gas agent training		
	MRS-53 EXP	Non-residential Development	13	Shoulder-Launched Projectile Area	Training maneuvers; rifle grenade target area		
	Outside MRS boundary	Residential Development	1	n/a	Training maneuvers; practice hand grenade training		
		Cemetery	3		Training maneuvers; mortar training; projectile training		
E18.1.3	MRS-04A	Residential Development	1	CBR Training Area	Training maneuvers; CBR training	Subsurface MEC removal completed across site.	Low
	Outside MRS boundary		39	n/a	Training maneuvers; practice hand grenade training		
E18.4	MRS-04A	Residential Development	2	CBR Training Area	Training maneuvers; CBR training	Subsurface MEC removal completed across site.	Low

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
	Outside MRS boundary		1	n/a			
E19a.1	MRS-04A / MRS-04A EXP	Residential Development	3	CBR Training Area	Training maneuvers; CBR training	Subsurface MEC removal completed across site.	Low
	MRS-53 EXP		7	Shoulder-Launched Projectile Area	Training maneuvers; rifle grenade target area		
	Outside MRS boundary		57	n/a	Training maneuvers; practice hand grenade training; mortar training using practice mortars and inert training mortars		
E19a.2	MRS-27A	Habitat Reserve with Equestrian Access	15	Training Site 1	Training maneuvers; practice hand grenade training	Subsurface MEC removal completed in unpaved roads, trails, and 5-foot buffer along sides of trails. Instrument-aided surface and near-surface MEC removal in remaining areas.	Moderate to High in areas outside of trails and adjacent to trails
	MRS-27B		8	Training Site 2			
	MRS-13B		1.1	Practice Mortar Range			

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
	Outside MRS boundary		48	n/a			
E19a.3	MRS-13B	Non-residential Development	97	Practice Mortar Range	Training maneuvers; practice mortar training	Subsurface MEC removal completed across site.	Low
	MRS-27A		12	Training Site 1	Training maneuvers; practice hand grenade training		
	MRS-27B		2	Training Site 2			
	MRS-55		30	Parker Flats	Training maneuvers; hand and rifle grenade training; shoulder-launched projectiles training		
	MRS-55:MRS-27A		4	Parker Flats; Training Site 1			
	MRS-55:MRS-27B		2	Parker Flats; Training Site 2			
	MRS-27A:MRS-53 EXP		4	Training Site 1	Training maneuvers; practice hand grenade training; rifle grenade target area		



Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
	MRS-04B		7	CBR Training Area	Training maneuvers; CBR training		
	MRS-53 EXP		42	Shoulder-Launched Projectile Area	Training maneuvers; rifle grenade target area; includes Training Site-7		
	Outside MRS boundary		57	n/a	Training maneuvers; practice hand grenade training; mortar training using practice mortars and inert training mortars		
E19a.4	MRS-27B	Habitat Reserve with Equestrian Access	20	Training Site 1	Training maneuvers; practice hand grenade training	Subsurface MEC removal completed in unpaved roads, trails, and 5-foot buffer along sides of trails. Instrument-aided surface and near-surface MEC removal in remaining areas.	Moderate to High in areas outside of trails and adjacent to trails
	MRS-27C		17	Training Site 3			
	Outside MRS boundary		59	n/a			
	MRS-03		10	Old Demolition Training Area	Practice mortar training; demolition training; landmine warfare; anti-armor training	Subsurface MEC removal except under paved roads.	Low

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
	MRS-37		49	Parker Flats Practice Mortar Range	Training maneuvers; 37mm training; mortar training using practice mortars		
	MRS-52:MRS-53 EXP		20	Rifle Grenade and Projectile Target Area	Rifle grenade and projectile training		
	MRS-53		2	Shoulder-Launched Projectile Area	Training maneuvers; rifle grenade target area; includes Training Site-7		
	MRS-53 EXP		25				
	MRS-54 EDC		13	Canyon Target Area	Possible target area		
	MRS-55		29	Parker Flats	Training maneuvers; hand and rifle grenade training, shoulder-launched projectiles training		
E19a.5	MRS-50	Non-residential Development	3	Artillery Hill	Training maneuvers; rifle grenade target area	Subsurface MEC removal completed across site except under paved roads.	Low

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
	MRS-50 EXP	Non-residential Development	13	Shoulder-Launched Projectile Area	Training maneuvers; rifle grenade target area; includes Training Site-7		
	MRS-53	Non-residential Development	114				
	MRS-53 EXP	Residential Development	5				
		Non-residential Development	82				
	MRS-53:MRS-27G	Non-residential Development	2				
	MRS-27G:MRS-53 EXP	Non-residential Development	7				
E20c.2	MRS-44 EDC	Residential Development	30	EDC Area abutting north-central portion of Historical Impact Area	Training maneuvers; projectile training	Subsurface MEC removal completed across site.	Low
		Roadway	3				

Table 2  
Current Probability of Encountering MEC by Parcel

Transfer Parcel No.	MRS Site number	Planned Reuse <sup>2</sup>	Approx. Acreage <sup>1</sup>	MRS Site Name	Past Use	Investigation Status <sup>3</sup>	Probability of Encountering MEC <sup>4</sup>
E21b.3	MRS-15 MOCO.2	MPC Non-residential Development	32	North-central portion of Historical Impact Area	Training maneuvers; practice hand grenade training; projectile training (training occurred over a short period of time or area was not the intended target area)	Subsurface MEC removal completed across site.	Low
L20.18	MRS-44 PBC	Roadway	7	PBC Area abutting north-central portion of Historical Impact Area	Training maneuvers; practice hand grenade training; projectile training (training occurred over a short period of time or area was not the intended target area)	Subsurface MEC removal completed across site.	Low
L32.1	MRS-13B	Non-residential Development	3	Practice Mortar Range	Training maneuvers; practice mortar training	Subsurface MEC removal completed across site.	Low
L23.2	MRS-44 PBC	MPC Non-residential Development	11	PBC Area abutting north-central portion of Historical Impact Area	Training maneuvers; practice hand grenade training; projectile training (training occurred over a short period of time or area was not the intended target area)	Subsurface MEC removal completed across site.	Low

Table 2  
Current Probability of Encountering MEC by Parcel

**Notes:**

bgs = below ground surface

CBR = chemical, biological, and radiological

MEC = munitions and explosives of concern

mm = millimeter

MPC = Monterey Peninsula College

MRA = Munitions Response Area

MRS = Munitions Response Site

n/a = not applicable

1. Acreage stated is the portion of the Transfer Parcel with the designated probability of encountering MEC. Acreages stated are approximate and generally rounded to nearest whole acre.
2. Planned use information based on the *FORA Fort Ord Reuse Plan* (FORA 1997) and the *July 1995 USACE and Bureau of Land Management (BLM) Site Use Management Plan (SUMP)* (USACE 1995). Future land use information is also included in the *Installation-Wide Habitat Management Plan for Former Fort Ord, California* ("the HMP"; USACE 1997) and modifications to the HMP provided in *Assessment, East Garrison – Parker Flats Land Use Modifications, Fort Ord, California* (Zander 2002), and *Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification* (Army 2004).
3. All anomalies (i.e., ferromagnetic material) were investigated and all detectable MEC were removed during MEC removal actions.
4. The probability of encountering MEC is presented as general guidance: each project must be assessed for the probability of encountering MEC based on site- and project-specific information.

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Table 3  
On-call Construction Support Requirements

Requirement	Description
On-call Construction Support Plan (Section 4.3.2.1)	A written plan prepared by a UXO support contractor to implement on-call construction support. The plan identifying the MEC safety resources and activities to be conducted during on-call construction support, including procedures for response to suspect munitions items. An On-call Construction Support Plan template is provided in Appendix I.
Soil Management Plan (Section 4.3.2.1)	A Soil Management Plan may be required as a component of the Construction Support Plan for projects including grading or soil movement. The Soil Management Plan would be identified as a requirement during the permit application process and submitted for review with the Construction Support Plan. Soil management requirements are site-specific and generally include a requirement that excavated soils remain within the MRA and for tracking soil movements within the site.
Munitions Recognition and Safety Training (Section 4.3.2.2)	All personnel conducting ground-disturbing or intrusive activities are required to have munitions recognition and safety training. The munitions recognition and safety training resources are described in Section 4.2. Worker training records must be available for inspection through the duration of the construction support project and documented in the Construction Support After Action Report.
On-call Construction Support (Section 4.3.2.3)	UXO-qualified personnel must be on standby and available to assist if a suspect munitions item is encountered. Support can be from offsite when called or be on location and available to provide immediate support.
Response to Suspect Munitions Items (Sections 4.3.2.4 and 4.3.4)	If a suspect munitions item is found, all work in the vicinity of the item must cease while UXO-qualified personnel assess the item. The Construction Support Plan will identify the size of the stop-work area. If the item is confirmed non-MEC (i.e., MDAS), work may resume. If the item cannot be verified as safe (i.e., MEC or suspect MEC item), all work stops, local law enforcement responds to secure the site and requests military EOD personnel, or local bomb squad with equivalent training, respond to address the item. FORA, Army, EPA, and DTSC are notified of the suspect munitions find. Discoveries of MEC require reassessment of the level of construction support before work may resume. FORA conducts a MEC find assessment to determine what, if any, additional actions may be necessary. Site work may resume when the MEC find assessment and any required additional action have been completed and approved by the Army, EPA, and DTSC. A FORA MEC Find

Table 3  
On-call Construction Support Requirements

	Notification form and FORA MEC Finds Assessment form are provided in Appendix I.
Construction Support After Action Reporting  (Section 4.3.2.5)	An After Action Report must be completed and submitted by the permittee to the excavation permitting agency, FORA, Army, EPA, and DTSC within 30 days following completion of permitted activities. The After Action Report documents the construction support activities conducted including locations of and response to any MEC finds, MEC find assessment results and any actions taken in response to MEC finds. A Construction Support After Action Report form is provided in Appendix I.

**Notes:**

Army = United States Department of the Army  
DTSC = California Department of Toxic Substances Control  
EOD = explosive ordnance disposal  
EPA = United States Environmental Protection Agency  
FORA = Fort Ord Reuse Authority  
MDAS = material documented as safe  
MEC = munitions and explosives of concern  
MRA = Munitions Response Area  
UXO = unexploded ordnance



Table 4  
On-site Construction Support Requirements

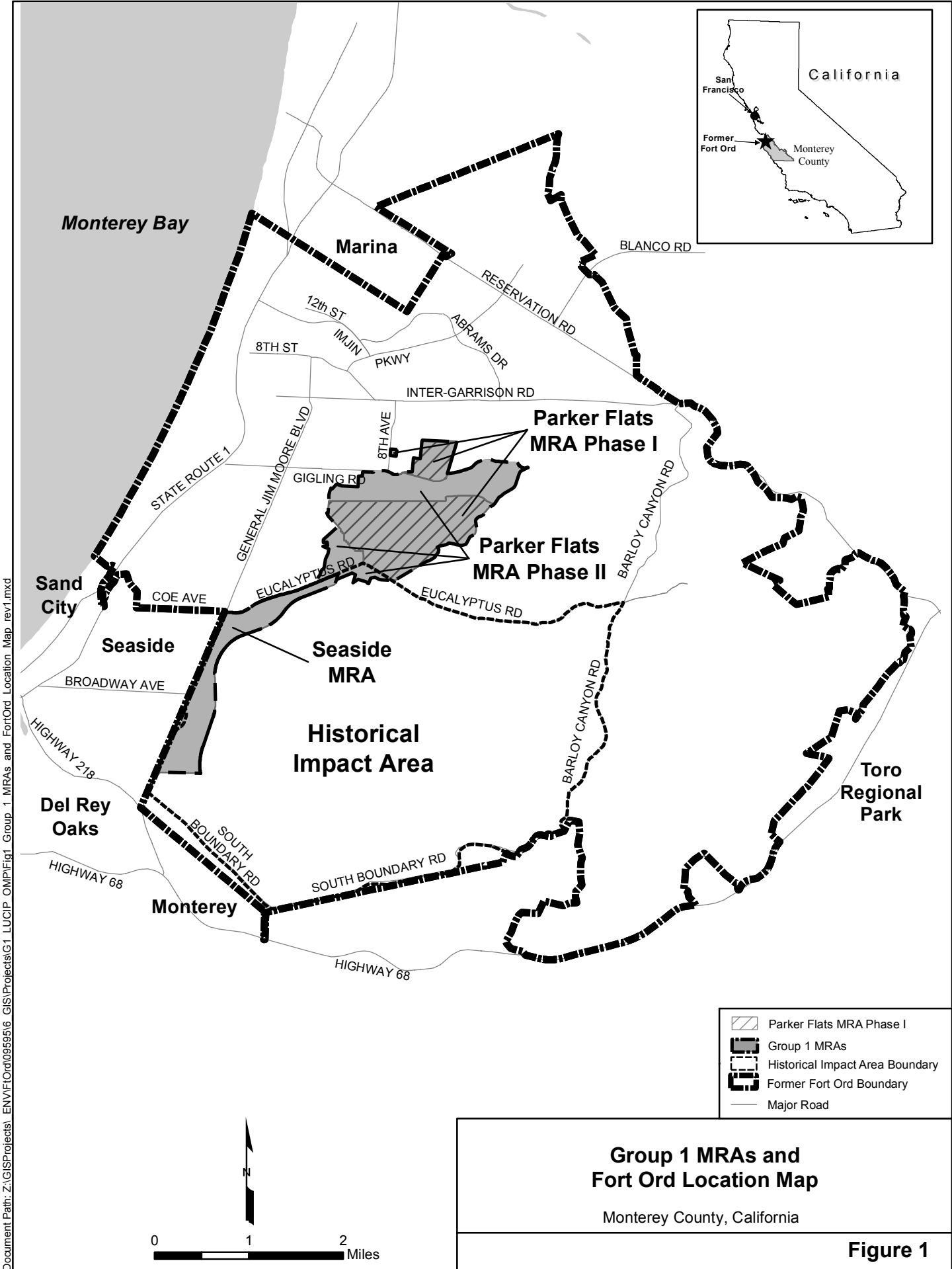
Requirement	Description
On-site Construction Support Plan  (Section 4.3.3.1)	A written plan prepared by a UXO support contractor to implement on-site construction support. The plan identifying the MEC safety resources and activities to be conducted during on-site construction support, including procedures to identify and remove subsurface explosive hazards and respond to suspect munitions items. On-site Construction Support Plan must include all requirements for a MEC removal work plan.
Soil Management Plan  (Section 4.3.3.1)	A Soil Management Plan may be required as a component of the Construction Support Plan for projects including grading or soil movement. The Soil Management Plan would be identified as a requirement during the permit application process and submitted for review with the Construction Support Plan. Soil management requirements are site-specific and generally include requirements that excavated soils remain within the MRA and for tracking soil movements within the site.
Munitions Recognition and Safety Training  (Section 4.3.3.2)	All personnel conducting ground-disturbing or intrusive activities are required to have munitions recognition and safety training. The munitions recognition and safety training resources are described in Section 4.2. Worker training records must be available for inspection through the duration of the construction support project and documented in the Construction Support After Action Report.
MEC Explosive Hazard Removal  (Section 4.3.3.3)	Site-specific actions to be conducted at the site to identify and remove explosive hazards from the construction footprint either prior to or during construction. Anomaly avoidance techniques may also be used to avoid subsurface anomalies during ground-disturbing or intrusive activities.
Response to Suspect Munitions Items  (Sections 4.3.3.4 and 4.3.4)	Contingency for response to MEC items during MEC explosive hazard removal activities, anomaly avoidance operations, and construction activities (i.e., ground-disturbing or intrusive activities). MEC items encountered during MEC explosive hazard removal operations will be destroyed by the UXO support contractor following MEC destruction procedures included in the final On-site Construction Support Plan. Locations for MEC storage and performing MEC demolition shots are required to be included in the On-site Construction Support Plan. FORA, Army, EPA, and DTSC are notified of the MEC find. On-site construction support may resume after the MEC item has been destroyed. MEC items encountered during anomaly avoidance operations will not be moved or destroyed by the UXO support contractor. Procedures for response to suspect munitions finds during on-call






Table 4  
On-site Construction Support Requirements

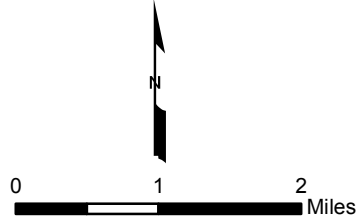
	<p>construction support will be followed (Sections 4.3.2.3 and 4.3.2.4). Discoveries of MEC during anomaly avoidance operations require a reassessment of the construction support approach before anomaly avoidance operations or other site work may resume. If a suspect munitions item is encountered during construction activities, the item will not be removed or destroyed by the UXO support contractor. Procedures for response to suspect munitions finds during on-call construction support will be followed (Sections 4.3.2.3 and 4.3.2.4). Discoveries of MEC during construction activities after on-site construction support has been completed require a reassessment of the construction support approach before construction activities or other work may resume.</p>
<p>Construction Support After Action Reporting  (Section 4.3.3.5)</p>	<p>For permitted on-site construction support projects, an After Action Report must be completed and submitted to the excavation permitting agency, FORA, Army, EPA, and DTSC within 30 days following completion of permitted activities. For on-site construction support projects that do not require a permit, the property owner is responsible for completion and submittal of Construction Support After Action Reports to FORA, Army, EPA and DTSC. The After Action Report documents the construction support activities conducted including locations of and response to any MEC finds, and any actions taken in response to MEC finds. A Construction Support After Action Report must also provide the information and data required in a post-MEC removal report or technical information paper.</p>

**Notes:**

Army = United States Department of the Army  
DTSC = California Department of Toxic Substances Control  
EOD = explosive ordnance disposal  
EPA = United States Environmental Protection Agency  
FORA = Fort Ord Reuse Authority  
MDAS = material documented as safe  
MEC = munitions and explosives of concern  
MRA = Munitions Response Area  
UXO = unexploded ordnance



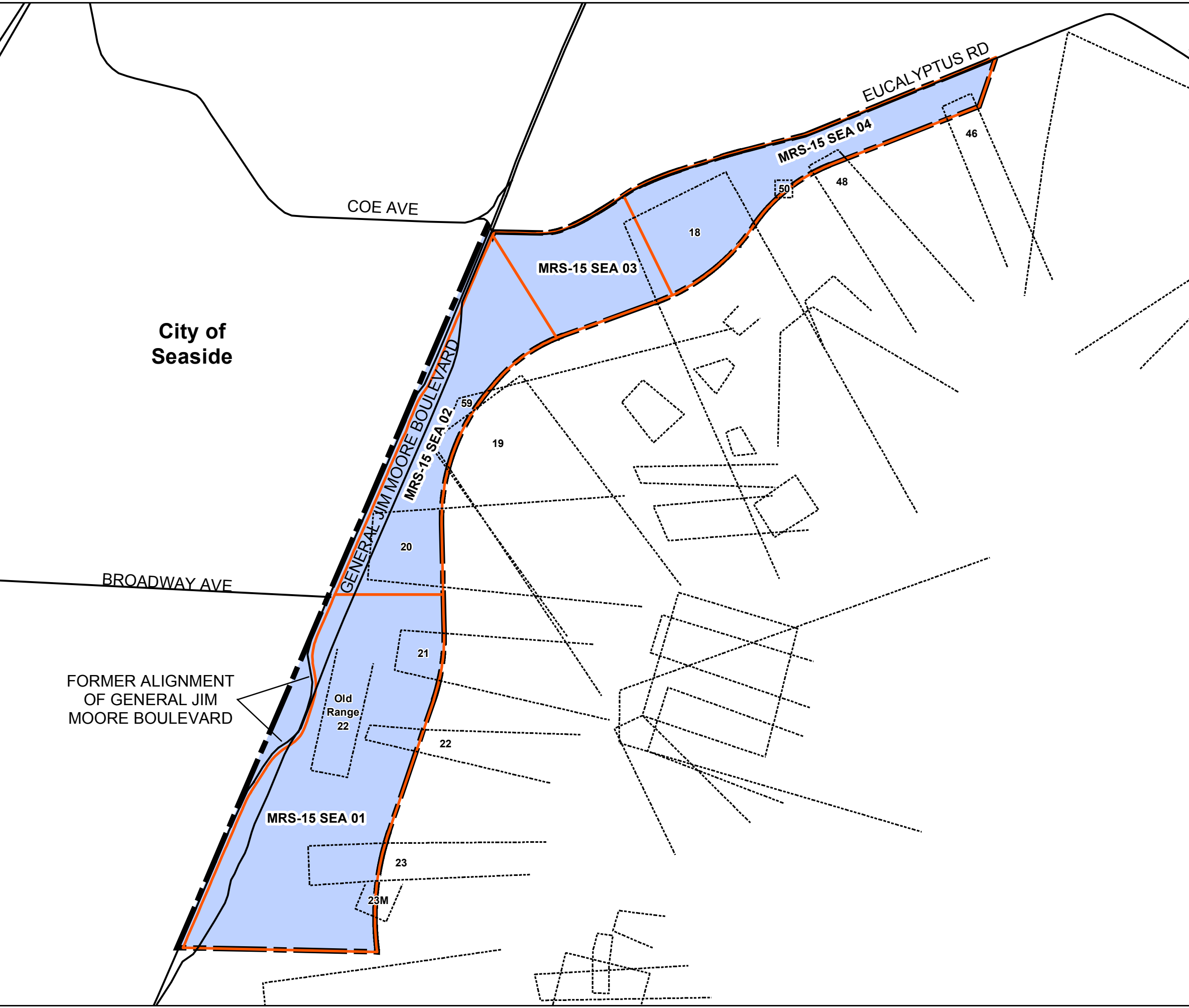
-  Parker Flats MRA Phase I
-  Group 1 MRAs
-  Historical Impact Area Boundary
-  Former Fort Ord Boundary
-  Major Road



**Group 1 MRAs and Fort Ord Location Map**  
Monterey County, California

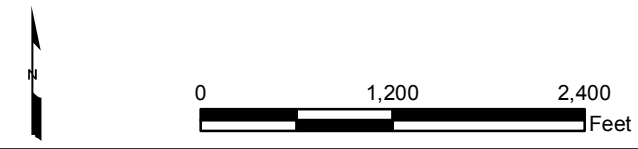
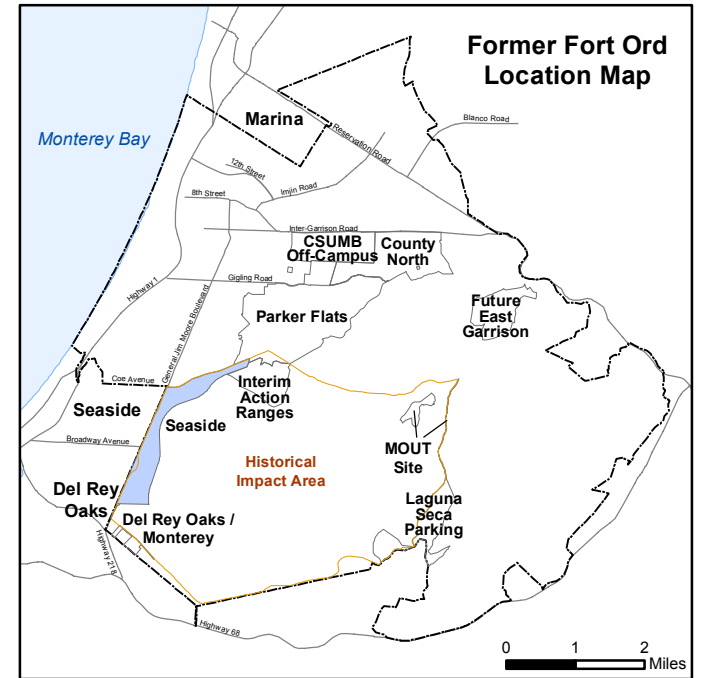
**Figure 1**

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### Legend

- Munitions Response Area
- Seaside MRA
- Munitions Response Site
- Firing Range
- Major Road

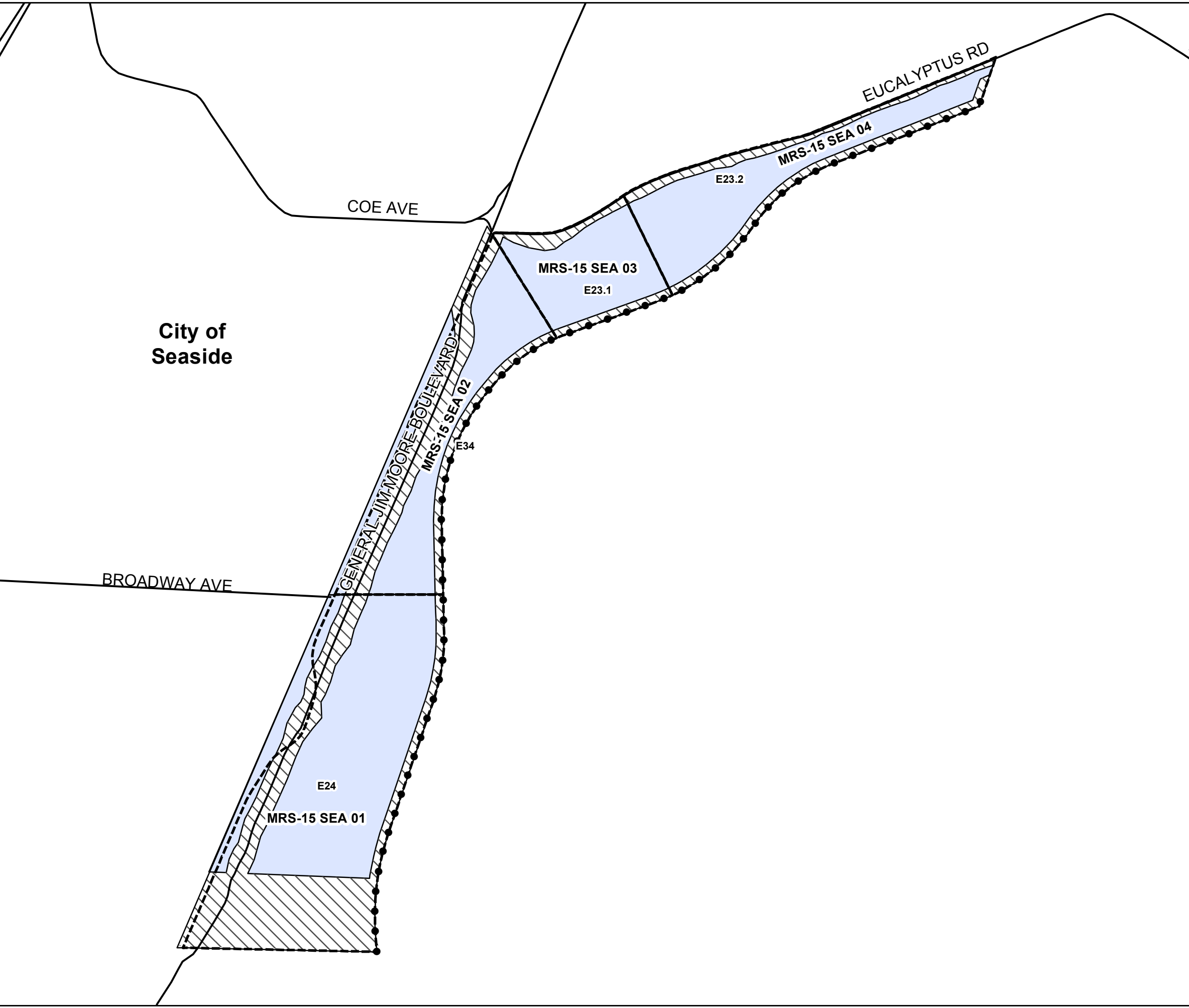


### Seaside Munitions Response Area and Munitions Response Sites



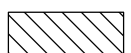
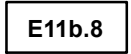


Monterey County, California

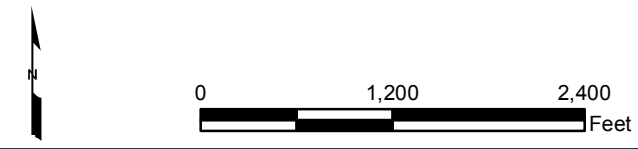
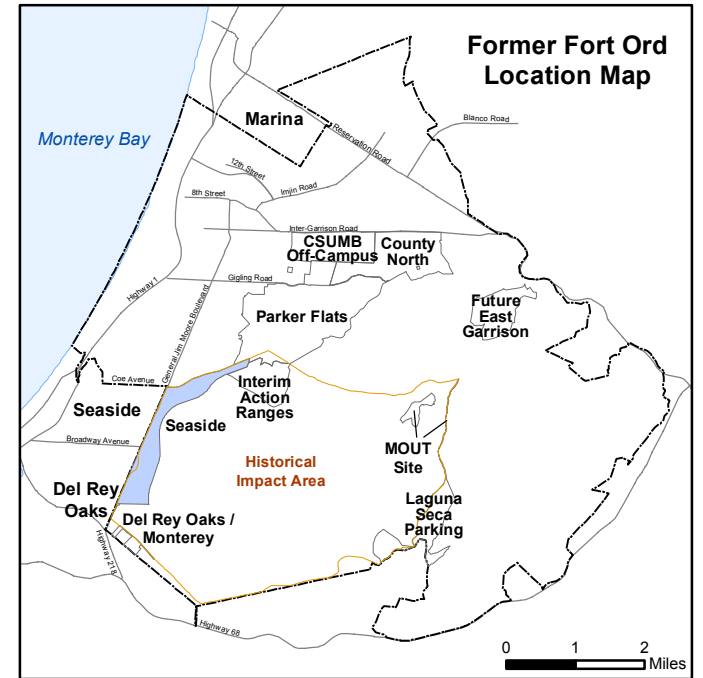
Figure 2

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### Legend

-  Munitions Response Site
-  Residential Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, and construction support)
-  Non-Residential Development Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, and residential use restriction)
-  USACE Parcel
-  Borderland Interface
-  Major Road



**Seaside Munitions Response Area  
Designated Future Land Use and  
USACE Land Transfer Parcels**

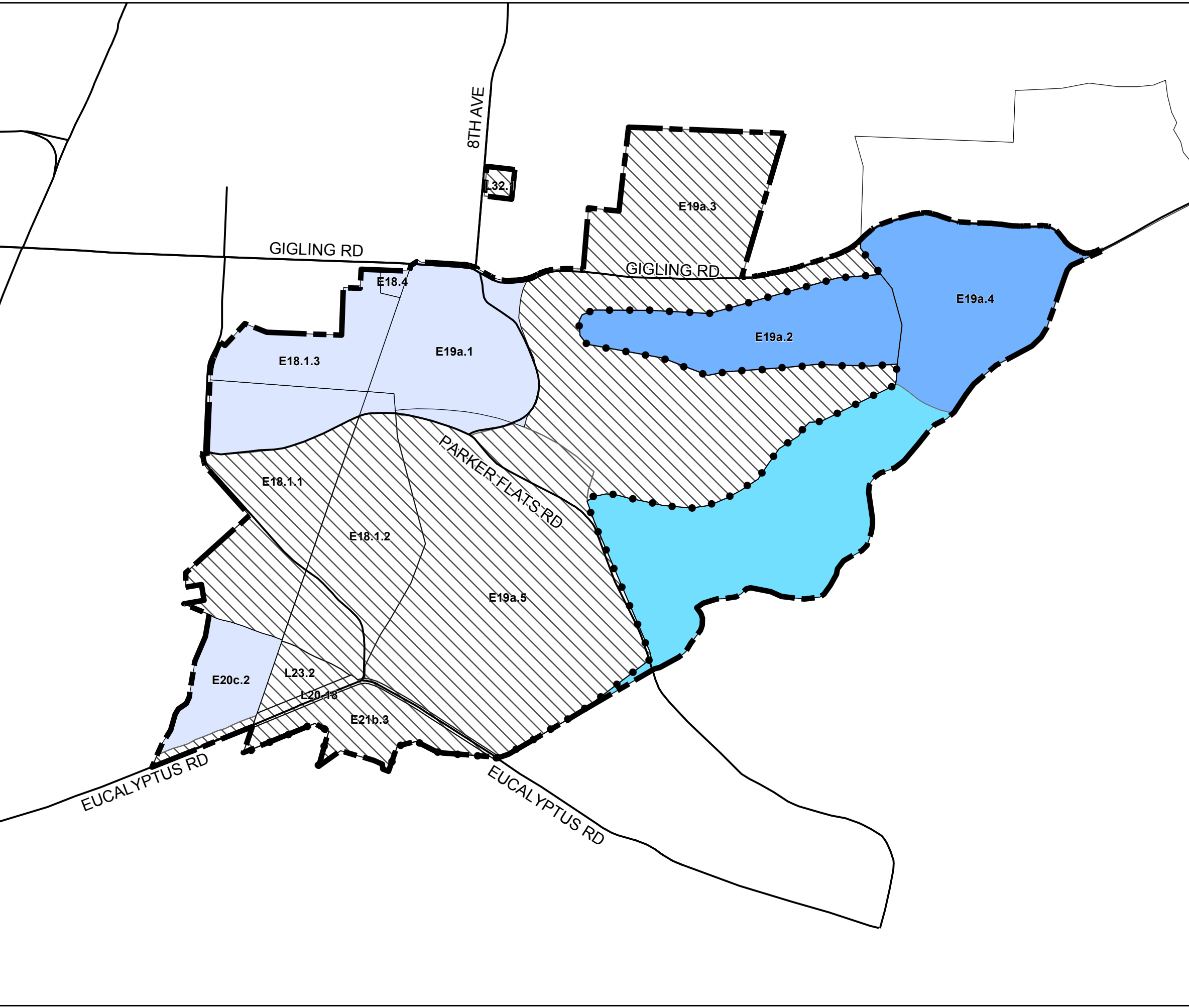
Monterey County, California

**Figure 3**



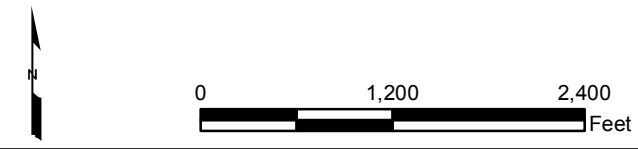
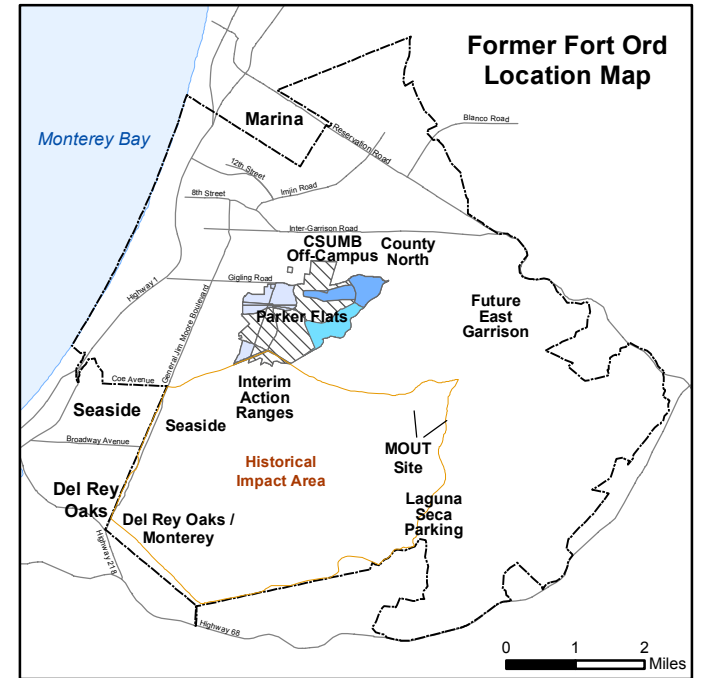


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### Legend

- Phase I Habitat Reserve Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, and residential use restriction)
- Phase II Habitat Reserve Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, access management measures, residential use restriction, and restrictions prohibiting inconsistent use)
- Residential Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, and construction support)
- Non-Residential Development Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, and residential use restriction)
- Parker Flats MRA
- Borderland Interface
- Major Road
- E19a.2 Phase II USACE Parcel

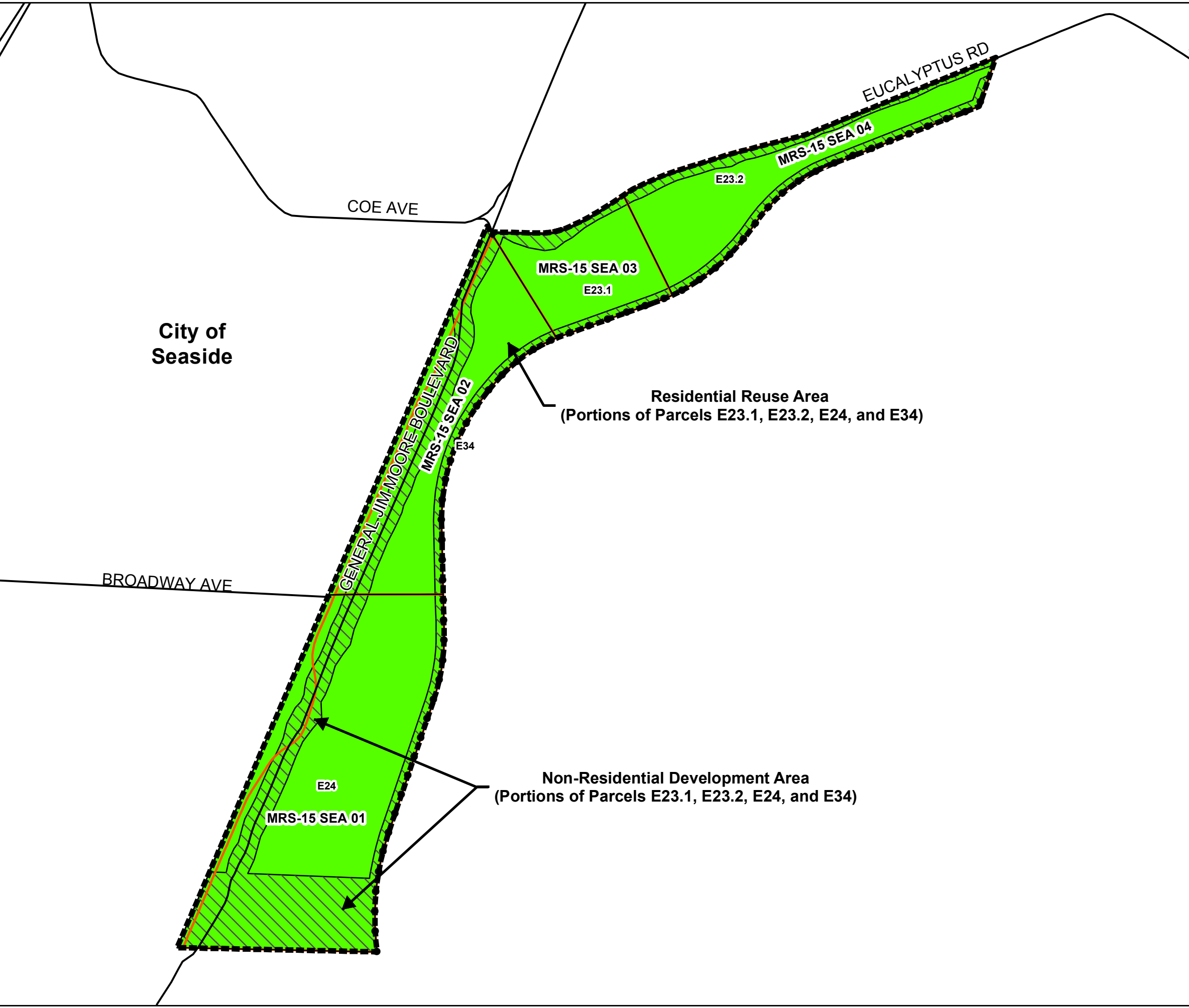


**Parker Flats Munitions Response Area  
Designated Future Land Use  
and USACE Land Transfer Parcels**

Monterey County, California

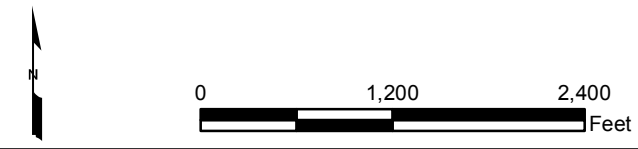
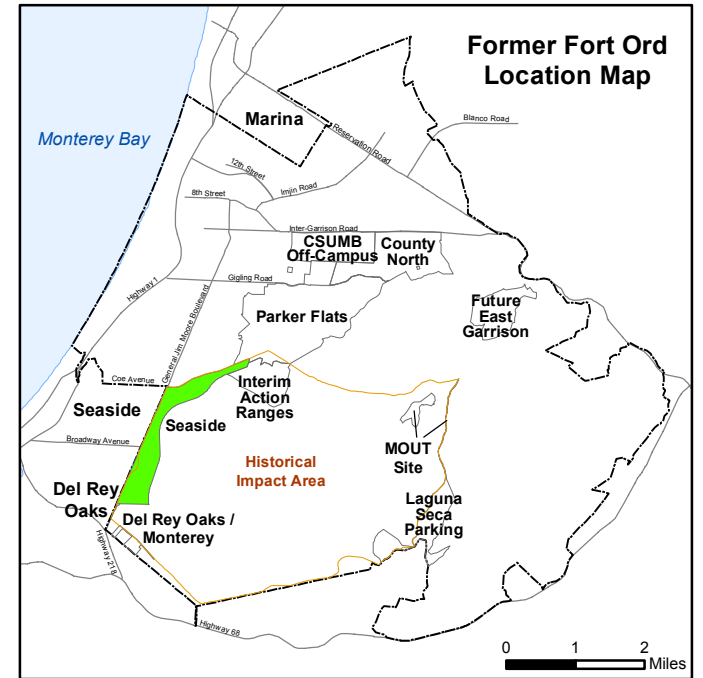
**Figure 5**

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### Legend

- Low Probability of Encountering MEC
- Munitions Response Site
- Seaside MRA
- E11b.8 USACE Parcel
- Borderland Interface
- Major Road



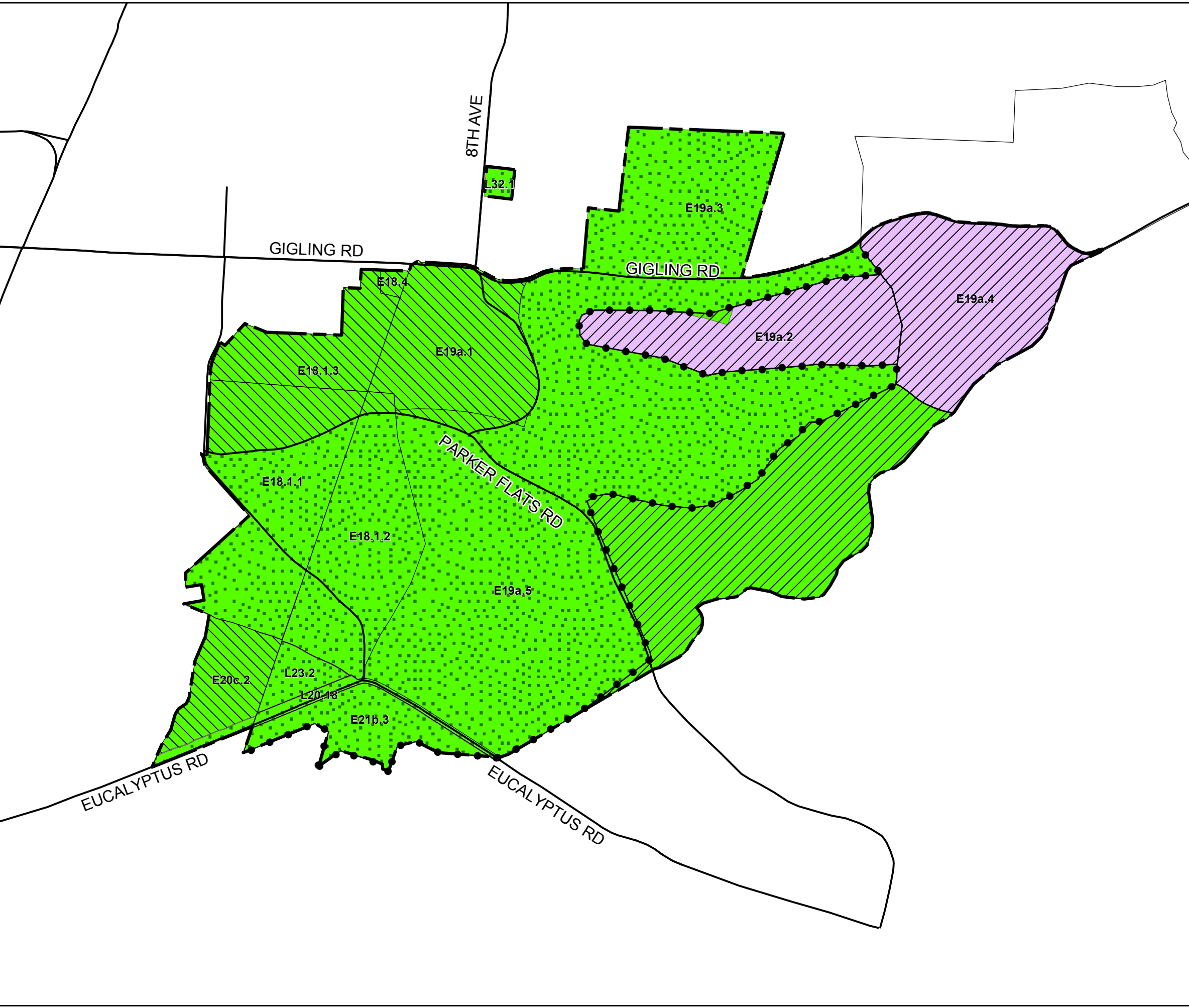
### Seaside Munitions Response Area Probability of Encountering MEC

Monterey County, California





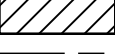



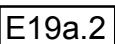
Figure 6

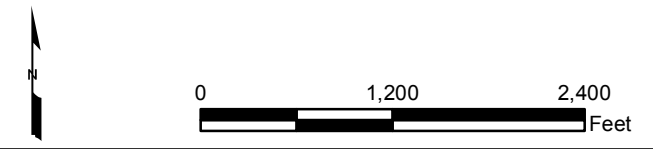
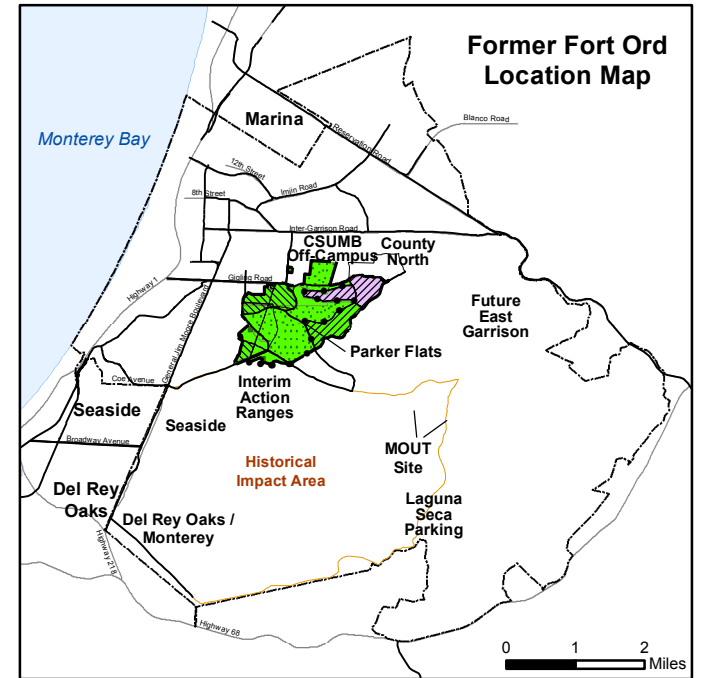


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### Legend

-  Low Probability of Encountering MEC
-  Moderate to High Probability of Encountering MEC Outside of Trails
-  Non-Residential Development Reuse Areas
-  Residential Reuse Areas
-  Habitat Reserve Reuse Areas
-  Parker Flats MRA
-  Borderland Interface
-  Major Road
-  E19a.2 Phase II USACE Parcel



**Parker Flats Munitions Response Area  
Probability of Encountering MEC**

Monterey County, California

**Figure 7**

**APPENDIX A**

**Record of Decision Group 1 Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California, dated September 19, 2018, and finalized September 25, 2018**

**Record of Decision Parker Flats Munitions Response Area Track 2 Munitions Response Site, Former Fort Ord, California, dated June 24, 2008, and finalized August 26, 2008**

**Explanation of Significant Differences No. 1, Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California, dated April 27, 2018, and finalized May 21, 2018**

**FINAL**

Record of Decision

Group 1

Seaside and Parker Flats (Phase II) Munitions  
Response Areas

Former Fort Ord, California

September 19, 2018

**United States Department of the Army**  
Base Realignment and Closure (BRAC)  
Former Fort Ord, California

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4	Parker Flats Munitions Response Area Phase II Planned Reuses
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APPENDIX

A Glossary of Military Munitions Response Program Terms

## 1. DECLARATION

### 1.1. Site Name and Location

The former Fort Ord is located in northwestern Monterey County, California, approximately 80 miles south of San Francisco (Figure 1). The U.S. Environmental Protection Agency (EPA) identification number for Fort Ord is CA7210020676. This Record of Decision (ROD) addresses Department of Defense's (DoD's) military munitions (also defined as "military munitions"). These include military munitions that may be determined by qualified personnel (e.g., UXO-qualified personnel) to pose an explosive hazard (i.e., be Munitions and Explosives of Concern [MEC], specifically unexploded ordnance [UXO] and discarded military munitions [DMM]) (herein after referred to as MEC) that potentially remain in the Group 1 Munitions Response Areas (MRAs). (Note: for the Fort Ord Military Munitions Response Program being conducted and this ROD, MEC does not include small arms ammunition.)

Since 1917, the Army used portions of the former Fort Ord for maneuvers, live-fire training, and other munitions-related purposes. Because the DoD conducted munitions-related activities (e.g., live-fire training, demilitarization) on the facility, MEC may remain present on parts of the former Fort Ord. The types of military munitions used at the former Fort Ord included: artillery and mortar projectiles, rockets, guided missiles, rifle and hand grenades, practice land mines, pyrotechnics, bombs, and demolition materials. A Glossary of Military Munitions Response Program Terms is provided in Appendix A.

In March 2007, the United States Department of the Army (Army) and Fort Ord Reuse Authority (FORA) entered into an Environmental Services Cooperative Agreement (ESCA) for the Army to provide FORA funding to complete munitions response actions required for remedy implementation. In accordance with the ESCA and an Administrative Order on Consent (AOC), FORA is responsible for completion of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) response actions on approximately 3,300 acres of the former Fort Ord with funding provided by the Army, except for those responsibilities retained by the Army. The AOC was entered into voluntarily by FORA, EPA, California Environmental Protection Agency Department of Toxic Substances Control (DTSC), and the United States Department of Justice Environment and Natural Resources Division in December 2006 (EPA Region 9 CERCLA Docket No. R9-2007-03). The underlying property was transferred to FORA in May 2009. The Group 1 MRAs are included in the ESCA between the Army and FORA.

Group 1 includes the Seaside MRA and Parker Flats MRA Phase II (Figures 1, 2, and 3). This ROD does not include the portion of the ESCA Parker Flats MRA that was included in the *Final Record of Decision, Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California* ("the Track 2 Parker Flats ROD," Army 2008). The portion of the ESCA Parker Flats MRA included in the Track 2 Parker Flats ROD is indicated in Figure 1 as the "Parker Flats MRA Phase I". Implementation of the Land Use Control (LUC) remedy is complete, and FORA has been providing for operation and maintenance of the Track 2 remedy since 2009.

A 1.1-acre portion of MRS-13B, identified as the MRS-13B Habitat Reserve area (Figure 4), was evaluated in the remedial investigation and risk assessment for the Track 2 Parker Flats MRA (Army 2006). The area was not included in the resulting Track 2 Parker Flats ROD (Army 2008) due to its small size. It was intended to be included in a different decision document that would address the entire parcel. This area is incorporated into this ROD as part of Parcel E19a.2.

The Group 1 MRAs include sites where MEC were encountered and at which the Army completed munitions responses (munitions removal). The Group 1 MRAs contain all or portions of several munitions response sites (MRSs) that were suspected to have been used for military training with military

munitions (Table 1). These MRSs were investigated, with detected military munition removed. These munitions response actions included Quality Control (QC) and Quality Assurance (QA) requirements that evaluated the adequacy of the munitions response actions. Although munitions response actions were conducted, it is possible that detection technologies may not have detected every military munition present. Because a future land user (e.g., resident, recreational user, habitat monitor, maintenance worker, or construction worker) may encounter military munitions at the Group 1 MRAs, a Group 1 Remedial Investigation/Feasibility Study (RI/FS) was conducted to evaluate remedial alternatives to address this potential risk to future land users (ESCA RP Team 2017c). The Group 1 RI/FS was developed by FORA under the ESCA and in accordance with the AOC.

## 1.2. Basis and Purpose

This decision document selects the remedial action for military munitions for the Group 1 MRAs. The remedy for each MRA was selected in accordance with CERCLA of 1980, as amended, and to the extent practicable, the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). This decision is based on information and reports contained in the Administrative Record for the former Fort Ord.

This decision is undertaken pursuant to the President's authority under CERCLA Section 104, as delegated to the Army in accordance with Executive Order 12580, and in compliance with the process set out in CERCLA Section 120. The selection of the remedy is authorized pursuant to CERCLA Section 104, and the selected remedy will be carried out in accordance with CERCLA Section 121.

This ROD addresses MEC that potentially remain in the Group 1 MRAs. The Army and EPA have jointly selected the remedy. The DTSC reviewed the ROD and its concerns were addressed.

## 1.3. Site Assessment

This ROD addresses hazardous substances and pollutants or contaminants which may pose a threat to human health and welfare or the environment.

The Army has provided the CERCLA covenant in the deed for the property. Some MEC encountered and detonated on the property in the past were a Resource Conservation and Recovery Act (RCRA) reactive waste and thus a CERCLA hazardous substance. Therefore, MEC discovered on the property in the future will likewise be addressed as such pursuant to the CERCLA covenant unless the Army determines that an item is not a hazardous substance by making a waste specific determination based on testing or knowledge consistent with RCRA.

## 1.4. Description of the Selected Remedy

The selected remedy addresses risks to human health and the environment from MEC that potentially remain in the Group 1 MRAs. Munitions responses have been completed by the Army and FORA at the Group 1 MRAs, thereby, significantly reducing the risks to human health and the environment from military munitions. The selected remedy for the Group 1 MRAs includes LUCs because detection technologies may not have detected every military munition present. The LUCs include requirements for: (1) military munitions recognition and safety training for workers who will conduct ground-disturbing or intrusive activities; (2) construction support to manage the risk associated with the potential presence of military munitions for ground-disturbing or intrusive activities to address MEC that potentially remain in the subsurface; (3) access management measures in areas designated for habitat reserve; (4) restrictions prohibiting residential use in areas designated for non-residential development reuse or for habitat reserve; and (5) restrictions against inconsistent uses (applicable to the habitat reserve areas).



For the purpose of this decision document, residential use includes: single family or multi-family residences; childcare facilities; playgrounds; hospitals; nursing homes or assisted living facilities; and any type of educational facility for children or young adults in grades kindergarten through 12. Any proposal for residential use, as defined in this ROD, in the designated non-residential development reuse or habitat reserve portions of the Group 1 MRAs will be subject to regulatory agency and Army review and approval. The selected remedy will be implemented by FORA in its capacity as Grantee under the ESCA and as a party to the AOC and not in its capacity as the owner of the real estate or as a government entity.

A Remedial Design/Remedial Action (RD/RA) Work Plan and/or Land Use Controls Implementation Plan and Operation and Maintenance Plan (LUCIP/OMP) will be developed to: (1) outline the processes for implementing the LUCs selected as part of the remedy; and (2) identify procedures for responding to discoveries of MEC. The RD/RA Work Plan and/or LUCIP/OMP will describe the roles and responsibilities of the federal and state agencies during implementation of the selected remedy. This plan will be submitted within 90 days of the signature of this ROD. The Army will evaluate the Group 1 MRAs as part of the installation-wide CERCLA five-year review. The selected LUCs may be modified in the future based on the five-year review process and other activities. The next five-year review will occur in 2022.

As part of the LUC implementation strategy, long-term management measures comprised of a deed notice and restrictions, annual monitoring and reporting, and five-year review reporting will be included for the land use areas within the Group 1 MRAs. As part of the early transfer of the subject property, the Army has entered into State Covenants to Restrict Use of Property (CRUPs) with the DTSC that document land use restrictions. The existing deeds to FORA for the Group 1 MRA parcels include the following land use restrictions: (1) residential use restriction; and (2) excavation restrictions (unless construction support and military munitions recognition and safety training are provided). The Army will modify the existing land use restrictions in the federal deeds, as necessary, to reflect the selected remedy. FORA, or its successor under the ESCA and the AOC, will prepare and submit annual LUC status reports to the EPA and the DTSC which will include compiled annual LUC monitoring reports and will summarize the military munitions encountered that were determined to be MEC, and changes in site conditions that could increase the possibility of encountering military munitions. Copies of the annual LUC status reports will also be provided to the Army for inclusion in the five-year reviews.

While the Army does not consider California laws and regulations concerning CRUPs to be potential applicable or relevant and appropriate requirements (ARARs), the Army entered into CRUPs with the DTSC at the time the property was transferred to FORA (Army/DTSC 2009a and 2009b). The DTSC will modify the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. Although the DTSC and the EPA Region IX 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 since the Army executed the CRUPs and the DTSC will modify the CRUPs, as appropriate, to be consistent with the identified remedy.

### 1.5. Statutory Determination

The selected remedy is protective of human health and the environment, complies with Federal and State requirements that are applicable or relevant and appropriate to this remedial action, and is cost effective. Munitions responses to address the principal threat posed by military munitions, which may be determined to pose an explosive hazard including munitions determined to be MEC, are complete. This meets the intent of using permanent solutions and alternative treatment (or resource recovery) technologies to the maximum extent practicable, and satisfies the statutory preference for treatment as a principal element (i.e., reducing the toxicity, mobility, or volume of hazardous substances, pollutants, or contaminants as a principal element through treatment).

Because the selected remedy may not result in removal of every military munition present within the Group 1 MRAs, a statutory review will be conducted by the Army within five years after initiation of the remedial action to ensure the remedy is, or will be, protective of human health and the environment. The next five-year review will occur in 2022.

### 1.6. ROD Data Certification Checklist

The following information is included in the Decision Summary section of this ROD. Additional information can be found in the Administrative Record file for this site.

- Types of MEC identified during previous removal actions (Section 2.8.).
- Current and reasonably anticipated future land use assumptions used in the Risk Assessment and ROD (Section 2.9. and Table 2).
- Current after-action “Overall MEC Risk Scores” estimated in the Risk Assessment based upon the current site conditions (Section 2.10.).
- Remedial action objectives for addressing the current after-action “Overall MEC Risk Scores” estimated in the Risk Assessment (Section 2.11.).
- How source materials constituting principal threats are addressed (Sections 2.13. and 2.14.).
- Potential land use that will be available at the site as a result of the selected remedy (Section 2.14. and Table 2).
- Estimated capital, annual operations and maintenance (O&M), and total present worth costs, discount rate, and the number of years over which the remedy cost estimates are projected (Section 2.14.4).
- Key factor(s) that led to selection of the remedy (Sections 2.14.1 and 2.15. and Tables 3 and 4).

FINAL

Declaration

**1.7. Authorizing Signatures and Support Agency Acceptance of Remedy**

**Record of Decision  
Group 1 Munitions Response Areas  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.



Thomas E. Lederle  
Chief  
Base Realignment and Closure Division  
U.S. Department of the Army

20 Sep 2018

Date

**Record of Decision  
Group 1 Munitions Response Areas  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.

*William K. Collins*

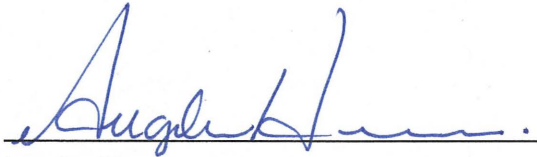
William K. Collins  
BRAC Environmental Coordinator  
Fort Ord BRAC Office  
U.S. Department of the Army

*9/19/18*

Date

**Record of Decision  
Group 1 Munitions Response Areas  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.



Angeles Herrera  
Assistant Director, Superfund Division  
Federal Facilities and Site Cleanup Branch  
U.S. Environmental Protection Agency, Region IX

09-21-2018

Date

**Record of Decision  
Group 1 Munitions Response Areas  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.

The State of California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) had an opportunity to review and comment on the Record of Decision (ROD) and our concerns were addressed.



Charlie Ridenour, P.E.  
Branch Chief  
Cleanup Program - Sacramento Office  
California Environmental Protection Agency  
Department of Toxic Substances Control

9/25/18  
Date

## 2. DECISION SUMMARY

### 2.1. Site Description

The former Fort Ord is located near Monterey Bay in northwestern Monterey County, California, approximately 80 miles south of San Francisco (Figure 1). The former Army post consists of approximately 28,000 acres adjacent to Monterey Bay and the cities of Seaside, Sand City, Monterey, and Del Rey Oaks to the south and Marina to the north. State Route 1 passes through the western portion of former Fort Ord, separating the beachfront from the rest of the base. Laguna Seca Recreation Area and Toro Regional Park border former Fort Ord to the south and southeast, respectively, as well as several small communities, such as Toro Park Estates and San Benancio. Additional information about the site:

- EPA Identification Number: CA7210020676;
- Lead Agency: Army;
- Lead Oversight Agency: EPA;
- Support Agency: DTSC;
- Source of Cleanup Monies: Army;
- Site Type: Former Military Installation.

### 2.2. Site History

Since 1917, the Army used portions of the former Fort Ord for maneuvers, live-fire training, and other munitions-related purposes. From 1947 to 1974, Fort Ord was a basic training center. The 7th Infantry Division was activated at Fort Ord in October 1974, and occupied Fort Ord until base closure in 1994. Fort Ord was selected in 1991 for decommissioning, but troop reallocation was not completed until 1993 and the base was not officially closed until September 1994. The property identified to remain in the Army's possession (approximately 900 acres) was designated as the Presidio of Monterey Annex on October 1, 1994, and subsequently renamed the Ord Military Community (OMC). Although Army personnel still operate parts of the base, no active Army division is stationed at the former Fort Ord. Since the base was selected for closure in 1991, site visits, historical and archival investigations, military munitions sampling, and removal actions have been performed and documented in preparation for transfer and reuse of the former Fort Ord property. The Army will continue to retain the OMC and the U.S. Army Reserve Center located at the former Fort Ord. The remainder of former Fort Ord was identified for transfer to Federal, State, and local government agencies and other organizations and, since base closure in September 1994, has been subjected to the reuse process. Portions of former Fort Ord property have been transferred. A large portion of the Inland Training Ranges was assigned to the U.S. Department of the Interior, Bureau of Land Management. Other areas on the base have been, or will be, transferred through economic development conveyance, public benefit conveyance, negotiated sale, or other means.

DoD conducted munitions-related activities (e.g., live-fire training, demilitarization) involving different types of conventional military munitions (e.g., artillery and mortar projectiles, rockets and guided missiles, rifle and hand grenades, practice land mines, pyrotechnics, bombs, and demolition materials) at Fort Ord. Because of these activities, military munitions including munitions that upon evaluation by qualified personnel (e.g., UXO-qualified personnel) were determined to be MEC, specifically UXO and DMM, have been encountered and are known or suspected to remain present at various sites throughout the former Fort Ord. A Glossary of Military Munitions Response Program Terms is provided in Appendix A.

### 2.3. Enforcement and Regulatory History

The Army is the responsible party and lead agency for investigating, reporting, making cleanup decisions, and taking cleanup actions at the former Fort Ord under CERCLA. To address the possibility of the public being exposed to explosive hazards, the Army conducted munitions responses (e.g., investigations and removal actions) following Base Realignment and Closure listing and closure of Fort Ord.

In November 1998, the Army agreed to evaluate military munitions at former Fort Ord in an Ordnance and Explosives Remedial Investigation/Feasibility Study (base-wide OE RI/FS) — now termed the base-wide Munitions Response Remedial Investigation/Feasibility Study (base-wide MR RI/FS) — consistent with CERCLA. A Federal Facility Agreement (FFA) was signed in 1990 by the Army, EPA, DTSC (formerly the Department of Health Services), and the California Regional Water Quality Control Board. The FFA established schedules for performing remedial investigations and feasibility studies and requires that remedial actions be completed as expeditiously as possible. In April 2000, an agreement was signed between the Army, EPA, and DTSC to evaluate military munitions and conduct munitions response activities at the former Fort Ord subject to the provisions of the Fort Ord FFA.

The base-wide MR RI/FS program reviews and evaluates past investigative and removal actions, as well as recommends future response actions deemed necessary to protect human health and the environment regarding explosive safety risks posed by MEC that may be present on the basis of designated reuses. These reuses are specified in the Base Reuse Plan (FORA 1997) and its updates. The base-wide MR RI/FS documents are being prepared in accordance with the FFA, as amended. These documents are made available for public review and comment, and placed in the Administrative Record.

The Army will continue to conduct its ongoing and future munitions responses (e.g., investigation and removal actions) at identified MRSs to mitigate the explosive hazards associated with MEC that may remain present to the public. The Army will accomplish this while gathering data about the type of military munitions present and risk posed at each MRSs for use in the base-wide MR RI/FS. The Army is performing its activities pursuant to the President's authority under CERCLA Section 104, as delegated to the Army in accordance with Executive Order 12580 and in compliance with the process set out in CERCLA Section 120. Regulatory agencies (EPA and DTSC) provide oversight of the munitions response activities pursuant to the FFA.

The Army will continue to conduct its ongoing and future munitions responses at the former Fort Ord as components of the Army's base-wide efforts to promote explosive safety because of Fort Ord's history as a military installation. These efforts include: (1) five-year reviews and reporting; (2) notices and restrictions in deeds and property transfer documentations (e.g., letter of transfer); (3) munitions incident reporting; (4) military munitions recognition and safety training; (5) school education; and (6) community involvement.

In March 2007, the Army and FORA entered into an ESCA for the Army to provide FORA funding to complete munitions response actions required for remedy implementation. In accordance with the ESCA, the AOC, and the FFA Amendment No. 1, FORA is responsible for completion of the CERCLA remedial activities on approximately 3,300 acres of the former Fort Ord with funding provided by the Army, except for those responsibilities retained by the Army. The AOC was entered into voluntarily by FORA, EPA, DTSC, and the United States Department of Justice Environment and Natural Resources Division in December 2006 (EPA Region 9 CERCLA Docket No. R9-2007-03). The underlying property was transferred to FORA in May 2009.



As part of the early transfer of the subject property, the Army has entered into State CRUPs with the DTSC that document land use restrictions. The DTSC has agreed to modify the existing CRUPs to document the land use restrictions included in the identified remedy. After the signature of this ROD, DTSC will modify the existing CRUPs to be consistent with the final remedy. The applicability of and requirements for CRUPs are described in California Code of Regulations Section 67391.1 and California Civil Code Section 1471.

As described in the *Final Summary of Existing Data Report, Former Fort Ord, Monterey County, California* (SEDR; ESCA RP Team 2008b), the ESCA areas were combined into nine MRAs, and they were further consolidated into four groups according to similar pathway-to-closure characteristics. Group 1 consists of the Seaside MRA and Parker Flats MRA. Group 2 consists of the California State University Monterey Bay (CSUMB) Off-Campus and County North MRAs. Group 3 consists of Del Rey Oaks/Monterey, Laguna Seca Parking, and Military Operations in Urban Terrain Site MRAs. Originally, Group 3 included the Interim Action Ranges MRA. The Interim Action Ranges MRA was removed from Group 3 for independent evaluation as agreed upon by FORA, the EPA, DTSC, and the Army. Group 4 consists of the Future East Garrison MRA. The County North MRA was subsequently removed from Group 2 following completion of the *Track 1 Plug-In Approval Memorandum, County North Munitions Response Area, Former Fort Ord, California* (Army 2010). This ROD addresses the Seaside MRA and Parker Flats MRA Phase II. This ROD does not include the portion of the ESCA Parker Flats MRA that was included in the Track 2 Parker Flats ROD (Army 2008).

#### 2.4. Community Participation

The Final Group 1 RI/FS was published on March 29, 2017, and the Group 1 Proposed Plan was made available to the public on September 6, 2017. The Proposed Plan presented the preferred alternative of Land Use Controls (Alternative 2). The Land Use Control alternative is being selected as the final remedy in this ROD. The Proposed Plan also summarized the information in the Group 1 RI/FS and other supporting documents in the Administrative Record. These documents were made available to the public at the Administrative Record and [www.fortordcleanup.com](http://www.fortordcleanup.com). The Administrative Record and Information Repositories are located at:

- Fort Ord Administrative Record, Building 4463, Gigling Road, Room 101, Ord Military Community, California ([www.fortordcleanup.com](http://www.fortordcleanup.com)).
- Seaside Branch Library, 550 Harcourt Avenue, Seaside, California.
- California State University Monterey Bay Tanimura & Antle Family Memorial Library, 100 Campus Center, CSUMB Campus, Seaside, California.

The notice of the availability of the Proposed Plan was published in the Monterey County Herald and the Salinas Californian on September 15, 2017. A 30-day public comment period was held from September 15, 2017, to October 16, 2017. In addition, a public meeting was held on September 27, 2017, to present the Proposed Plan to a broader community audience than those that had already been involved at the site. At this meeting, representatives from the Army and the regulatory agencies were present, and the public had the opportunity to submit written and oral comments about the Proposed Plan. Representatives from FORA were also present to answer questions. The meeting also presented information regarding the inclusion of a 1.1-acre area, identified as the MRS-13B Habitat Reserve area, in this ROD. The Army's response to the comments received during this period is included in the Responsiveness Summary, which is part of this ROD (Section 3.0).

## 2.5. Scope and Role of Response Action

This ROD addresses the planned response action for managing the potential risk to future land users from MEC that potentially remain in the Group 1 MRAs, where munitions response activities have been completed by the Army and FORA, as described in Section 2.7 below and detailed in the Group 1 RI/FS (ESCA RP Team 2017c).

The 1.1-acre MRS-13B Habitat Reserve area was evaluated in the remedial investigation and risk assessment for the Track 2 Parker Flats MRA (Army 2006). The area was not included in the resulting Track 2 Parker Flats ROD (Army 2008) due to its small size. It was intended to be included in a different decision document that would address the entire parcel. This area is incorporated into this ROD as part of Parcel E19a.2.

The planned response action for the Group 1 MRAs will be the final remedy for protection of human health and the environment. Remedial Alternative 2, which was identified as the preferred remedial alternative for the Group 1 MRAs, is summarized as follows:

- **Remedial Alternative 2 - Land Use Controls (LUCs):** military munitions recognition and safety training for workers who will conduct ground-disturbing or intrusive activities; construction support to manage the risk associated with the potential presence of military munitions during ground-disturbing or intrusive activities; access management measures in areas designated for habitat reserve; restrictions prohibiting residential use (as defined in this ROD) in areas designated for non-residential development reuse or for habitat reserve; and restrictions against inconsistent uses (applicable to the habitat reserve areas).

The selected remedy will be implemented by FORA under the ESCA and in accordance with the AOC. An RD/RA Work Plan and/or LUCIP/OMP will be developed to: (1) outline the processes for implementing land use restrictions; and (2) identify procedures for responding to discoveries of military munitions, including coordinating a response to a discovery of a significant amount of MEC in the Group 1 MRAs. The selected LUCs may be modified in the future based on the five-year review process.

In addition, long-term management measures comprised of a deed restriction, annual monitoring and reporting, and five-year review reporting will be implemented for the reuse areas within the Group 1 MRAs.

The potential presence of chemicals of concern in soil is being addressed under the Army Basewide Range Assessment Program (Shaw 2012) and the *Record of Decision Amendment, Site 39 Inland Ranges, Former Fort Ord, California* (Army 2009). As presented in the *Final Remedial Action Completion Report, Site 39 Inland Ranges Habitat Reserve, Former Fort Ord, California*, the Army has completed soil remedial actions at the Site 39 Inland Ranges and results of the remedial actions meet the remedial action objectives (RAOs) established for the Site 39 Inland Ranges for removal of soil contaminated with lead and/or explosives constituents (ITSI Gilbane 2014).

## 2.6. Site Characteristics

### 2.6.1. Seaside MRA

The Seaside MRA is located in the southwestern portion of the former Fort Ord (Figure 1). The Seaside MRA encompasses approximately 423 acres and contains MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04, respectively (Figure 2). Not included within the boundaries of the MRSs,

but located within the Seaside MRA, is the former General Jim Moore Boulevard alignment and the narrow area west of the former General Jim Moore Boulevard alignment, totaling approximately 25 acres.

Historical records and the recovery of military munitions, including MEC, and munitions debris (MD) indicate that the Seaside MRA was used for live-fire military training since its initial government purchase in 1917 and its designation of the land as an artillery range. Cavalry, artillery, and infantry units conducted training activities in the MRA, which is located within the boundary of the historical impact area (Figure 1). The four MRSs located within the Seaside MRA contain all or portions of several live-fire firing ranges used for a variety of training purposes from the 1940s through the 1990s. The usage of the ranges included: small arms training in the four MRSs (Ranges 18, 19, 20, 21, 22, 23, 46, and 59); training ranges at which live-fire training was not conducted in MRS-15 SEA 01 (Old Range 22 and Range 23M); mortar and antitank training in MRS-15 SEA 04 (Range 48); and booby trap training in MRS-15 SEA 04 (Range 50).

### 2.6.2. Parker Flats MRA Phase II

The Parker Flats MRA Phase II is located in the central portion of the former Fort Ord (Figure 1). The Parker Flats MRA Phase II encompasses approximately 475 acres and contains all or portions of the following MRSs: MRS-04A, MRS-04A EXP, MRS-13B, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-44 EDC, and MRS-44 PBC (Figure 3).

Historical records and the recovery of military munitions, including MEC, and MD indicate that the Parker Flats MRA Phase II was used for military training since its initial 1917 government purchase and its designation as an artillery range. Cavalry and artillery units stationed at the Presidio of Monterey, along with infantry units stationed at the Presidio of San Francisco, reportedly conducted training activities near the Parker Flats MRA. A portion of the Parker Flats MRA Phase II (MRS-15 MOCO.2; Figure 3) is located within the historical impact area (Figure 1).

## 2.7. Group 1 MRAs Remedial Investigation Summary

The Group 1 MRAs contain all or portions of 13 MRSs where the Army and FORA conducted munitions responses (e.g., investigations and removal actions). These MRSs are listed in Table 1 and shown in Figures 2 and 3. The Remedial Investigation for the Group 1 MRAs is based on the evaluation of previous work conducted for the MRAs in accordance with the *Final Group 1 Remedial Investigation/Feasibility Study Work Plan, Former Fort Ord, Monterey County, California* (“Group 1 RI/FS Work Plan”; ESCA RP Team 2008c) and associated addenda.

This section provides background information on the munitions responses completed by the Army and FORA at the Group 1 MRAs and review (site evaluations) conducted for the MRAs. Table 1 summarizes the results of the site-specific munitions responses (e.g., investigations and removal actions), and Section 2.8 presents a summary of the site evaluations for the MRSs in the Group 1 MRAs as presented in the Group 1 RI/FS (Volume 1; ESCA RP Team 2017c).

### 2.7.1. Seaside MRA

**Scope of Removal Actions** – Several munitions responses (e.g., investigations and removal actions) were completed in the Seaside MRA. The actions performed by the Army resulted in the removal of military munitions from the subsurface in the Seaside MRA, with the exception of several Special Case Areas (SCAs) located throughout the Seaside MRA. The scope of the Army’s removal actions did not include the areas located outside of MRS boundaries, including the hillside located in the narrow area west of the

former alignment of General Jim Moore Boulevard south of Broadway Avenue and areas within the former alignment of General Jim Moore Boulevard and Eucalyptus Road. Removal actions in the SCAs and the hillside west of the former alignment of General Jim Moore Boulevard, located outside of MRS boundaries, were completed by FORA and resulted in the investigation of all subsurface anomalies that potentially were military munitions and the removal of MEC and other munitions encountered.

A Residential Quality Assurance (RQA) Pilot Study and Implementation Study was conducted on the removal actions in the designated future residential reuse area of the Seaside MRA. The RQA Pilot Study and Implementation Study activities included field verification site walks, digital geophysical mapping (DGM) investigations, and soil scrape and post-scrape DGM investigations in portions of the designated future residential reuse areas. The verification and quality assurance action was conducted by FORA on behalf of the Army under the ESCA.

The munitions responses (e.g., investigations and removal actions) conducted within the Seaside MRA were focused on addressing the potential explosive hazards posed by military munitions. Every military munition detected, and determined by UXO-qualified personnel to be MEC, was destroyed on site. A summary of the investigations and removal actions is provided in Section 2.8.

**Site Evaluation** – The evaluation process was documented by completion of a series of checklists for the Seaside MRA in accordance with the Group 1 RI/FS Work Plan (ESCA RP Team 2008c). Checklists prepared for the MRA are provided as Appendix E of the Group 1 RI/FS (Volume 1; ESCA RP Team 2017c).

The Seaside MRA is located in the southwestern portion of the former Fort Ord (Figure 1). The Seaside MRA encompasses approximately 423 acres and contains all of MRS-15 SEA 01 (183 acres), MRS-15 SEA 02 (86 acres), MRS-15 SEA 03 (50 acres), and MRS-15 SEA 04 (79 acres) (Figure 2). Not included within the boundaries of the MRSs, but located within the Seaside MRA, are the former General Jim Moore Boulevard alignment and the narrow area west of the former General Jim Moore Boulevard alignment (25 acres).

The four MRSs located within the Seaside MRA contain all or portions of several firing ranges used for a variety of training purposes from the 1940s through the 1990s. The usage of the ranges included: small arms training in the four MRSs (Ranges 18, 19, 20, 21, 22, 23, 46, and 59); non-firing target range training in MRS-15 SEA 01 (Old Range 22 and Range 23M); mortar and antitank training in MRS-15 SEA 04 (Range 48); and booby trap training in MRS-15 SEA 04 (Range 50).

The munitions responses (removal actions) performed by the Army resulted in the removal of subsurface MEC and other munitions from the Seaside MRA, with the exception of 35 acres identified by the Army as SCAs and a narrow area outside the western boundaries of MRS-15 SEA 01 and MRS-15 SEA 02 to the west of the General Jim Moore Boulevard alignment. Removal actions in the SCAs were completed by FORA. These actions included soil scraping (ranging from 6 inches to 10 feet below ground surface) and post-scrape DGM surveys with an investigation of subsurface target anomalies that potentially represented military munitions, except in the few areas where anomalies associated with existing infrastructure (e.g., culverts) were left in place, as described in Section 2.8.

FORA also completed a RQA Pilot Study and Implementation Study in the approximately 276.5-acre designated future residential reuse area of the Seaside MRA as documented in the *Final Group 1 Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017a) and *Final Group 1 Supplemental Residential*

*Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017d).

The RQA Pilot Study and Implementation Study included a comprehensive review and assessment of data from previous munitions responses (e.g., investigations and removal actions) to identify residual MEC risks or uncertainties. The identified risks and uncertainties were addressed with DGM investigation of subsurface anomalies that potentially represented military munitions and the removal of MEC and other military munitions recovered from approximately 76.8 acres of the designated future residential reuse area. It also included soil scrape and post-scrape DGM investigations and the investigation of subsurface anomalies that were potentially munitions and the removal of MEC and other military munitions from approximately 7.5 acres of the 76.8-acre area. A narrow area west of the former alignment of General Jim Moore Boulevard and outside the boundaries of MRS-15 SEA 01 and MRS-15 SEA 02, was not subjected to a removal action. However, a comprehensive review and assessment of data from previous munitions responses (e.g., investigations and removal actions) was completed for the area and a field verification site walk was performed on two portions of the narrow area west of MRS-15 SEA 01.

The comprehensive data review and assessment and field verification site walk resulted in no evidence of munitions use in the narrow area west of the former alignment of General Jim Moore Boulevard outside the boundaries of MRS-15 SEA 01 and MRS-15 SEA 02. Based on the RQA Pilot Study and Implementation Study, the approximately 276.5 acres designated for future residential reuse within the Seaside MRA were recommended as acceptable for future residential reuse with appropriate land use controls, such as the local Digging and Excavation on the Former Fort Ord Ordinance, construction support, and disclosures. Results of the RQA Pilot Study and Implementation Study are documented in the *Final Group 1 Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017a) and *Final Group 1 Supplemental Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017d). Based on regulatory agency and Army review, further assessment was not warranted for the designated future residential reuse areas in the Seaside MRA (ESCA RP Team 2017a and 2017d).

FORA provided construction support to manage the risk associated with the potential presence of military munitions during the realignment and construction of General Jim Moore Boulevard and Eucalyptus Road. No MEC was encountered. The construction support activities included: support throughout all construction tasks and phases; analog inspection for anomalies in root balls during tree removal, at locations where fence posts were removed and around wooden communication poles; and observation of excavations and asphalt removal as requested (ESCA RP Team 2017c).

The majority of MEC and MD encountered within the Seaside MRA were consistent with the documented historical uses of the area for weapons and troop training. The types of MEC and MD removed from the MRA included: blasting caps, igniters, primers, bulk explosives, hand grenades and hand grenade fuzes, rifle grenades, mines and mine fuzes, mine activators, flares and signals, smoke generating items, firing devices, rockets and rocket motors, mortars, projectors, various projectiles and projectile fuzes, and simulators. Some miscellaneous military munitions and MD were also recovered; evidence does not indicate that there were specific target ranges or impact areas for these miscellaneous items within the Seaside MRA (ESCA RP Team 2017c).

### 2.7.2. Parker Flats MRA Phase II

**Scope of Removal Actions** – The munitions responses (e.g., investigations and removal actions) in Parker Flats MRA Phase II were completed by the Army and FORA. Munitions responses completed in the designated future residential reuse areas and non-residential development reuse areas include the use of analog and DGM surveys, investigation of detected anomalies where analog technology was used and of anomalies that were most likely munitions where DGM technology was used. In both cases, military munitions encountered were removed, with MEC destroyed on site. A DGM survey, with an investigation of subsurface anomalies that were most likely military munitions and a removal of MEC and other munitions encountered was completed within unpaved roads, trails, and 5-foot (ft) buffer area along sides of the trails in the habitat reserve reuse areas. An analog-assisted surface removal of military munitions to 3 inches below ground surface was completed in all other portions of the habitat reserve reuse areas. A 1.1-acre portion of the habitat reserve reuse area underwent subsurface removal of military munitions as part of the removal action for MRS-13B (Army 2006).

A RQA Implementation Study was conducted of the munitions responses (e.g., investigations and removal actions) in the designated future residential reuse area of the Parker Flats MRA Phase II. The RQA Implementation Study activities included DGM investigations in portions of the designated future residential reuse area. The verification and quality assurance action was conducted by FORA on behalf of the Army under the ESCA.

The munitions responses (e.g., investigations and removal actions) conducted within the Parker Flats MRA Phase II were focused on addressing explosive hazards. Every military munition detected, and determined by UXO-qualified personnel to be MEC, was destroyed on site. A summary of the investigations and removal actions is provided in Section 2.8.

**Site Evaluation** – The evaluation process was documented by completion of a series of checklists for the Parker Flats MRA Phase II in accordance with the Group 1 RI/FS Work Plan (ESCA RP Team 2008c). Checklists prepared for the MRA are provided as Appendix E of the Group 1 RI/FS (Volume 1; ESCA RP Team 2017c). Evaluation of the removal action conducted in MRS-13B is documented in the RI/FS report for the Track 2 Parker Flats MRA (Army 2006).

The Parker Flats MRA Phase II is located in the central portion of the former Fort Ord (Figure 1). The Parker Flats MRA Phase II encompasses approximately 475 acres and contains all or portions of the following MRSs: MRS-04A, MRS-04A EXP, MRS-13B, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-44 EDC, and MRS-44 PBC (Figure 3).

Munitions responses completed by the Army and FORA resulted in investigation and removal of all subsurface target anomalies that potentially represented military munitions. Improved roads (i.e., consisting of asphalt pavement) within the Parker Flats MRA Phase II were not intrusively investigated, with the exception of a portion of Eucalyptus Road in Parcels E20c.2 and L20.18. Some structures were left in place, therefore, removal actions were conducted up to edge of the structures, although neither MEC nor MD were recovered. These structures include the nurses quarters located in the northwestern portion of Parcel E18.1.3 designated future residential reuse area, two latrines located in Parcel E21b.3 designated non-residential development reuse area, and a water tower located in Parcel E18.4 designated future residential reuse area. Additionally, trees greater than 5 inches in diameter at breast height were left in place.

FORA also completed a RQA Implementation Study in the approximately 146 acres designated for future residential reuse in the Parker Flats MRA Phase II. The RQA Implementation Study included a

comprehensive review and assessment of data from previous MEC investigations and removal actions to identify residual MEC risks or uncertainties. The identified risks and uncertainties were addressed with DGM investigation and removal of all subsurface anomalies that potentially represented MEC in approximately 1.6 acres of the northern portion of the designated future residential reuse area.

A field verification site walk was performed in MRS-04A EXP and in two grids within the northern designated future residential reuse area. The initial evaluation conducted for the remaining portions of the designated future residential reuse area indicated no evidence of remaining military munitions hazards. Based on the RQA Implementation Study, the approximately 146 acres designated for future residential reuse within the Parker Flats MRA Phase II were recommended as acceptable for future residential reuse with appropriate land use controls, such as the local Digging and Excavation on the Former Fort Ord Ordinances, construction support, and disclosures. Results of the RQA Implementation Study are documented in the *Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017b). Based on regulatory agency and Army review, further assessment was not warranted for the designated future residential reuse areas in the Parker Flats MRA (ESCA RP Team 2017b).

FORA provided construction support to manage the risk associated with the potential presence of military munitions during the realignment and construction of General Jim Moore Boulevard and Eucalyptus Road, including DGM survey and target investigation under Eucalyptus Road in Parcel E20c.2 and a portion of Eucalyptus Road in Parcel L20.18 located outside MRS boundaries. No MEC was encountered. The construction support activities included: support throughout all construction tasks and phases; analog inspection for anomalies in root balls during tree removal, at locations where fence posts were removed, and around wooden communication poles; and observation of excavations and asphalt removal as requested (ESCA RP Team 2017c).

The majority of MEC and MD encountered within the Parker Flats MRA Phase II were consistent with the documented historical uses of the area. Based upon the results of the remedial investigation, the northern portion of the Parker Flats MRA Phase II was used for training maneuvers; practice hand grenade training; mortar training using practice mortars and inert training mortars; and chemical, biological, and radiological training in MRS-04A only. The remedial investigation indicated that the southern portion of the Parker Flats MRA Phase II was used for training maneuvers, practice hand grenade training, mortar training, and projectile training. The types of MEC and MD removed from the MRA included: blasting caps, electric squibs, igniters, primers, bulk explosives, hand grenades and hand grenade fuzes, rifle grenades, mines and mine fuzes, flares and signals, smoke generating items, firing devices, rockets and rocket motors, mortars, projectors, and simulators. Various projectiles and projectile fuzes (MEC and MD) were also recovered primarily from the southern portion of the MRA. Some miscellaneous MEC and MD were also recovered; evidence does not indicate that there were specific target ranges or impact areas for these miscellaneous items within the Parker Flats MRA Phase II (ESCA RP Team 2017c).

## 2.8. Group 1 MRA Munitions Response Site Summary

### 2.8.1. Seaside MRA

The Seaside MRA includes MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04 (Figure 2) where munitions responses (e.g., investigations and removal actions) were conducted by the Army and FORA from 1997 through 2013 and in 2017. Geophysical surveys were conducted over the MRSs within the Seaside MRA, with anomalies that potentially represented military munitions investigated and MEC and other munitions encountered removed.

Initial actions and sampling actions performed by the Army's contractors in MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04 are summarized below as they were not the final action taken within the MRSs:

- Field Latrine Investigation of two latrines located within MRS-15 SEA 01 from March to November 1997 (USA 2001c)
- Grid Sampling in Small Arms Ranges (OE-15A Grid Sampling) partially located within MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04 from October to November 1997 (USA 2000a)
- Grid Sampling (OE-15B Grid Sampling) at six sample grids located in MRS-15 SEA 01 and MRS-15 SEA 02 from October 1997 to February 1998 (USA 2000c)
- MEC Removal-Impact Area Roads and Trails on six roads located within MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04 from March 1997 to March 1998 (USA 2001a)
- Removal action at fuel breaks along eastern boundary of MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04 in 1998 (USA 2001f)
- MEC Removal to Support Lead-Contaminated Soil Remediation at Ranges 19 located partially within MRS-15 SEA 02, and Ranges 21, 22, and 23 located partially within MRS-15 SEA 01 from April 1997 to June 1999 (USA 2001b)
- MEC Removal to Support Lead-Contaminated Soil Remediation at Range 46 located partially within MRS-15 SEA 04 from April to August 1999 (USA 2001b)
- Grid sampling investigation at MRS-15 SEA 01, MRS-15 SEA 02, and MRS-15 SEA 04 in 1999 (USA 2001d)
- Impact Area Fuel Break Maintenance on five fuel breaks located within MRS-15 SEA 01, MRS-15 SEA 02, and MRS-15 SEA 04 in 2001 (Parsons 2001)
- Time-Critical Removal Action vegetation and surface MEC removal in MRS-15 SEA 01, MRS-15 SEA 02, and MRS-15 SEA 04 from December 2001 to March 2002 (performed as site preparation for a non-time-critical removal action [NTCRA]; Parsons 2006a)
- Remediation of Chemical Contamination in Soil in Range 18 (located in MRS-15 SEA 03 and 04) and Range 19 (located in MRS-15 SEA 02) from November 1998 through October 2002 (Shaw 2005)

Final MEC removal actions at MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04, and a portion of the area located to the west of MRS-15 SEA 01 and MRS-15 SEA 02 boundaries, but within the MRA, were conducted by the Army and FORA, as described below.

### MRS-15 SEA 01

A NTCRA and Phase I geophysical surveys, with anomalies that potentially represented military munitions investigated and MEC and other munitions encountered removed, were conducted by the Army's contractor Parsons Infrastructure & Technology Group, Inc. (Parsons) in MRS-15 SEA.1-4 (which encompasses MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04) from 2002 to 2004 (Parsons 2006a). Removal actions included digital geophysical survey in accessible areas and analog surveys to depth of detection in areas not accessible by digital equipment. The Army's removal actions were completed on the Seaside MRA in 2004, with the exception of several SCAs located throughout the Seaside MRA. The SCAs were identified as data gaps in the SEDR (ESCA RP Team 2008b).



FORA conducted a NTCRA on the remaining portions of Seaside MRA identified as SCAs, located in MRS-15 SEA 01, MRS-15 SEA 02, MRS-15 SEA 03, and MRS-15 SEA 04, from December 2007 to October 2008 to complete the Army's work. Activities performed included: soil scraping and sifting, and digital geophysical surveys in accessible areas; and analog surveys to depth of detection in areas not accessible by digital equipment. This removal action was documented in two technical information papers (ESCA RP Team 2008a and 2011). The removal action resulted in the investigation of subsurface anomalies in the SCAs that potentially represented military munitions and the removal of military munitions encountered.

An RQA Implementation Study was conducted by FORA in 2011, 2013, and 2017 (ESCA RP Team 2017a and 2017d) in the designated future residential reuse portion of MRS-15 SEA 01. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A baseline DGM survey target investigation was performed in approximately 68.7 acres of the designated future residential reuse portions of MRS-15 SEA 01. A soil scrape and post-scrape DGM survey target investigation was completed in an approximately 0.5-acre portion of the baseline DGM survey area in MRS-15 SEA 01. Following the soil scrape and post-scrape DGM survey and target investigation, a verification DGM survey and target investigation was conducted over two 100-ft by 100-ft soil scrape grids and four 100-ft by 100-ft grids previously investigated during baseline DGM survey activities. A modified EM61-MK2 towed-array using a sled with lowered sensors, referred to as "the FORA ESCA Sled", and Schonstedt Model GA-52/CX magnetometers were used to detect subsurface anomalies for investigation and removal of military munitions encountered to the depth of detection.

#### MRS-15 SEA 02

MRS-15 SEA 02 was included in the NTCRA and Phase I geophysical operations conducted by Parsons from 2002 to 2004 (Parsons 2006a) and in the NTCRA conducted by FORA from December 2007 to October 2008 (ESCA RP Team 2008a and 2011). Details of these actions are described above under MRS-15 SEA 01.

An RQA Implementation Study was conducted by FORA in 2011 (ESCA RP Team 2017a) for the designated future residential reuse portion of the MRS-15 SEA 02. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for the designated future residential reuse portion of MRS-15 SEA 02.

#### MRS-15 SEA 03

MRS-15 SEA 03 was included in the NTCRA and Phase I geophysical operations conducted by Parsons from 2002 to 2004 (Parsons 2006a) and in the NTCRA conducted by FORA from December 2007 to October 2008 (ESCA RP Team 2008a and 2011). Details of these actions are described above under MRS-15 SEA 01.

An RQA Implementation Study was conducted by FORA in 2011 (ESCA RP Team 2017a) in the designated future residential reuse portion of the MRS-15 SEA 03. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A baseline DGM survey target investigation was performed in approximately 2.3 acres of the designated future residential reuse portions of MRS-15 SEA 03. The FORA ESCA Sled and Schonstedt Model GA-52/CX magnetometers were used to detect MEC for removal to depth of detection.

## MRS-15 SEA 04

MRS-15 SEA 04 was included in the NTCRA and Phase I geophysical operations conducted by Parsons from 2002 to 2004 (Parsons 2006a) and in the NTCRA conducted by FORA from December 2007 to October 2008 (ESCA RP Team 2008a and 2011). Details of these actions are described above under MRS-15 SEA 01.

An RQA Pilot Study and Implementation Study was conducted by FORA in 2008, 2009, and 2011 in the designated future residential reuse portion of MRS-15 SEA 04 (ESCA RP Team 2017a). A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A baseline DGM survey target investigation was performed in approximately 23.8 acres of the designated future residential reuse portions of MRS-15 SEA 04. A soil scrape and post-scrape DGM survey target investigation was completed in approximately 7 acres of the baseline DGM survey area in MRS-15 SEA 04. Following the soil scrape and post-scrape DGM survey and target investigation, a verification DGM survey and target investigation was conducted over approximately 1.5 acres of the soil scrape area. The FORA ESCA Sled and Schonstedt Model GA-52/CX magnetometers were used to detect subsurface anomalies for investigation and removal of military munitions encountered to the depth of detection.

## Areas Outside MRS Boundaries

An investigation was conducted by FORA from December 2007 to October 2008 and included the hillside west of the former alignment of General Jim Moore Boulevard and outside the western boundaries of MRS-15 SEA 01. Activities performed in the hillside area included digital geophysical surveys in accessible areas and analog surveys to depth of detection in areas not accessible by digital equipment. The removal action was documented in a technical information paper (ESCA RP Team 2008a). The removal action resulted in investigation of subsurface anomalies that potentially represented military munitions and the removal of MEC and other munitions in the hillside area.

An RQA Implementation Study was conducted by FORA in 2011, 2013, and 2017 (ESCA RP Team 2017a and 2017d) in the designated future residential reuse portion of the Seaside MRA including areas located to the west of MRS-15 SEA 01 and MRS-15 SEA 02 boundaries, but within the MRA. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed for the area. A field verification site walk was performed using Schonstedt Model GA-52/CX magnetometers on two portions of the area west of MRS-15 SEA 01 to detect anomalies for investigation and the removal of military munitions encountered to the depth of detection. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for other areas designated for future residential reuse located to the west of MRS-15 SEA 01 and MRS-15 SEA 02 boundaries.

### 2.8.2. Parker Flats MRA Phase II

The Parker Flats MRA Phase II contains all or portions of the following MRSs: MRS-04A, MRS-04A EXP, MRS-13B, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-44 EDC, and MRS-44 PBC (Figure 3) where MEC investigations and removal actions were conducted by the Army and FORA from 1993 through 2011. Geophysical surveys were conducted over the MRSs within the Parker Flats MRA Phase II, with anomalies that potentially represented military munitions investigated and MEC and other munitions encountered removed.

Initial actions and sampling actions performed by the Army's contractors in MRS-04A, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-44 EDC, and MRS-44 PBC are summarized below as they were not the final action taken within the MRSs:

- Sampling investigation of six grids in MRS-04A from 1993 to 1994 (HFA 1994)
- Preliminary Assessment/Site Inspection of MRS-27A, MRS-27B, and MRS-27C in 1996 (USACE 1997a)
- Field Latrine Investigation and Removal in November 1997 (USA 2001c)
- Site Stats/Grid Stats (SS/GS) investigation at MRS-04A in 1997 (USA 2000b)
- SS/GS investigation at MRS-44 EDC in 1998 (USA 2001e)
- Grid sampling investigation at MRS-44 EDC and MRS-44 PBC in 1998 (USA 2001e)
- Grid sampling investigation at MRS-15 MOCO.2 in 1999 (USA 2001d)
- Removal action at a fuel break in MRS-44 EDC in 1998 (USA 2001f)
- Visual surface removal action in accessible portions of the Parker Flats MRA to include MRS-27A, MRS-27B, MRS-27C, and MRS-04A in 2001 (Parsons 2002)

Final actions at MRS-04A, MRS-04A EXP, MRS-13B, MRS-15 MOCO.2, MRS-27A, MRS-27B, MRS-27C, MRS-44 EDC, MRS-44 PBC, and areas within the Parker Flats MRA Phase II but outside MRS boundaries were conducted by the Army and FORA, as described below.

#### MRS-04A

In February 1998, a munitions response (removal action) was performed by the Army in MRS-04A, including areas where SS/GS sampling actions had previously been conducted. UXO Technicians used the Schonstedt Model GA-52/CX magnetometer to investigate 5-ft search lanes. Subsurface anomalies that potentially represented military munitions were investigated with MEC and other munitions removed (USA 2000b).

An RQA Implementation Study was conducted by FORA in 2011 and 2012 (ESCA RP Team 2017b) for the designated future residential reuse portion of the Parker Flats MRA Phase II, including all of MRS-04A. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for MRS-04A.

#### MRS-04A EXP

The after action report for activities performed during the munitions response (removal action) described above for MRS-04A indicated that a munitions response (removal action) was performed by the Army in MRS-04A EXP in 2000; however, there is no text regarding MRS-04A EXP included in the after action report (USA 2000b).

An RQA Implementation Study was conducted by FORA in 2011 and 2012 (ESCA RP Team 2017b) for the designated future residential reuse portion of the Parker Flats MRA Phase II, including MRS-04A EXP. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A field verification site walk was conducted using a Schonstedt Model GA-52/CX magnetometer to search for evidence of potential residual military

munitions concerns. Intrusive investigation of the subsurface anomalies (i.e., targets) identified during site walks were conducted. There were no military munitions or related materiel encountered.

#### MRS-15 MOCO.2

The Army performed a NTCRA in MRS-15 MOCO.2 in two phases completed in 2003 and 2005. Both phases included the same procedures: surveying with analog Schonstedt Model GA-52/CX magnetometers and investigating until the source of the anomaly was removed; digital mapping of the analog survey areas and investigation and resolution of detected subsurface anomalies; and QC/QA inspections. Analog and digital detection instruments were used over all portions of MRS-15 MOCO.2 to locate subsurface anomalies, and all detected anomalies were investigated and resolved (Parsons 2004 and 2006b).

#### MRS-27A

The remedial investigation conducted by FORA from 2008 to 2012 (ESCA RP Team 2013) included the portion of MRS-27A within Parker Flats MRA Phase II. The investigation included: digital geophysical survey in accessible areas of MRS-27A designated for non-residential development reuse; and in unpaved roads, trails, and 5-ft buffer area along sides of the trails, within the area of MRS-27A designated for habitat reserve. Analog surveys to depth of detection were completed in areas not accessible to digital geophysical survey for the designated non-residential development reuse area. An analog instrument-aided surface and near-surface investigation was conducted in the remaining portions designated for habitat reserve. Analog and digital detection instruments were used to locate subsurface anomalies and all detected anomalies were investigated and resolved (ESCA RP Team 2013).

#### MRS-27B

The remedial investigation conducted by FORA from 2008 to 2012 (ESCA RP Team 2013) included the portion of MRS-27B within Parker Flats MRA Phase II. The investigation included: digital geophysical survey in accessible areas of MRS-27B designated for non-residential development reuse; and in unpaved roads, trails, and 5-ft buffer area along sides of the trails, within the area of MRS-27B designated for habitat reserve. Analog surveys to depth of detection were completed in areas not accessible to digital geophysical survey for the designated non-residential development reuse area. An analog instrument-aided surface and near-surface investigation was conducted in the remaining portions of the area designated for habitat reserve. Analog and digital detection instruments were used to locate subsurface anomalies and all detected anomalies were investigated and resolved (ESCA RP Team 2013).

#### MRS-27C

The remedial investigation conducted by FORA from 2008 to 2012 (ESCA RP Team 2013) included MRS-27C. The investigation included digital geophysical survey in unpaved roads, trails, and 5-ft buffer area along sides of the trails, within MRS-27C. An analog instrument-aided surface and near-surface investigation was conducted in the remaining areas of MRS-27C. Analog and digital detection instruments were used to locate subsurface anomalies and all detected anomalies were investigated and resolved (ESCA RP Team 2013).

## MRS-44 EDC

The remedial investigation conducted by FORA from 2008 to 2012 (ESCA RP Team 2013) included MRS-44 EDC. The investigation included digital geophysical survey in accessible areas of MRS-44 EDC. Analog surveys to depth of detection were completed in areas not accessible to digital geophysical survey. Analog and digital detection instruments were used over MRS-44 EDC to locate subsurface anomalies and all detected anomalies were investigated and resolved (ESCA RP Team 2013).

An RQA Implementation Study was conducted by FORA in 2011 and 2012 (ESCA RP Team 2017b) for the designated future residential reuse portion of the Parker Flats MRA Phase II, including a portion of MRS-44 EDC. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for the portion of MRS-44 EDC designated for future residential reuse.

## MRS-44 PBC

A munitions response (removal action) was completed by the Army for MRS-44 PBC in 2000 (USA 2001e). The MEC removal action covered the entire MRS-44 PBC, including grids where 100% grid sampling investigations had previously been conducted. UXO Technicians used the Schonstedt Model GA-52/CX magnetometer to investigate the 5-ft search lanes (USA 2001e).

## MRS-13B

A munitions response (removal action) was completed by the Army for MRS-13B from 1995 to 1998 (Army 2006). UXO Technicians used the Schonstedt Model GA-52/CX magnetometer to investigate 654 100-ft by 100-ft grids and partial grids. The MEC and other munitions, and MD encountered during the removal action were removed (Army 2006).

## Areas Outside MRS Boundaries

Initial actions and sampling actions performed by the Army's contractors in areas outside of MRS boundaries but within the Parker Flats MRA Phase II included the following:

- Grid sampling in six grids located south of MRS-04A by USA in 2000 (USA 2001g)
- Sampling investigation in fifteen whole and partial grids throughout the northern portion of the Parker Flats MRA Phase II from 1993 to 1994 (HFA 1994)
- Visual surface removal action in accessible portions of areas located outside MRS boundaries in 2001 (Parsons 2002)

The remedial investigation conducted by FORA from 2008 to 2012 (ESCA RP Team 2013) included portions of the Parker Flats MRA Phase II located outside of MRS boundaries. The investigation included digital geophysical survey in accessible areas of designated future residential reuse areas, non-residential development reuse areas, and in unpaved roads, trails, and 5-ft buffer area along sides of the trails, within areas designated for habitat reserve. An analog instrument-aided surface and near-surface investigation was conducted in the remaining portions designated for habitat reserve. Analog surveys to depth of detection were completed in portions of the designated future residential reuse areas and non-residential development reuse areas not accessible to digital geophysical survey. Analog and digital detection

instruments were used to locate subsurface anomalies and all detected anomalies were investigated and resolved (ESCA RP Team 2013).

The RQA Implementation Study conducted by FORA in 2011 and 2012 (ESCA RP Team 2017b) for the designated future residential reuse portions of the Parker Flats MRA Phase II included areas designated for future residential reuse located outside of MRS boundaries, but within the MRA. A comprehensive review and assessment of available data from previous munitions responses (e.g., investigations and removal actions) was completed. A field verification site walk was conducted in a small area outside of MRS boundaries located east of MRS-04A EXP and south of Gigling Road using a Schonstedt Model GA-52/CX magnetometer to search for evidence of residual MEC. Intrusive investigation of the subsurface anomalies identified during the site walk was conducted. There were no military munitions or munitions-related items discovered. A baseline DGM survey target investigation was performed in approximately 1.6 acres of the northwestern portion of the MRA designated for future residential reuse portion. The FORA ESCA Sled and the EM61-MK2 hand cart with lowered coils consistent with the FORA ESCA Sled were used to detect anomalies for investigation and the removal of MEC and other munitions to the depth of detection. No MEC risks or uncertainties that could cause regulatory concern for residential use were identified for the remaining portions of the MRA designated for future residential reuse located outside MRS boundaries.

## 2.9. Current and Potential Future Land and Resource Uses

The future land uses for the Group 1 MRAs, summarized below, are based upon the Fort Ord Base Reuse Plan (FORA 1997). Future land use information is also included in the *Installation-Wide Habitat Management Plan for Former Fort Ord, California* (“the HMP”; USACE 1997b) and modifications to the HMP provided in *Assessment, East Garrison – Parker Flats Land Use Modifications, Fort Ord, California* (Zander 2002), and *Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification* (Army 2004).

### 2.9.1. Seaside MRA

The Seaside MRA is designated for future residential reuse and non-residential development reuse with borderland interface (Table 2 and Figure 5). The reasonably foreseeable reuses being considered for the Seaside MRA include:

- Residential — Approximately 276.5 acres, comprised of portions of Parcels E24, E34, E23.1, and E23.2, are designated for future residential reuse. Construction of buildings and roads, installation of utilities, as well as the activities of future residents are expected within these reuse areas.
- Non-Residential Development — Approximately 146.5 acres, comprised of portions of Parcels E24, E34, E23.1, and E23.2, are designated for non-residential development reuse including roadways and a 100-ft borderland development buffer along the Natural Resources Management Area (NRMA) interface. A 100-ft buffer from the borderland interface along the NRMA was identified in the ESCA (USACE/FORA 2007); however, the buffer width is subject to change based on future fire-wise planning by FORA. The borderland development area along the NRMA interface, designated as habitat reserve, was established in the HMP (USACE 1997b). Development encompassing infrastructure activities, such as roadway and utility construction, is expected to occur. Roadway expansion and utility construction will constitute the major development along the western portion of the MRA.

### 2.9.2. Parker Flats MRA Phase II

The Parker Flats MRA Phase II is designated for future residential reuse, non-residential development reuse with borderland interface, and habitat reserve (Table 2 and Figure 4). The reasonably foreseeable reuses being considered for the Parker Flats MRA Phase II include:

- Residential — Approximately 146 acres, including all of Parcels E18.1.3 and E18.4 and portions of Parcels E18.1.1, E18.1.2, E19a.1, and E20c.2, are designated for future residential reuse. Construction of buildings and roads, installation of utilities, as well as the activities of future residents are expected within these areas of the MRA.
- Non-Residential Development — Approximately 162 acres are designated for non-residential development reuse including Parcel L23.2 and the adjacent portion of Parcel L20.18, Parcel E21b.3, and portions of Parcels E20c.2, E19a.3, E18.1.1, and E18.1.2. Reuses include roadway within Parcel E20c.2 and a 100-ft borderland development buffer along the borderland interface in Parcel E19a.3. A 100-ft buffer from the borderland interface was identified in the ESCA (USACE/FORA 2007); however, the buffer width is subject to change based on future fire-wise planning by FORA. The borderland development area was established in the HMP (USACE 1997b). Development encompassing infrastructure activities, such as roadway and utility construction, is expected to occur. Other uses anticipated in the parcels include development of a cemetery, institutional structures and parking, and commercial development.
- Habitat Reserve — Approximately 167 acres, including Parcel E19a.2 and a portion of Parcel E19a.4, are designated for habitat reserve. Use of the habitat reserve area is expected to include equestrian access.

### 2.10. Summary of Site Risks

Munitions response actions have been completed at the Group 1 MRAs, significantly reducing the potential risks to human health and the environment from the explosive hazards associated with military munitions. Because detection technologies may not have detected every military munition present, a future land user (i.e., receptors) may encounter MEC. The risk was evaluated in a MEC Risk Assessment as part of the Group 1 RI/FS (Volume 2; ESCA RP Team 2017c). The 1.1-acre MRS-13B Habitat Reserve area was evaluated in the RI/FS for the Track 2 Parker Flats MRA (Army 2006).

The Fort Ord Ordnance and Explosives Risk Assessment Protocol (Malcolm Pirnie 2002) was developed to qualitatively estimate the risk to future land users of the property from residual MEC in terms of an “Overall MEC Risk Score” for each receptor expected to be present during area development and reuse.

The MEC Risk Assessment Protocol results are based on three key factors (MEC Hazard Type, Accessibility, and Exposure) that are assigned use-specific values and are weighted in importance. These factors were used to develop an Overall MEC Risk Score for each receptor at a given reuse area. The Overall MEC Risk Scores are expressed in letters A through E, with A being the lowest risk and E being the highest risk.

The qualitative Overall MEC Risk Scores were used in the Group 1 Feasibility Study (Volume 3; ESCA RP Team 2017c) to guide the development and evaluation of response alternatives for the Group 1 MRAs during development and for reasonably anticipated future uses. The future land users of the property identified for analysis in the MEC Risk Assessment and a summary of the Overall MEC Risk Scores for each receptor for the reuse areas within the Group 1 MRAs are provided below. Although the MEC encountered during previous munitions responses (removal actions) have been removed from the Group 1

MRAs, the potential exists for residual MEC to remain in the subsurface at the MRAs. Therefore, the risks associated with subsurface (intrusive) receptors (e.g., maintenance workers and construction workers) are assumed to remain at the Group 1 MRAs at a level that requires mitigation and remedial alternatives were evaluated in a Feasibility Study.

The response actions selected in this ROD are necessary to protect the public health or welfare from the possible presence of subsurface MEC.

### *Seaside MRA*

The receptors identified for analysis in the MEC Risk Assessment for the Seaside MRA included: recreational users, residents, maintenance workers, construction workers, and trespassers. The Risk Assessment (Volume 2; ESCA RP Team 2017c) focused on two sectors in the Seaside MRA: (1) future residential reuse area, and (2) non-residential development reuse area.

The Risk Assessment for the Seaside MRA (Volume 2; ESCA RP Team 2017c) estimated the Overall MEC Risk Scores of “A” (lowest risk) for both surface and subsurface receptors (e.g., residents, recreational users, construction workers, maintenance workers, and trespassers) in the future residential reuse area and the non-residential development reuse area.

### *Parker Flats MRA Phase II*

The receptors identified for analysis in the MEC Risk Assessment for the Parker Flats MRA Phase II included: recreational users, residents, habitat monitor, maintenance workers, construction workers, and trespassers. The Risk Assessment (Volume 2; ESCA RP Team 2017c) focused on four sectors in the Parker Flats MRA Phase II: (1) future residential reuse areas, (2) non-residential development reuse area Parcel L23.2 and a portion of Parcel L20.18, (3) remaining non-residential development reuse area, and (4) habitat reserve reuse area.

The Risk Assessment for the Parker Flats MRA Phase II estimated the Overall MEC Risk Scores of “A” (lowest risk) for both surface and subsurface receptors (e.g., residents, recreational users, construction workers, maintenance workers, and trespassers) in the future residential reuse areas. The Overall MEC Risk Scores for the non-residential development reuse areas in Parcel L23.2 and the adjacent portion of Parcel L20.18 were “A” (lowest risk) for surface receptors intruding down to 6 inches below ground surface (e.g., recreational users and trespassers) and ranged from “A” (lowest risk) to “B” (low risk) for receptors intruding down to 60 inches below ground surface (e.g., maintenance workers and construction workers). For both surface and subsurface receptors (e.g., recreational users, construction workers, maintenance workers, and trespassers) in all other non-residential development reuse areas, an Overall MEC Risk Scores of “A” (lowest risk) was estimated. The Overall MEC Risk Scores for habitat reserve reuse areas were estimated as “A” (lowest risk) for receptors anticipated to stay on trails and in areas adjacent to trails (e.g., habitat monitor and recreational user). The Overall MEC Risk Scores for receptors intruding below ground surface in areas outside of trails in the habitat reserve reuse areas (e.g., maintenance worker and trespasser) ranged from “D” (high risk) to “E” (highest risk).

The MRS-13B Habitat Reserve area was evaluated in the risk assessment for the Track 2 Parker Flats MRA (Army 2006). No MEC were encountered during subsurface removal activities. The area would be considered low risk using the Fort Ord Risk Assessment Protocol because density and depth input factors would be negligible. Overall risk scores were not applied to the area because no data was available to support the presence of MEC in the area.



A summary of the Overall MEC Risk Scores for each receptor for the reuse areas within the Group 1 MRAs is provided below.

MRA	Reuse Area	Receptor	Overall MEC Risk Score				
			A Lowest	B Low	C Medium	D High	E Highest
Seaside MRA	Residential	Resident	✓				
		Recreational User	✓				
		Construction Worker	✓				
		Maintenance Worker	✓				
		Trespasser	✓				
	Non-Residential Development	Recreational User	✓				
		Maintenance Worker	✓				
		Construction Worker	✓				
		Trespasser	✓				
Parker Flats MRA Phase II	Residential	Resident	✓				
		Recreational User	✓				
		Construction Worker	✓				
		Maintenance Worker	✓				
		Trespasser	✓				
	Non-Residential Development	Maintenance Worker	✓	✓			
		Construction Worker	✓	✓			
		Recreational User	✓				
		Trespasser	✓				
	Habitat Reserve	Recreational User	✓				
		Maintenance Worker				✓	✓
		Habitat Monitor	✓				
		Trespasser				✓	✓

### 2.11. Remedial Action Objectives

The RAO for the Group 1 MRAs is based on the MEC Risk Assessment results and on EPA’s Remedial Investigation/Feasibility Study Guidance (EPA 1988) to achieve the EPA’s threshold criteria of “Overall Protection of Human Health and the Environment” and “Compliance with ARARs.” The RAO developed for the protection of human health and the environment for the Group 1 MRAs is to prevent or reduce the potential for the Group 1 MRA reuse receptors to come in direct contact with MEC or other munitions potentially remaining in subsurface and minimize potential impacts from such exposures.

As described in EPA’s Land Use in the CERCLA Remedy Selection Process (EPA 1995), “Remedial action objectives provide the foundation upon which remedial cleanup alternatives are developed. In general, remedial action objectives should be developed to identify alternatives that would achieve cleanup levels associated with the reasonably anticipated future land use over as much of the site as possible. EPA’s remedy selection expectations described in section 300.430(a)(1)(iii) of the NCP should also be considered when developing remedial action objectives. Where practicable, EPA expects to treat principal threats, to use engineering controls such as containment for low-level threats, to use institutional controls to supplement engineering controls....”

For the purpose of this ROD, the contaminant of concern within the Group 1 MRAs is MEC. The potential presence of chemicals of concern in soil (lead and/or explosives constituents) is being addressed under the Army Basewide Range Assessment Program (Shaw 2012) and the Installation Restoration Program Site 39 (Section 2.5).

Consistent with EPA's guidance: (1) the principal threats at the Group 1 MRAs have already been treated (i.e., munitions responses [removal actions] have been completed); and (2) institutional controls (herein referred to as land use controls or LUCs) are considered appropriate remedial alternatives.

## 2.12. Description of Alternatives

Three remedial alternatives were evaluated for the Group 1 MRAs in the Group 1 RI/FS (ESCA RP Team 2017c).

Long-term management measures (deed notice and restrictions, annual monitoring, and five-year review reporting) are implementation and management measures for Alternatives 2 and 3. Long-term management measures are described further in Section 2.14.3. The cost associated with implementing these measures in the Group 1 MRAs over a period of 30 years is approximately \$562,000.

The Risk Assessment for the Group 1 MRAs (Volume 2; ESCA RP Team 2017c) estimated the Overall MEC Risk Scores as described in Section 2.10. Although previous munitions responses (removal actions) have been conducted on the MRAs, the potential exists for MEC to remain in the subsurface. Therefore, the risks associated with intrusive receptors (e.g., maintenance workers, construction workers, residents, recreational users, and trespassers) are assumed to remain at a level that requires mitigation. The three remedial alternatives developed to mitigate this risk are summarized below.

### *Alternative 1 – No Further Action*

This alternative assumes no further action would be taken at the Group 1 MRAs to address potential MEC risks for those receptors identified in the Risk Assessment. This alternative is provided as a baseline for comparison to the other remedial alternatives, as required under CERCLA and the NCP. There are minimal costs associated with implementation of this alternative.

### *Alternative 2 – Land Use Controls*

This alternative assumes that LUCs, without additional MEC remediation on any portion of the Group 1 MRAs, would be implemented to address potential MEC risks for intrusive or ground-disturbing reuse. The LUCs alternative consists of military munitions recognition and safety training, construction support, access management measures, continuation of the existing residential use restrictions in areas designated for non-residential development reuse or for habitat reserve, and restrictions against inconsistent uses (applicable to the habitat reserve areas). The components of the alternative are described below:

**Military Munitions Recognition and Safety Training** - People who conduct intrusive operations during the designated reuses and development at the Group 1 MRAs would be required to attend the military munitions recognition and safety training to increase their awareness of and ability to recognize when they may have encountered a munition. Prior to planned intrusive activities, the property owner would be required to notify FORA or its successor to provide military munitions recognition and safety training to every worker who will perform intrusive activities.

**Construction Support** - UXO-qualified personnel would perform construction support to manage the risk associated with the potential presence of military munitions during intrusive or ground-disturbing activities at Group 1 MRA reuse areas. Construction support would be arranged during the planning stages of the project, in accordance with the local municipal code requirements for an excavation permit, prior to the start of intrusive activities. The level of construction support will be determined on a case-by-case basis depending on the type and location of planned intrusive activities. Two levels of construction support have been identified: on-call construction support and onsite construction support.

For on-call construction support, UXO-qualified personnel must be contacted prior to the start of intrusive activities to ensure their availability, advised about the project, and placed “on call” to assist if suspect munitions items are encountered. If military munitions are encountered during construction support activities, the intrusive and ground-disturbing work will immediately cease; no attempt will be made to disturb, remove, or destroy munitions or suspect munitions encountered, and the local law enforcement agency will be immediately notified. Local law enforcement will request appropriate explosives or munitions emergency response from Explosive Ordnance Disposal or local bomb squad with equivalent training.

For onsite support, UXO-qualified personnel must attempt to identify and remove explosive hazards encountered in the construction footprint prior to intrusive construction activities. If authorized, recovered MEC will be either destroyed on site in compliance with approved procedures, or securely stored pending arrival of Explosive Ordnance Disposal or local bomb squad.

Construction support may be applicable in the short-term during development of the reuse area, or in the long-term during established reuse. Based on the site information, on-call construction support is generally expected to be sufficient to support the anticipated future reuse of the property.

**Access Management Measures** - Access management measures would be required in the portions of Parker Flats MRA Phase II designated for habitat reserve. Access management measures such as informational displays, fencing, and security patrols, would be implemented to discourage access by unauthorized personnel to habitat reuse areas outside of trails. Access outside of trails would be allowed for specific personnel conducting authorized activities (such as biologists performing habitat monitoring activities).

**Residential Use Restriction** - Residential use restriction placed on the Group 1 MRA property at the time of property transfer to FORA would be maintained only for areas designated for non-residential development reuse or for habitat reserve. Restrictions prohibiting residential use in the designated future residential reuse areas would be removed. For the purpose of this decision document, residential use includes: single family or multi-family residences; childcare facilities; playgrounds; hospitals; nursing homes or assisted living facilities; and any type of educational facility for children or young adults in grades kindergarten through 12.

**Restrictions Against Inconsistent Uses** - For the habitat reserve portion of the Parker Flats MRA Phase II, uses that are inconsistent with the HMP would be prohibited, including but not limited to residential, school, and commercial/industrial development.

The LUCs included in this alternative are based on the planned reuse of the Group 1 MRAs. The specific details of LUCs would be presented in the RD/RA Work Plan and/or LUCIP/OMP. The cost associated with implementing this alternative is estimated to be \$1.3 million. In addition, a long-term management cost of \$562,000 applies to this alternative.

### *Alternative 3 – Additional Subsurface MEC Remediation*

This alternative assumes that a subsurface removal of military munitions would be conducted throughout the entire footprint of the Seaside MRA and Parker Flats MRA Phase II. This alternative includes implementing the appropriate type of vegetation clearance, if necessary, and the implementation of additional munitions responses (e.g., investigation and removal actions). Vegetation clearance would be conducted in a manner consistent with the HMP (USACE 1997b) and ARARs.

Additional subsurface munitions removal actions would involve a geophysical survey to identify anomalies, investigation of selected anomalies, and the removal of military munitions to the depth of detection. During intrusive activities, exclusion zones will be established and maintained in compliance with the current version of DoD's Fragmentation Data Review Form (Frag Data Base) for the munition with the greatest fragmentation distance (MGFD) expected to be encountered. The best available and appropriate detection technologies will be used to conduct geophysical surveys. Standard industry procedures based on the DoD Explosive Ordnance Disposal 60A (SERIES) will be used for the detonation of MEC. Locations at which recovered MEC will be destroyed by open detonation or using DoD Explosives Safety Board (DDESB)-approved contained destruction technology will be sited based on DoD explosives safety criteria (DoD M 6055.9, Ammunition and Explosive Safety Standards (VOL 1 to 8) or DoD Explosives Safety Regulation 6055.9). If appropriate, engineering controls (see Frag Data Base) or the buried explosion module will be used.

The RD/RA Work Plan or a similar document will detail the vegetation clearance methods, and the detection and detonation technologies, to include engineering controls, to be used. Post-remediation habitat monitoring would be required within the habitat reserve area. The cost associated with implementing this alternative is estimated to be \$21.8 million. In addition, a long-term management cost of \$562,000 applies to this alternative.

### 2.13. Principal Threat Wastes

Munitions responses have been completed by the Army and FORA at the Group 1 MRAs. MEC items which would meet the Principal Threat Waste (PTW) criteria identified as part of the investigation have already been addressed. Military munitions that may remain present, if encountered, may constitute a principal threat to human health due to the potential for it to pose an explosive hazard if moved, handled or disturbed. Munitions, if encountered, and determined by qualified personnel (e.g., UXO-qualified personnel) to pose an explosive hazard are normally destroyed on site and would be a PTW as defined by CERCLA, the NCP and EPA guidance. The selected remedy includes LUCs because detection technologies may not have detected every military munition present. The source materials that may constitute principal threats at the Group 1 MRAs are MEC that potentially remain below the ground surface (in the subsurface).

The selected remedy will address the residual threats through implementing the following LUCs:

- Military munitions recognition and safety training for workers who will conduct ground-disturbing or intrusive activities;
- Construction support to manage the risk associated with the potential presence of military munitions for ground-disturbing or intrusive activities;
- Access management measures in areas designated for habitat reserve;

- Restrictions prohibiting residential use (as defined in this ROD) in areas designated for non-residential development reuse or for habitat reserve; and
- Restrictions against inconsistent uses (applicable to the habitat reserve areas).

## 2.14. Selected Remedy

### 2.14.1. Summary of the Rationale for the Selected Remedy

Each alternative developed for the Group 1 MRAs was assessed against the nine EPA evaluation criteria described in Table 3 for the Seaside MRA and Table 4 for the Parker Flats MRA Phase II. Using the results of this assessment, the alternatives were compared and a remedy selected for the MRAs. The remedy that best meets the nine evaluation criteria is Alternative 2 (Land Use Controls). This remedy was selected because LUCs will be protective of human health for future land users, and would be effective in the short- and long-term at mitigating the risk to workers conducting ground-disturbing or intrusive activities from MEC that is potentially present. This remedy will require a low level of effort to implement, a moderate level of effort to administer over time, and would be cost effective. The remedy can be implemented in a manner consistent with Federal and State guidance.

The Army and EPA have jointly selected the remedy. The DTSC reviewed the ROD and its concerns were addressed.

Community acceptance is discussed in the Responsiveness Summary (Section 3.0). The selected remedy is further described below.

### 2.14.2. Description of the Selected Remedy

The selected remedial alternative for the Group 1 MRAs is Alternative 2 (Land Use Controls). LUCs and their implementation strategy are described below.

#### **Land Use Controls**

The LUCs that will be implemented at the Group 1 MRAs include requirements for: (1) military munitions recognition and safety training for workers who will conduct ground-disturbing or intrusive activities; (2) construction support to manage the risk associated with the potential presence of military munitions for ground-disturbing or intrusive activities; (3) access management measures in areas designated for habitat reserve; (4) restrictions prohibiting residential use (as defined in this ROD) in areas designated for non-residential development reuse or for habitat reserve; and (5) restrictions against inconsistent uses (applicable to the habitat reserve areas).

- **Military munitions recognition and safety training** - For the areas addressed in this ROD, ground-disturbing or intrusive activities are expected to occur. Personnel who conduct ground-disturbing or intrusive operations at these areas will be required to attend the military munitions recognition and safety training to increase their awareness of and ability to recognize when they may have encountered a munition. Prior to conducting ground-disturbing or intrusive activities, the property owner will be required to notify FORA or its successor to provide military munitions recognition and safety training to every worker who will perform ground-disturbing or intrusive activities.

Military munitions recognition and safety training will be evaluated as part of the five-year review process to determine if the training program should continue. If further evaluation indicates that this LUC is no longer necessary, the program may be discontinued with regulatory approval.

- **Construction support** - Construction support to manage the risk associated with the potential presence of military munitions performed by UXO-qualified personnel is required during intrusive or ground-disturbing activities at the Seaside MRA and Parker Flats MRA Phase II reuse areas. Construction support will be arranged during the planning stages of the project, in accordance with the local municipal code requirements for an excavation permit, prior to the start of intrusive or ground-disturbing activities. The level of construction support will be determined on a case-by-case basis depending on the type and location of planned intrusive activities. Two levels of construction support have been identified: on-call construction support and onsite construction support.

For on-call construction support, UXO-qualified personnel must be contacted prior to the start of intrusive activities to ensure their availability, advised about the project, and placed “on call” to assist if suspect munitions items are encountered during intrusive activities. If military munitions are encountered during construction support activities, the intrusive and ground-disturbing work will immediately cease; no attempt will be made to disturb, remove, or destroy the suspect munitions item, and the local law enforcement agency will be immediately notified. Local law enforcement will request appropriate explosives or munitions emergency response from Explosive Ordnance Disposal or local bomb squad with equivalent training.

For onsite support, UXO-qualified personnel must attempt to identify and remove any explosive hazards in the construction footprint prior to intrusive construction activities. If authorized, recovered MEC will be either destroyed on site in compliance with approved procedures, or securely stored pending arrival of Explosive Ordnance Disposal or local bomb squad.

Construction support may be applicable in the short-term during development of the reuse area, or in the long-term during established reuse. Based on the site information, on-call construction support is generally expected to be sufficient to support the anticipated future reuse of the properties, but onsite construction support may be appropriate depending on the type and location of planned intrusive activities.

Construction support will be evaluated as part of the five-year review process to determine if the LUC should continue. If the munitions-related data collected during the development of the reuse areas indicates that this LUC is no longer necessary, construction support may be discontinued with regulatory approval.
- **Access management measures** - Access management measures will be required in the portions of Parker Flats MRA Phase II designated for habitat reserve. Access management measures, such as informational displays, fencing, and security patrols, will be implemented to discourage access by unauthorized personnel to habitat reuse areas outside of trails. Access will be allowed for specific personnel conducting authorized activities (such as biologists performing habitat monitoring activities).
- **Restrictions prohibiting residential use** - Residential use restriction placed on the Seaside MRA and Parker Flats MRA Phase II properties at the time the property was transferred to FORA will be maintained for the areas designated for future non-residential development reuse or habitat reserve. For the purpose of this document, residential reuse includes: single family or multi-family residences; childcare facilities; playgrounds; hospitals; nursing homes or assisted living facilities; and any type of educational facility for children or young adults in grades kindergarten through 12.
- **Restrictions against inconsistent uses** - For the habitat reserve, including Parcel E19a.2 and a portion of Parcel E19a.4, uses that are inconsistent with the HMP are prohibited, including but not limited to residential, school, and commercial/industrial development.

### 2.14.3 Land Use Control Implementation Strategy

The performance objectives for the LUCs that are part of the remedy are the following:

- **Military munitions recognition and safety training:** (1) to ensure that land users involved in ground-disturbing or intrusive activities are educated about the possibility of encountering military munitions; and (2) to ensure that land users involved in ground-disturbing or intrusive activities stop the activity when a suspect munition or munition is encountered and report the encounter to the appropriate authority.
- **Construction support:** supports the management of the risk associated with the potential presence of military munitions during ground-disturbing or intrusive activities, and ensures such activities are coordinated with UXO-qualified personnel so encounters with a suspect munition or a munition will be handled properly. Mechanisms for implementing the requirement for construction support may include local ordinance(s), and details of implementation will be described in the RD/RA Work Plan and/or LUCIP/OMP for the LUCs.
- **Access management measures:** to discourage access by unauthorized personnel to habitat reuse areas outside of trails. Implementation details, such as informational displays, fencing and security patrols, will be described in the RD/RA Work Plan and/or LUCIP/OMP for the LUCs.
- **Restrictions prohibiting residential use:** to ensure that any proposals to allow residential use (as defined in this ROD) in areas designated for future non-residential development reuse or habitat reserve, or any proposals for modifications to residential restrictions in areas designated for future non-residential development reuse or habitat reserve, are approved by EPA and Army in coordination with DTSC.
- **Restrictions against inconsistent uses (applicable to the habitat reserve):** to maintain the integrity of the habitat management and conservation systems that are in place until EPA and the Army determine that they are no longer necessary.

Each component of the LUCs will remain in place until EPA and DTSC concur that the site is protective of human health and the environment without LUC so as to allow for unrestricted use and exposure. This concurrence may be based on: (1) new information (e.g., limited geophysical mapping, site development); or (2) where the depth of soil disturbance related to ground-disturbing or intrusive activities is sufficient to address the uncertainty of MEC remaining in the subsurface and military munitions encountered during such activities is removed.

For any proposals for a land use change that are inconsistent with the use restrictions and assumptions described in this ROD, the recipient of the property must consult with and obtain the approval of the Army, EPA and, as appropriate, State regulators, or the local authorities in accordance with the federal deeds and the provisions of all applicable CRUPs. The land use restrictions and notices set forth in the federal deeds and provisions set forth in the CRUPs run with the land and are binding upon all future owners and occupants of the property.

The LUCs and the implementation actions will be explained in more detail in the RD/RA Work Plan and/or LUCIP/OMP. In accordance with the ESCA, the AOC, and the FFA Amendment No.1, FORA will prepare a LUC remedial design which shall contain implementation, monitoring and maintenance actions, including periodic inspections and reports. Within 90 days of the signature of the ROD, FORA shall provide the LUC remedial design to EPA and DTSC for review and approval.

As part of the implementation, the RD/RA Work Plan and/or LUCIP/OMP will also describe the following long-term management measures:

- **Land use restrictions:** The deeds to FORA for the Seaside MRA and Parker Flats MRA Phase II parcels restrict residential use. The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the areas designated for future non-residential development reuse or habitat reserve. Residential use includes: single family or multi-family residences; childcare facilities; playgrounds; hospitals; nursing homes or assisted living facilities; and any type of educational facility for children or young adults in grades kindergarten through 12. It should be noted that the CRUPs for the Seaside MRA and Parker Flats MRA Phase II parcels restrict residential use. The DTSC will modify the CRUPs, as appropriate, to be consistent with the identified remedy. For the habitat reserve, including Parcel E19a.2 and portions of Parcel E19a.4, uses that are inconsistent with the HMP are prohibited, including but not limited to residential, school, and commercial/industrial development.
- **Annual monitoring and reporting:** FORA, or its successor entity under the ESCA and the AOC, will perform annual monitoring and reporting. FORA or its successor entity will notify the regulatory agencies, as soon as practicable, of MEC-related data identified during use of the property, and report the results of monitoring activities annually.
- **Five-year review reporting:** Five-year reviews will be conducted by the Army in accordance with CERCLA Section 121(c) and the Fort Ord FFA. The five-year review will evaluate the protectiveness of the selected remedy. Based on the evaluation, the selected LUCs may be modified or discontinued, with the approval of the EPA and DTSC.

Under the ESCA and the AOC, FORA will implement the selected remedy. The RD/RA Work Plan and/or LUCIP/OMP will include requirements to ensure future property owners are informed of the potential of encountering MEC. The RD/RA Work Plan and/or LUCIP/OMP will specify that future property owners will be informed through the following mechanisms:

- notices and disclosures included in federal deeds at the time of property transfer;
- annual notification to property owners of the munitions recognition and safety training requirements and information on how to obtain the training;
- annual distribution of educational literature to property owners that warns of the dangers associated with military munitions, includes images of the military munitions that may be present, and the safety and notification procedures to follow if a munition or suspect munition is encountered; and
- coordination with local jurisdictions prior to ground-disturbing or intrusive activities, as required by the local Digging and Excavation on the Former Fort Ord Ordinance.

The standard procedure for reporting an encounter with a munition or suspect munition in the transferred former Fort Ord property is to report the encounter immediately to the local law enforcement agency having jurisdiction on the property. Local law enforcement will request appropriate explosives or munitions emergency response from Explosives Ordnance Disposal or local bomb squad, which has the training required to evaluate and remove or destroy the munition encountered, as required under applicable laws and regulations.

During on-call construction support, any encounter with military munitions will be reported to local law enforcement for a response by Explosives Ordnance Disposal or local bomb squad personnel. If the military munitions are determined to be MEC, the probability of encountering MEC will be reassessed. If the probability of encountering MEC is low, construction may resume with construction support. If the probability of encountering MEC is moderate to high, onsite construction support or the conduct of an additional munitions response is required. If onsite construction support is required, UXO-qualified



personnel will attempt to identify and remove any explosive hazard in the construction footprint prior to intrusive construction activities. If authorized, recovered MEC will be either destroyed on site in compliance with approved procedures, or securely stored pending arrival of Explosive Ordnance Disposal or local bomb squad.

FORA or its successor will notify the regulatory agencies, as soon as practicable, of MEC-related data identified during use of the property, and report the results of monitoring activities annually. The Army will conduct five-year reviews. If additional evaluation or work or modification of the selected remedy is proposed based on such review, it will be implemented in accordance with Paragraph 34 of the AOC, or Section C.4.1.7 of the ESCA.

Pursuant to the ESCA, the AOC and the FFA Amendment No.1, FORA assumes full responsibility for completion of necessary CERCLA response actions (except Army Obligations) which include implementing, maintaining, reporting, and enforcing the land use controls. Although the Army has already transferred the responsibilities to implement, maintain, monitor, report on, and enforce LUCs to another party by contract, property transfer agreement, or through other means, the Army retains the ultimate responsibility for remedy integrity. Future property owners will also have responsibilities to act in accordance with the LUCs as specified in the deeds.

#### 2.14.4. Summary of the Estimated Remedy Costs

For those alternatives whose life-cycle is indeterminate or exceeds 30 years, for the purposes of evaluating and comparing alternatives as specified in EPA's Remedial Investigation/Feasibility Study Guidance (EPA 1988), a period of 30 years is used for estimating long-term O&M costs. For the Group 1 MRAs, the life-cycle is indeterminate; therefore, long-term O&M costs were estimated over a period of 30 years. Capital and long-term O&M costs for implementing and maintaining LUCs under Alternative 2 are estimated at a total of approximately \$1.3 million for the reuse areas within the Group 1 MRAs. Capital and long-term O&M costs for implementing and maintaining Long-Term Management Measures are estimated at approximately \$562,000 for the reuse areas within the Group 1 MRAs. Therefore, the total estimated 30-year Net Present Value cost of the remedy is approximately \$1.9 million. Long-term O&M costs are based on a 0.7 percent real interest rate for Years 1-7 (assumed duration for development and construction), and a 1.4 percent real interest rate for Years 8-30 (established reuse). A detailed, activity-based breakdown of the estimated costs associated with implementing and maintaining the remedy is provided in the Group 1 Feasibility Study (Volume 3; ESCA RP Team 2017c).

#### 2.14.5. Expected Outcomes of Selected Remedy

The expected outcomes of the selected remedy would be protection of human health and the environment through implementation of LUCs.

If residential use, as defined in this ROD, is planned for the designated future non-residential development reuse or habitat reserve reuse portions of the Group 1 MRAs included in this ROD, the plans will be subjected to regulatory agency and Army review and approval.

#### 2.15. Statutory Determinations

The selected remedy satisfies the requirements of Section 121 of CERCLA as follows:

- Protection of Human Health and the Environment: The selected remedy provides protection for both human health and the environment through implementation of LUCs to mitigate the risk from potentially remaining MEC.
- Compliance with Applicable or Relevant and Appropriate Requirements: The selected remedy can be implemented in a manner consistent with Federal and State guidance. While the Army does not consider California laws and regulations concerning CRUPs to be potential ARARs, the Army entered into CRUPs with the DTSC at the time the property was transferred to FORA. Although the DTSC and the EPA Region IX 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 since the Army executed the CRUPs and the DTSC will modify the CRUPs, as appropriate, to be consistent with the identified remedy.
- Cost Effectiveness: The selected remedy is a cost-effective solution for reducing the risks to human health and the environment. The Net Present Value of the total estimated costs for the reuse areas within the Group 1 MRAs is approximately \$1.9 million (including long-term management measures costs of \$562,000) for the selected remedy of Land Use Controls (Alternative 2), which is well below the estimate for Additional MEC Remediation (Alternative 3) of approximately \$21.8 million (including long-term management measures costs of \$562,000). In addition, costs for Alternative 3 may be higher than estimated because: (1) after additional munitions responses are completed, these areas would require re-evaluation of potential risk from MEC that may remain present; and (2) the areas are likely to continue to require additional risk mitigation measures (e.g., LUCs) to protect human health during development and long-term reuse. There are minimal costs associated with Alternative 1.
- Utilization of Permanent Solutions and Alternative Treatment (or Resource Recovery) Technologies to the Maximum Extent Practicable: The principal threats at the Group 1 MRAs have already been treated (i.e., munitions removal actions have been completed) utilizing permanent solutions and alternative treatment (or resource recovery) technologies to the maximum extent practicable.
- Preference for Treatment as a Principal Element: The principal threats at Group 1 MRAs have already been addressed (i.e., munitions removal actions have been completed), satisfying the statutory preference for treatment as a principal element (i.e., reducing the toxicity, mobility, or volume of hazardous substances, pollutants, or contaminants as a principal element through treatment).
- Five-Year Review Requirements: Because the selected remedy may result in MEC potentially remaining within the Group 1 MRAs, a statutory review will be conducted by the Army within five years after initiation of the remedial action to ensure the remedy is, or will be, protective of human health and the environment. The purpose of a five-year review is to gather updated information, evaluate the condition of the site, and determine if the site remains safe from contamination that might be left at the site. The next five-year review will occur in 2022.

## 2.16. Documentation of Significant Changes from Preferred Alternative of Proposed Plan

As described in Section 2.4., the Proposed Plan for the Group 1 MRAs was released for public comment on September 6, 2017, and a public meeting was held on September 27, 2017. This Proposed Plan identified the preferred remedial alternative for the Group 1 MRAs. Comments collected over the 30-day public comment period between September 15, 2017, and October 16, 2017, did not necessitate any significant changes to the conclusions or procedures outlined in the Group 1 RI/FS and Group 1 Proposed Plan.

While not a significant change, the boundary of the habitat reserve reuse area in the Parker Flats MRA Phase II was updated after the release of the Group 1 Proposed Plan. The 1.1-acre, MRS-13B Habitat Reserve reuse area is included in this ROD. The MRS-13B Habitat Reserve area was evaluated in remedial investigation and risk assessment for the Track 2 Parker Flats MRA (Army 2006). The area was not included in the resulting Track 2 Parker Flats ROD (Army 2008) due to its small size. It was intended to be included in a different decision document that would address the entire parcel. This area is incorporated into this ROD as part of Parcel E19a.2.

### 3. RESPONSIVENESS SUMMARY

#### 3.1. Proposed Plan Overview

Based on the Group 1 RI/FS, dated May 4, 2017, the Army identified a preferred remedial alternative of LUCs. The preferred remedial alternative presented in the Group 1 Proposed Plan includes the following LUCs:

- Military munitions recognition and safety training (for workers who will conduct ground-disturbing or intrusive activities, such as construction workers and maintenance workers)
- Construction support by UXO-qualified personnel (for ground-disturbing or intrusive activities)
- Access management measures (applicable to the habitat reserve areas)
- Restrictions prohibiting residential use in areas designated for non-residential development reuse or for habitat reserve
- Restrictions against inconsistent uses (applicable to the habitat reserve areas)

#### 3.2. Background on Community Involvement

Focused community involvement for the Group 1 Proposed Plan involved a notice of availability of the Proposed Plan for review, a 30-day public comment period, a public meeting, and a responsiveness summary to address comments received on the Group 1 Proposed Plan.

The Group 1 Proposed Plan notice of availability was published in the Monterey County Herald and the Salinas Californian newspapers on September 15, 2017. The 30-day public comment period began on September 15, 2017, and closed on October 16, 2017.

The public meeting was held on September 27, 2017, to present the Group 1 Proposed Plan to a broader community audience. At this meeting, representatives from the Army and regulatory agencies were present, and the public had the opportunity to submit written and oral comments about the Proposed Plan. Representatives from FORA were also present at the public meeting to answer questions on the Group 1 Proposed Plan. Copies of the comments received on the Proposed Plan and a transcript of the public comments are available at the Fort Ord Administrative Record at [www.fortordcleanup.com](http://www.fortordcleanup.com).

The responsiveness summary responds to written comments received during the Group 1 Proposed Plan public comment period as well as oral comments expressed during the Proposed Plan public meeting. A summary of public comments submitted during the Proposed Plan public comment period and the Army's responses to the comments are provided in the following section.

#### 3.3. Summary of Comments Received During the Public Comment Period and Department of the Army Responses

Public comments received during the Group 1 Proposed Plan public comment period and the Army's responses are summarized below.

Comments were received from the public: (1) at the public meeting held on September 27, 2017; and (2) in written comments received during the 30-day public comment period from September 15, 2017, to October 16, 2017.

Comment summaries are provided below and have been categorized based on the focus of each comment. The categories are:

- A. Selected Remedy and Remedy Implementation
- B. Munitions Cleanup
- C. Other Comments

**A1:** A commenter expressed concerns with the adequacy of construction support requirements and notifications to homebuyers of deed notices, referred to by the commenter as “safety protocols”, to protect future homeowners in the Parker Flats MRA Phase II future residential reuse areas.

**Response:** Fort Ord Reuse Authority has conducted additional evaluation and verification on the designated future residential reuse areas. The evaluation and verification concluded there was no remaining evidence of high hazard munitions, no remaining technical challenges, no remaining detection depth concerns, and no remaining documentation or quality concerns in the designated future residential reuse areas. The Army, EPA and DTSC have determined that reuse at the Seaside MRA and Parker Flats MRA Phase II, including the future residential reuse areas, can occur safely with the LUCs remedy that includes: military munitions recognition and safety training for people that will conduct ground-disturbing or intrusive activities; construction support for ground-disturbing or intrusive activities to address MEC that potentially remain in the subsurface; access management measures in areas designated for habitat reserve; restrictions prohibiting residential use in areas designated for non-residential development reuse or for habitat reserve; and restrictions against inconsistent uses (applicable to the habitat reserve areas).

The property underlying the Group 1 MRAs will be transferred from FORA to the City of Seaside, Monterey County, and Monterey Peninsula College (MPC) after EPA certifies the completion of the remedial action. To ensure LUCs are implemented and enforced, the jurisdictions (including MPC) will conduct monitoring and reporting of applicable LUCs, based on a 2008 agreement with FORA and DTSC (Administrative Record No. OE-0714A).

Several LUC implementation plans have been developed for the ESCA properties for which the selected remedy included LUCs. The plans focus on implementation, maintenance, enforcement, monitoring, and reporting of LUC remedies (e.g., military munitions recognition and safety training, construction support, and restrictions against residential reuse). Under the ESCA, FORA will implement the selected remedy for the ESCA properties. The implementation plans developed by FORA have been extensively coordinated with the local reuse community and designated property recipients, and include many resources such as: (1) decision trees for determining construction support requirements, identifying appropriate construction support processes, and responding to suspect munitions; (2) templates for construction support planning; (3) standardized forms for reporting suspect munitions discoveries, notifying responsible parties and stakeholders, and completing follow-up assessments; (4) checklists for annual inspections and annual monitoring and reporting to regulatory agencies and the Army; and (5) a munitions-related “safety guide” as a training tool for people conducting ground-disturbing or intrusive activities. To further support the military munitions recognition and safety training component of the plans, FORA is developing a publicly accessible web-based eLearning platform, which tracks attendance, provides a 20-minute training video with periodic knowledge checks, and offers a downloadable training certificate upon completion, if requested. A similar plan will be developed for the Group 1 property.

During LUC plan development, FORA conducted five in-person workshops with responsible representatives in attendance to include: (1) four jurisdictions; (2) two higher education institutions; (3) two regulatory agencies (EPA and DTSC); (4) local Army BRAC; (5) interested developers; and (6) interested citizens. The workshops were designed to provide educational awareness on plan responsibilities, processes, and procedures, solicit constructive input, and address questions. The draft and draft final plans were also provided to these stakeholders for review and comment. Lastly, the LUC implementation plan concepts were presented to the local community during four additional workshops to inform the community that the former military property will be appropriately and effectively managed, ensuring continued protection of human health and the environment following property transfer to local communities.

The Federal deeds for the Seaside MRA and Parker Flats MRA Phase II properties include requirements for providing notice of the potential for the presence of MEC to future landowners and requirements to immediately stop any ground-disturbing or intrusive activities in the area or in any adjacent areas in the event a MEC item is encountered, and not to attempt to disturb, remove or destroy the MEC, but to notify the local law enforcement agency having jurisdiction on the property so that appropriate EOD personnel can be dispatched to address such MEC. The land use restrictions and notices set forth in the Federal deeds run with the land and are binding upon all future owners and occupants of the property. Prior to transfer of a Seaside MRA or Parker Flats MRA Phase II property, property recipients will be notified by the property owner of the property restrictions. Jurisdictions, under the MOA with DTSC, will be responsible for monitoring property transfer to ensure use restrictions are maintained in future deeds for the Group 1 properties.

**A2:** One commenter expressed concern regarding the residual MEC risks that may remain in the Parker Flats MRA Phase II non-residential reuse property designated for transfer to MPC and the mitigation actions that may affect future construction activities, with regard to expense of LUCs implementation, possible disruption of construction activities, and potential delays during development due to potential discovery of residual munitions.

**Response:** The Army is committed to the goal of selecting and implementing environmental cleanup actions that support the reuse of the former Fort Ord as described in the Fort Ord Reuse Plan. As described in the Group 1 RI/FS and Proposed Plan, MEC removals in the Parker Flats MRA Phase II non-residential development parcels included subsurface MEC removal, resulting in removal of subsurface anomalies that potentially represented MEC. Reflecting the results of the MEC removals, the risk assessment and the feasibility study were developed based on the assumption that MEC may potentially remain in the subsurface. The Group 1 RI/FS was developed by FORA under the ESCA.

With regard to the concern that the expense, possible disruption of construction, and potential delays to development plans to address potential risk associated with construction activities in the area of the non-residential development area, military munitions recognition and safety training for future land users conducting ground-disturbing or intrusive activities and construction support for ground-disturbing or intrusive activities are appropriate means to address residual risks concerning ground-intrusive activities at the Parker Flats MRA Phase II. These measures are included in Alternative 2 so that appropriate safety measures are incorporated into planned construction projects. While the requirements for such measures could result in additional cost or schedule impacts to future landowners as compared to a project located outside of a former military installation, they are appropriate mitigation measures that should be taken when conducting ground-disturbing activities in areas with potential presence of MEC.

The Army acknowledges the concerns associated with potentially remaining MEC at the Parker Flats MRA Phase II during reuse. Residual risks were carefully considered during the risk assessment process

and a set of land use controls, specifically designed to address the residual risks, was selected as the remedy for the Parker Flats MRA Phase II.

**A3:** Comments were made regarding the designation of portions of Parker Flats MRA Phase II for future residential reuse. A commenter stated that Seaside MRA and Parker Flats MRA Phase II are examples of areas that should have been determined to be open space. In addition, comments were made regarding the description and identification of the East Garrison-Parker Flats “land swap assessment” as reported in the Fort Ord Base Reuse Plan; Assessment East Garrison – Parker Flats Land Use Modifications.

**Response:** The reasonably anticipated future land uses for the Group 1 MRAs were established based on input from the underlying land use jurisdictions. The designated future land uses for the Seaside MRA and Parker Flats MRA Phase II are based upon the Fort Ord Base Reuse Plan (FORA 1997). Future land use information is also included in the HMP (USACE 1997b) and modifications to the HMP provided in *Assessment, East Garrison – Parker Flats Land Use Modifications, Fort Ord, California* (“the 2002 Land Use Assessment”; Zander 2002), and *Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification* (Army 2004), as described in Section 2.9 of this ROD. Additional documents supporting the reasonably anticipated future land reuse include the following:

- Agreement Regarding Public Safety Officer Training Facilities, dated October 21, 2002;
- City of Seaside 2005 General Plan, adopted August 5, 2004; and
- Monterey County 2006 General Plan, revised to 2010 General Plan Update, adopted October 26, 2010.

The reasonably anticipated future land use for the designated residential reuse areas is consistent with these land use modification documents, as well as the general plan updates by local jurisdictions. For reference, the reasonably anticipated future land reuses and associated land use modifications were compiled in *Final Reassessment Report, Fort Ord Reuse Plan Reassessment*, dated December 14, 2012, and supporting Appendix A Final Scoping Report (accessible at [www.fora.org](http://www.fora.org)). Final or actual land use decisions will be made by local jurisdictions and must be consistent with land use restrictions placed on the property. Jurisdictions will be the final decision-makers regarding land use and the associated aspect of development that may occur.

The 2002 Land Use Assessment describes the land use modification for the Parker Flats MRA to accommodate the MPC officer training and Emergency Vehicle Operations Center (EVOC) facilities. The modification supports the Central Coast Veterans Cemetery, the Monterey Horse Park and other development. An approximately 447-acre area was converted to Habitat Reserve and Oak Woodland Habitat Reserve. The 2002 Land Use Assessment did not result in any change to the designated land use for the Parker Flats MRA parcels that are currently described as designated for future residential reuse.

**A4:** Comments were made regarding the implementation of LUCs, including questions of how LUCs will be implemented, how much implementation will cost and who will pay for it, who will be in control and how they will be trained. The commenter provided an example of a transferred area of the former Fort Ord. Additionally, the commenter expressed concern with implementation of the remedy with future staff turnover at FORA and the Army.

**Response:** Regarding concerns related to enforcement of LUCs by jurisdictions, a RD/RA Work Plan and/or LUCIP/OMP will be prepared outlining implementation of the selected remedy. The plan will be coordinated with the jurisdictions. The property underlying the Group 1 MRAs will be transferred from

FORA to the City of Seaside, Monterey County, and MPC after EPA certifies the completion of the remedial action (see response to Comment A1). The final remedy selected for the Group 1 MRAs will be implemented by FORA, and its successor under the ESCA. However, the Army is ultimately responsible for the integrity of the remedy.

Regarding concerns related to accountability, the jurisdictions (including MPC) will be responsible for conducting annual LUC inspections and monitoring for the Group 1 MRAs and submitting annual LUC monitoring reports to FORA. FORA will monitor compliance with LUC monitoring and reporting obligations per a 2008 agreement with FORA and DTSC (Administrative Record No. OE-0714A). Annual LUC monitoring reports and annual LUC status reports cover the environmental restrictions, covenants and controls for the properties, including the military munitions recognition and safety training, construction support, access management measures, residential use restrictions, and restrictions prohibiting inconsistent uses (applicable to habitat reserve areas). The remedy will be evaluated by the Army during the five-year review process to determine whether the selected remedy continues to be protective of human health and the environment.

The ESCA and AOC contemplated the eventual sunset of FORA and made provisions for a successor in interest to perform FORA's Long-Term Obligations. The ESCA states that the successor should be able to meet the technical obligations and responsibilities required under the ESCA and the AOC. The ESCA limits the successor to Monterey County, City of Seaside, City of Marina, or a joint powers agency comprised of two or more public authorities created for the purpose of succeeding FORA's obligations, liabilities, and duties.

As described in Section 2.14.4 of this ROD, the estimated cost of implementing Alternative 2 for the Group 1 MRAs is \$1.9 million. Additional information is provided in the Group 1 Feasibility Study (Volume 3; ESCA RP Team 2017c).

**A5:** One commenter expressed concern regarding liability associated with potential MEC that may be encountered in the Parker Flats MRA Phase II parcels designated for transfer to MPC during non-residential development and by recreational users or trespassers in the non-residential development reuse area. The commenter stated that Alternative 2 appears inadequate to address potential risk and liability that the future land owner will bear.

**Response:** As described in the Group 1 RI/FS and Proposed Plan, MEC removals in the Parker Flats MRA Phase II included subsurface MEC removals in the non-residential development reuse areas. The potential risk for trespassers and recreational users was assessed as "A" (lowest risk) for the non-residential development reuse areas. The planned reuse for the area designated for transfer to MPC is for development of university facilities and continued use for emergency vehicle training. The potential for MEC to become present on the surface in the future is low.

The LUC remedy will be protective of human health by requiring military munitions recognition and safety training, construction support for ground-disturbing and intrusive activities, and restricting the property from residential use in the non-residential development reuse areas (i.e., sensitive uses, as defined in this ROD). The selected LUCs are appropriate to address risks from MEC that may potentially remain at the site during reuse.

**A6:** Comments were made expressing that language should be included to specify that non-motorized mountain biking and non-motorized recreation (i.e., hiking, mountain biking, equestrian, trail running, dog-walking, etc.) are considered "consistent uses" and that access be provided for trail users to the "Oak Oval" area and nearby areas.



**Response:** With respect to land use controls, inconsistent uses are uses that are inconsistent with the HMP, for the habitat reserve portion of the Parker Flats MRA Phase II. Recreational activities described in the comment, provided the activities occur within authorized areas and/or trails, generally would not be considered inconsistent with the HMP.

As described in this ROD, access management measures, such as informational displays, fencing, and security patrols, will be implemented to discourage access by unauthorized personnel to habitat reserve areas outside of authorized trails. Access management measures are not intended to restrict recreational use of trails within the habitat reserve area. Recreational users were identified as a type of receptor anticipated in the habitat reserve areas, and were evaluated in the Group 1 Risk Assessment (Volume 2; ESCA RP Team 2017c).

**B1:** A comment was made expressing support for reuse of the former Fort Ord, especially areas that will be transferred to the City of Seaside, for economic redevelopment. The commenter cited the completion of the removal of MEC and other contaminants as critical to meaningful development of the City of Seaside.

**Response:** The comment is acknowledged.

**B2:** Comments were made expressing concern with use of the Parker Flats MRA Phase II for residential reuse given past use of the area for grenade, mortar, and chemical warfare training, and given the types of munitions items recovered during the clean-up process.

**Response:** This ROD results in the removal of the residential use restriction from the Seaside MRA and Parker Flats MRA Phase II designated future residential reuse areas, as presented in the Group 1 Proposed Plan. The decision is based on additional evaluation and verification, which confirmed that these areas were acceptable for residential reuse. The detailed evaluation and verification of the MEC remediation areas included: review of records on the types and locations of training, and associated weapons and munitions used in the area; review of the quality and effectiveness of previous removal actions; and conducting additional verification fieldwork including geophysical mapping on portions of the areas. The additional verification by FORA included geophysical mapping surveys and associated target investigation confirming intact smaller-sized munitions are not likely to remain in the areas and potential technical challenges were resolved. The evaluations and verifications concluded there was no remaining evidence of high hazard munitions, no remaining technical challenges, no remaining detection depth concerns, and no remaining documentation or quality concerns in the designated future residential reuse areas.

The additional evaluations and verifications performed in the Seaside MRA and Parker Flats MRA are documented in residential protocol implementation technical reports, and the information was incorporated into the Group 1 RI/FS (ESCA RP Team 2017c).

**B3:** A commenter expressed concern for the potential of items underground to shift as a result of geological movements and nearby construction, thereby causing items to move closer to the ground surface.

**Response:** FORA performed remedial investigation in the Seaside MRA and Parker Flats MRA Phase II that included subsurface investigation. The detection instruments used during the field work represented the best available detection technology. The Group 1 RI/FS provides a detailed evaluation of the work, including quality assurance and quality control processes and a risk assessment. Potential for migration of subsurface munitions (if present) due to erosion was considered as part of the risk assessment.

**C1:** A commenter asked if parts of the former Fort Ord (i.e., officers' quarters) might be used as homeless shelters.

**Response:** Land use decisions are made by appropriate jurisdictions and must be consistent with land use restrictions placed on the property. Jurisdictions are the decision-makers regarding land use and the associated aspects of development that may occur.

**C2:** Comments were made regarding examples of residential developments located on former training areas where live ordnance and chemicals had been utilized in the training.

**Response:** Former military training sites and ranges are currently being reused for residential development, including Benicia Arsenal in Benicia, California and former Camp Beale near Marysville, California. Each instance of residential development on former training areas is unique. At the former Fort Ord, during development of the ESCA and the AOC, the EPA and the DTSC required use of the best available (and appropriate) detection technologies and related processes to remove MEC to the point that land could be released for potential residential reuse. To satisfy these requirements, FORA developed a thorough, data-driven implementation process as part of the ESCA to support the acceptability of a parcel for residential use, referred to as the ESCA RQA Process. This process was successfully applied to the designated residential reuse areas within the Seaside MRA and Parker Flats MRA. This work is documented in the following reports:

- *Final Group 1 Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017a);
- *Final Group 1 Supplemental Residential Protocol Implementation Technical Report, Seaside Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017d); and
- *Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area, Former Fort Ord, Monterey County, California* (ESCA RP Team 2017b).

**C3:** A comment was made requesting the entirety of the Fort Ord Community Advisory Group (FOCAG) record be made part of FOCAG's response to this proposed remedial action.

**Response:** Responses to Comments previously provided on Group 1 MRA documents were addressed, and responses to the comments were included in final versions of the documents, such as the Final Group 1 RI/FS (ESCA RP Team 2017c). The RI/FS and other supporting documents are available at the Fort Ord Administrative Record.

## 4. REFERENCES

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## TABLES

Table 1. Summary of Munitions Response Site (MRS) Investigations  
Record of Decision, Group 1 Munitions Response Areas,  
Former Fort Ord, California

MRS Site Number	Site Acreage	Site Name or Location	Past Use	Site Investigation Status *
<b>Seaside MRA</b>				
MRS-15 SEA 01	183	Southwest-central portion of Historical Impact Area	Pre-WWII training; training maneuvers; practice hand grenade training; non-firing target range training (Old Range 22 and Range 23M); and small arms ammunition training (Ranges 21, 22, and 23)	Subsurface MEC removal completed across site, including soil scraping and sifting in the majority of SCAs and in isolated areas.
MRS-15 SEA 02	86	West-central portion of Historical Impact Area	Pre-WWII training in southern portion of MRS; and small arms ammunition training (Ranges 19, 20, and 59)	Subsurface MEC removal completed across site, including soil scraping in the majority of SCAs and in isolated areas.
MRS-15 SEA 03	50	Northwest-central portion of Historical Impact Area	Small arms ammunition training (Range 18)	Subsurface MEC removal completed across site, including soil scraping in the majority of SCAs and in isolated areas.
MRS-15 SEA 04	79	North-western portion of Historical Impact Area	Pre-WWII training; training maneuvers; practice hand grenade training; small arms ammunition training (Ranges 18 and 46); mortar and anti-tank training (Range 48); and mine and booby trap training (Range 50)	Subsurface MEC removal completed across site, including soil scraping and sifting in the majority of SCAs and in isolated areas.
Areas Outside of MRS Boundaries	25	Areas west of MRS-15 SEA 01 and MRS-15 SEA 02	Former alignment of General Jim Moore Boulevard. No evidence of training maneuvers.	Subsurface MEC removal completed on hillside west of MRS-15 SEA 01 boundaries. Field verification site walk with subsurface MEC removal completed in two portions of area west of MRS-15 SEA 01.
<b>Parker Flats MRA Phase II</b>				
MRS-04A	6	CBR Training Area	Training maneuvers; CBR training	Subsurface MEC removal completed across site.



Table 1. Summary of Munitions Response Site (MRS) Investigations  
Record of Decision, Group 1 Munitions Response Areas,  
Former Fort Ord, California

MRS Site Number	Site Acreage	Site Name or Location	Past Use	Site Investigation Status *
MRS-04A EXP	3	CBR Training Area Expansion to the north and east	Training maneuvers; CBR training	Subsurface MEC removal and field verification site walk with subsurface MEC removal completed across site.
MRS-15 MOCO.2	32	North-central portion of Historical Impact Area	Training maneuvers; practice hand grenade training; projectile training (training occurred over a short period of time or area was not the intended target area)	Subsurface MEC removal completed across site.
MRS-27A	24	Training Site 1	Training maneuvers; practice hand grenade training	Subsurface MEC removal completed in areas designated for non-residential development reuse and in unpaved roads, trails, and 5-foot buffer along sides of trails, in areas designated for habitat reserve. Instrument-aided surface and near-surface MEC removal in remaining areas designated for habitat reserve.
MRS-27B	49	Training Site 2	Training maneuvers; practice hand grenade training	Subsurface MEC removal completed in areas designated for non-residential development reuse and in unpaved roads, trails, and 5-foot buffer along sides of trails, in areas designated for habitat reserve. Instrument-aided surface and near-surface MEC removal in remaining areas designated for habitat reserve.
MRS-27C	17	Training Site 3	Training maneuvers; practice hand grenade training	Subsurface MEC removal completed in unpaved roads, trails, and 5-foot buffer along sides of trails. Instrument-aided surface and near-surface MEC removal in remaining areas.

Table 1. Summary of Munitions Response Site (MRS) Investigations  
Record of Decision, Group 1 Munitions Response Areas,  
Former Fort Ord, California

MRS Site Number	Site Acreage	Site Name or Location	Past Use	Site Investigation Status *
MRS-44 EDC	48**	EDC Area abutting north-central portion of Historical Impact Area	Training maneuvers; projectile training; mortar training in northeastern portion of MRS	Subsurface MEC removal completed across site.
MRS-44 PBC	16	PBC Area abutting north-central portion of Historical Impact Area	Training maneuvers; practice hand grenade training; projectile training (training occurred over a short period of time or area was not the intended target area)	Subsurface MEC removal completed across site.
MRS-13B	1**	Practice mortar range	Practice mortar training	Subsurface MEC removal completed.
Areas Outside of MRS Boundaries	279	Northern and southern portions of Parker Flats MRA Phase II outside of MRS boundaries	Training maneuvers, practice hand grenade training, and mortar training using practice mortars and inert training mortars in the northern portion of the MRA. Training maneuvers, practice hand grenade training, mortar training, and projectile training in the southern portion of the MRA.	Subsurface MEC removal completed across designated future residential reuse areas; non-residential development reuse areas; and in unpaved roads, trails, and 5-ft buffer area along sides of the trails, within areas designated for habitat reserve. Instrument-aided surface and near-surface MEC removal in remaining areas designated for habitat reserve.

Acronyms

CBR = chemical, biological, and radiological  
EDC = Economic Development Conveyance  
MEC = munitions and explosives of concern  
MRA = Munitions Response Area  
MRS = munitions response site  
PBC = Public Benefit Conveyance  
SCA = Special Case Area  
WWII = World War II

Footnotes

\* All identified MEC were removed during MEC removal actions.  
\*\* Acreage stated is the portion of the MRS contained within the Parker Flats MRA Phase II.

Table 2. Summary of Transfer Parcels  
Record of Decision, Group 1 Munitions Response Areas, Former Fort Ord,  
California

Transfer Parcel No.	Approx. Acreage	Planned Reuse *
<b>Seaside MRA</b>		
E24	118	Residential development
	81	Non-residential development
E34	61	Residential development
	35	Non-residential development
E23.1	40	Residential development
	10	Non-residential development
E23.2	57	Residential development
	22	Non-residential development
<b>Parker Flats MRA Phase II</b>		
E18.1.1**	8	Residential development
	29	Non-residential development
E18.1.2**	1	Residential development
	13	Non-residential development
E18.1.3	40	Residential development
E18.4	2	Residential development
E19a.1**	65	Residential development

Table 2. Summary of Transfer Parcels  
Record of Decision, Group 1 Munitions Response Areas,  
Former Fort Ord, California

Transfer Parcel No.	Approx. Acreage	Planned Reuse *
E19a.2	72	Habitat reserve
E19a.3**	69	Non-residential development
E19a.4**	95	Habitat reserve
E20c.2	30	Residential development
	3	Non-residential development
E21b.3	32	Non-residential development
L20.18	5	Non-residential development
L23.2	11	Non-residential development

Footnotes

\* Planned use information obtained from the *FORA Fort Ord Reuse Plan* (FORA 1997), *Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California* (HMP; USACE 1997b) and modifications to the HMP provided in *Assessment, East Garrison – Parker Flats Land Use Modifications, Fort Ord, California* (Zander 2002), and *Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification* (Army 2004).

\*\* Acreage stated is the portion of the transfer parcel contained within the Parker Flats MRA Phase II.

Table 3. Summary of Remedial Alternatives Evaluation and Comparison for Seaside Munitions Response Area  
Record of Decision, Group 1 Munitions Response Areas, Former Fort Ord, California

Remedial Alternative	EPA's 9 CERCLA EVALUATION CRITERIA								
	Threshold Criteria		Balancing Criteria					Modifying Criteria	
	Overall Protectiveness of Human Health and the Environment	Compliance with ARARs	Short-Term Effectiveness	Long-Term Effectiveness & Permanence	Reduction of Toxicity, Mobility, or Volume Through Treatment <sup>1</sup>	Implementability	Cost <sup>2</sup>	State Acceptance	Community Acceptance
Alternative 1 - No Further Action	Not protective; does not mitigate potentially remaining MEC risks to intrusive workers	No ARARs identified for this alternative	Not effective in the short-term; no MEC risk mitigation	Not effective in the long-term; no MEC risk mitigation	No reduction in volume because no further MEC removals would be conducted	Not administratively feasible	Minimal	Not acceptable	Not acceptable
Alternative 2 - Land Use Controls	Protective to construction and maintenance workers (intrusive workers); mitigates risks to future residents	No ARARs identified for this alternative	Effective in the short-term; required training and construction support would mitigate risks to construction and maintenance workers (intrusive workers)	Required training and construction support would mitigate risks to construction and maintenance workers (intrusive workers) until evaluation determines LUCs no longer necessary	No reduction in volume because no further MEC removals would be conducted	Technically and administratively feasible to implement	\$542,000	Acceptable as the preferred alternative	Acceptable to some community members
Alternative 3 - Additional MEC Remediation	May be protective of human health and the environment	Implementation would require compliance with potential ARARs identified in Appendix A of Group 1 RI/FS Volume 3	May be effective in the short-term, although additional mitigation measures (such as land use controls) may be required	May or may not be effective in the long-term; additional risk mitigation may be needed after additional MEC remediation	May result in MEC reduction if additional MEC is discovered and removed during remediation	Technically and administratively feasible to implement	\$8,310,000	Not selected	Acceptable to some community members

**Acronyms**

ARARs = applicable or relevant and appropriate requirements  
 CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act  
 EPA = U.S. Environmental Protection Agency  
 LUC = Land Use Controls  
 MEC = munitions and explosives of concern  
 MRA = Munitions Response Area  
 RI/FS = Remedial Investigation/Feasibility Study

**Footnotes**

<sup>1</sup> = Completed MEC removal actions already provide for reduction of volume.  
<sup>2</sup> = Costs do not include long-term management costs for each alternative.

Table 4. Summary of Remedial Alternatives Evaluation and Comparison for Parker Flats Munitions Response Area Phase II  
Record of Decision, Group 1 Munitions Response Areas, Former Fort Ord, California

Remedial Alternative	EPA's 9 CERCLA EVALUATION CRITERIA								
	Threshold Criteria		Balancing Criteria					Modifying Criteria	
	Overall Protectiveness of Human Health and the Environment	Compliance with ARARs	Short-Term Effectiveness	Long-Term Effectiveness & Permanence	Reduction of Toxicity, Mobility, or Volume Through Treatment <sup>1</sup>	Implementability	Cost <sup>2</sup>	State Acceptance	Community Acceptance
Alternative 1 - No Further Action	Not protective; does not mitigate potentially remaining MEC risks to intrusive workers	No ARARs identified for this alternative	Not effective in the short-term; no MEC risk mitigation	Not effective in the long-term; no MEC risk mitigation	No reduction in volume because no further MEC removals would be conducted	Not administratively feasible	Minimal	Not acceptable	Not acceptable
Alternative 2 - Land Use Controls	Protective to construction and maintenance workers (intrusive workers); mitigates risks to future residents	No ARARs identified for this alternative	Effective in the short-term; required training and construction support would mitigate risks to construction and maintenance workers (intrusive workers)	Required training and construction support would mitigate risks to construction and maintenance workers (intrusive workers) until evaluation determines LUCs no longer necessary	No reduction in volume because no further MEC removals would be conducted	Technically and administratively feasible to implement	\$775,000	Acceptable as the preferred alternative	Acceptable to some community members
Alternative 3 - Additional MEC Remediation	May be protective of human health and the environment	Implementation would require compliance with potential ARARs identified in Appendix A of Group 1 RI/FS Volume 3	May be effective in the short-term, although additional mitigation measures (such as land use controls) may be required	May or may not be effective in the long-term; additional risk mitigation may be needed after additional MEC remediation	May result in MEC reduction if additional MEC is discovered and removed during remediation	Technically and administratively feasible to implement	\$13,500,000	Not selected	Acceptable to some community members

**Acronyms**

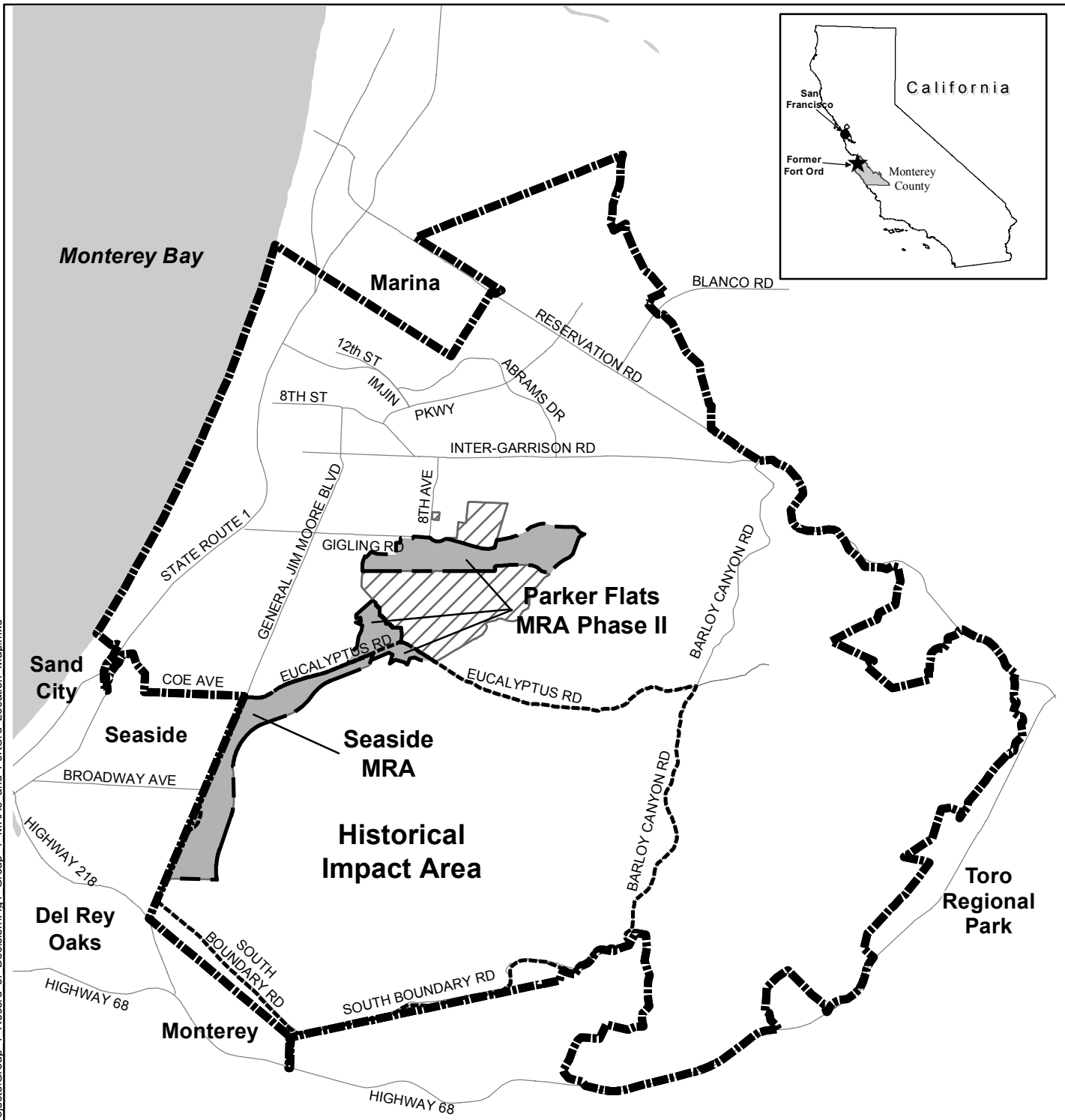
ARARs = applicable or relevant and appropriate requirements  
 CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act  
 EPA = U.S. Environmental Protection Agency  
 LUC = Land Use Controls  
 MEC = munitions and explosives of concern  
 MRA = Munitions Response Area  
 RI/FS = Remedial Investigation/Feasibility Study

**Footnotes**

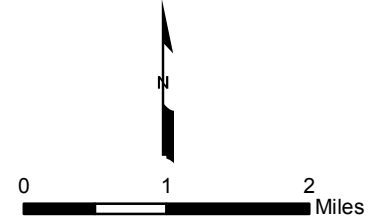
<sup>1</sup> = Completed MEC removal actions already provide for reduction of volume.  
<sup>2</sup> = Costs do not include long-term management costs for each alternative.

## FIGURES

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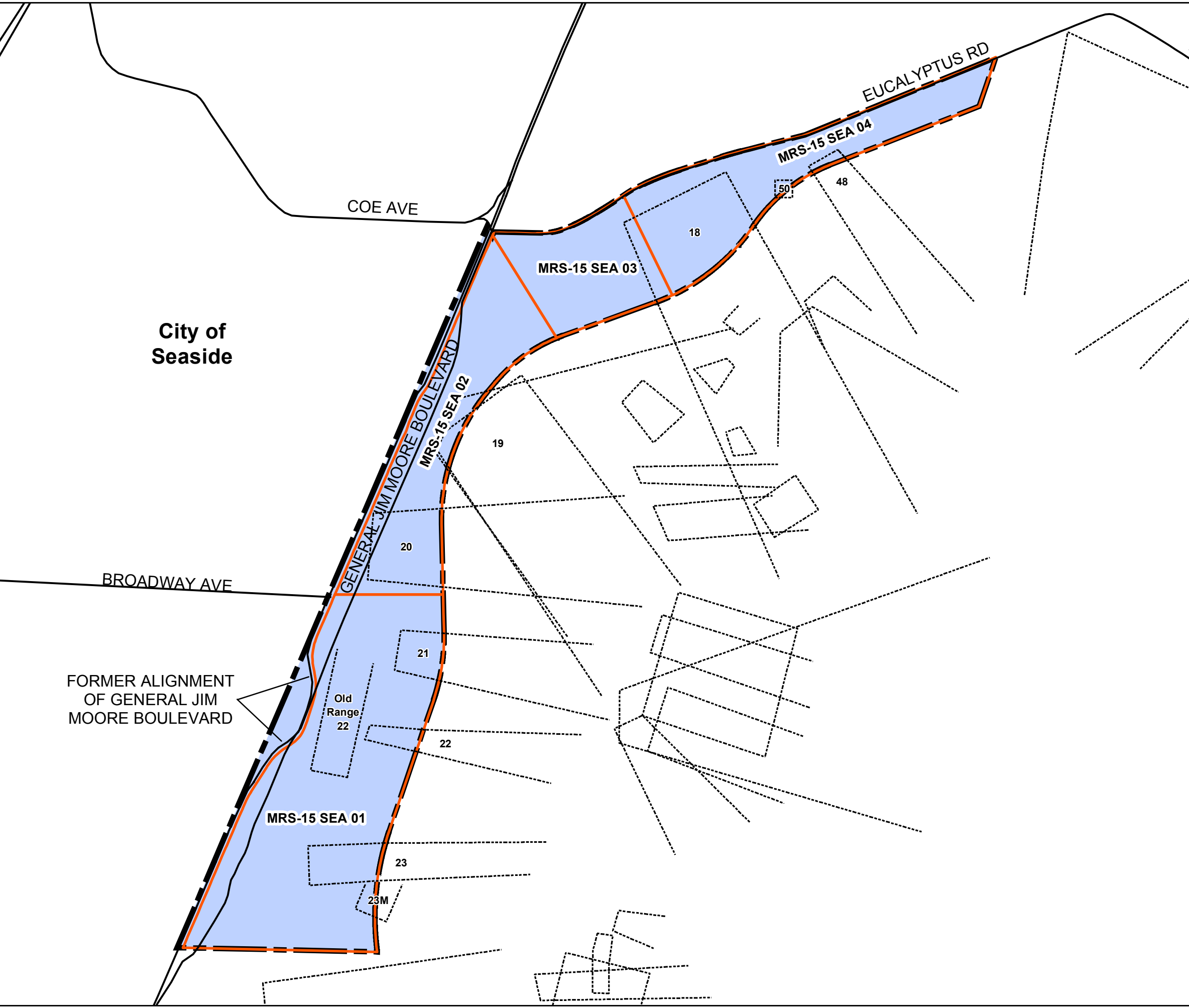
- Parker Flats MRA Phase I
- Group 1 MRAs
- Historical Impact Area Boundary
- Former Fort Ord Boundary
- Major Road



**Group 1 MRAs and Fort Ord Location Map**  
Monterey County, California  
**Figure 1**



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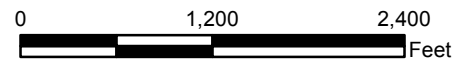
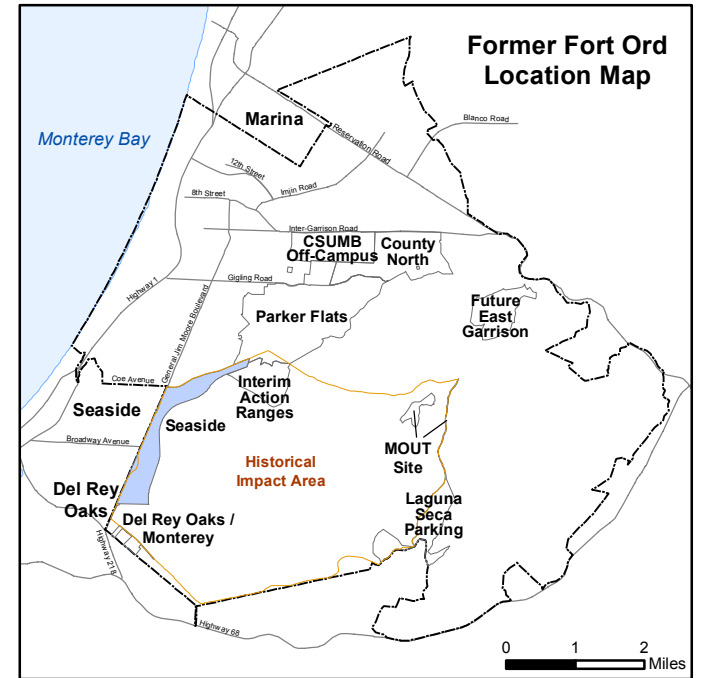


City of Seaside

FORMER ALIGNMENT OF GENERAL JIM MOORE BOULEVARD

### Legend

- Munitions Response Area
- Seaside MRA
- Munitions Response Site
- Firing Range
- Major Road

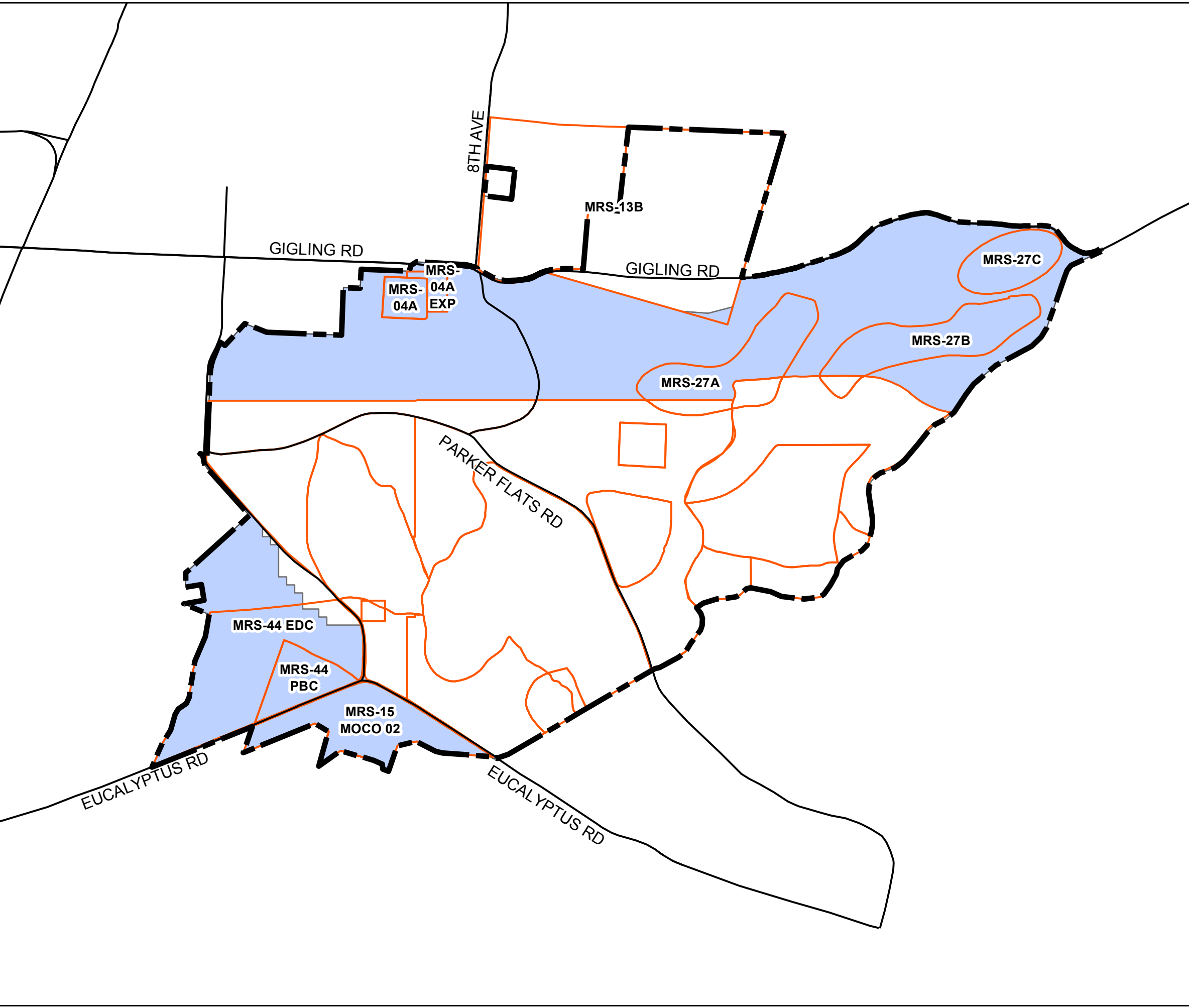


### Seaside Munitions Response Area and Munitions Response Sites





Monterey County, California

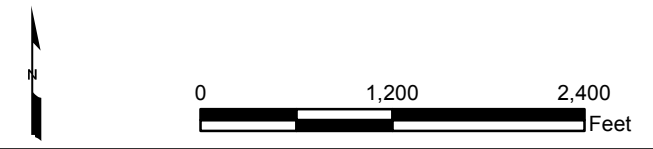
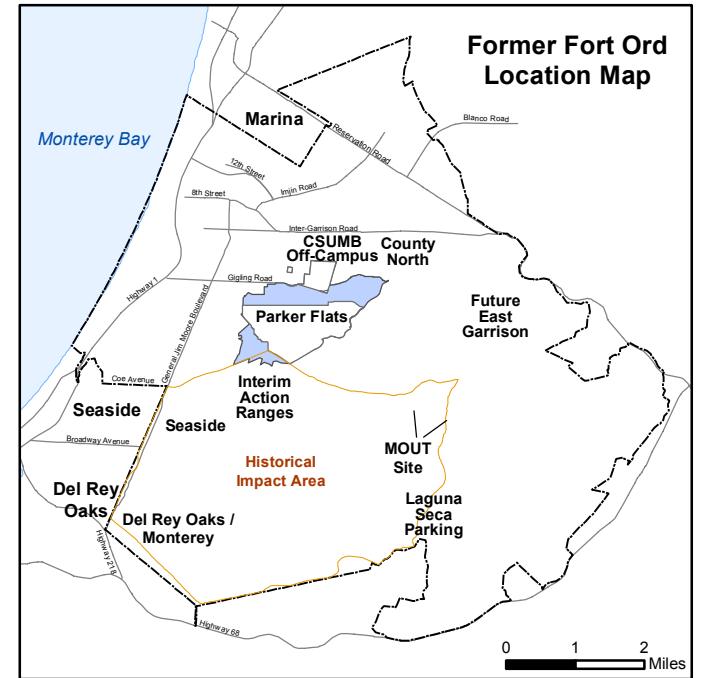
Figure 2

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### Legend

-  Major Road
-  Phase II Munitions Response Area
-  Munitions Response Site
-  Parker Flats MRA

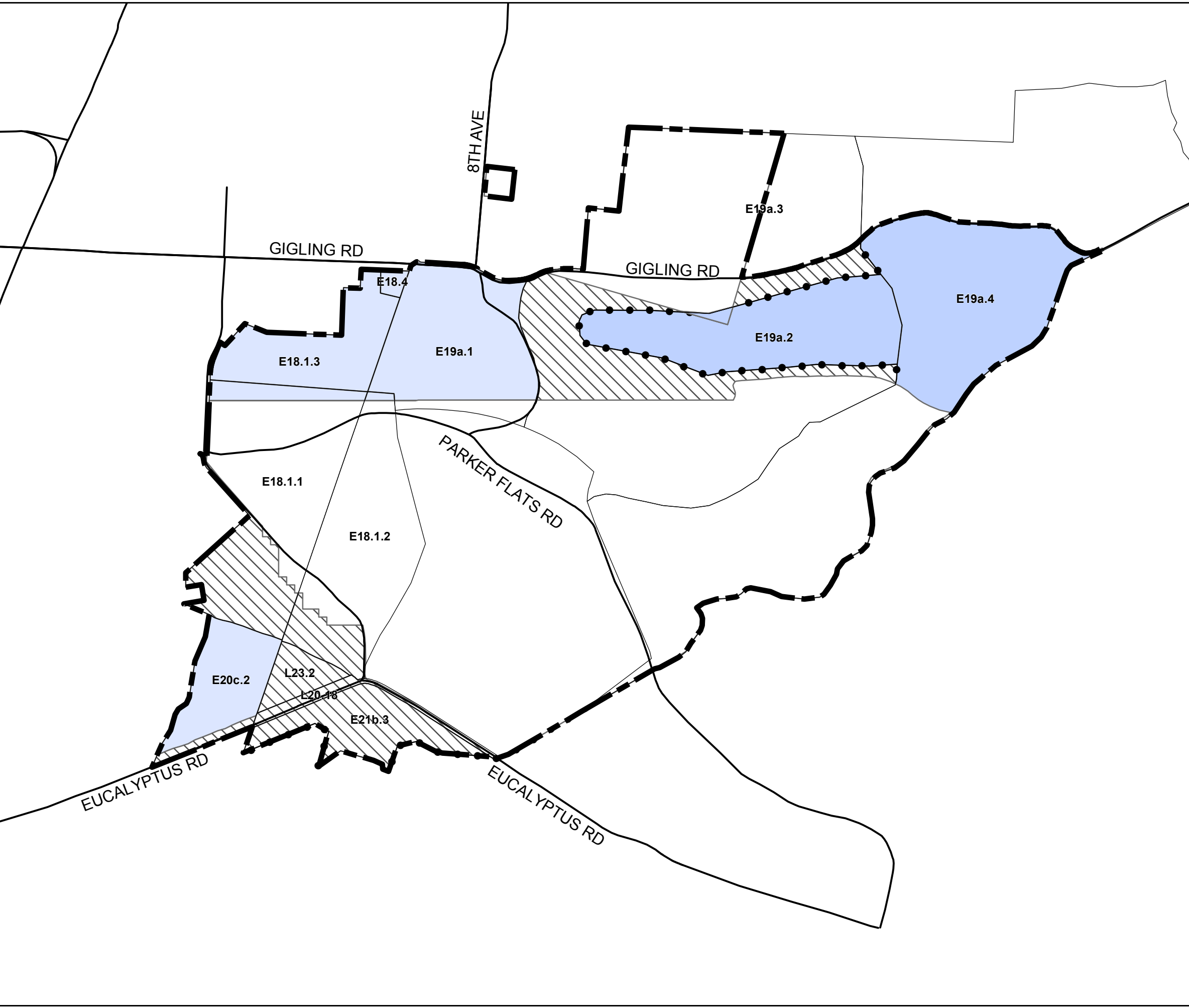


### Parker Flats Munitions Response Area Phase II and Munitions Response Sites







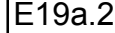
Monterey County, California

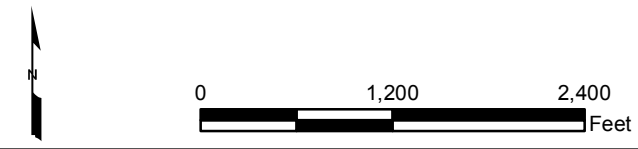
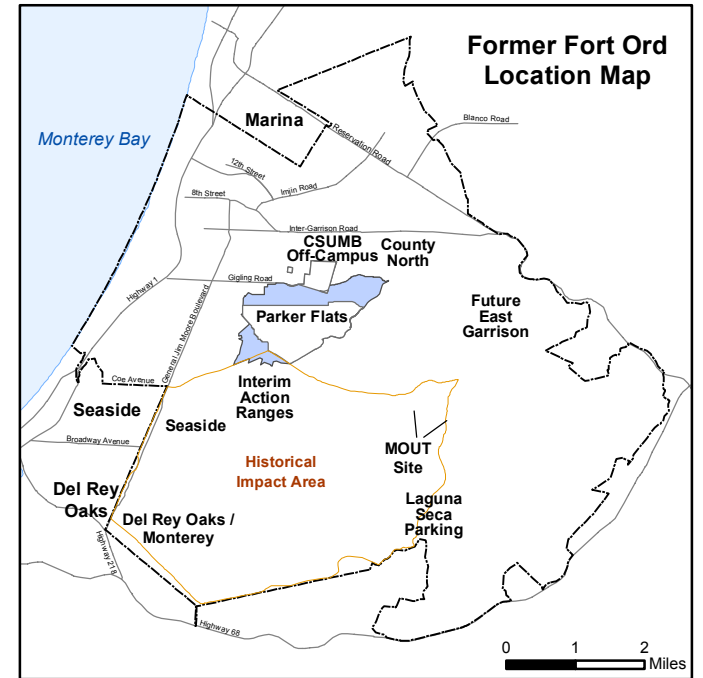
Figure 3

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### Legend

-  Phase II Habitat Reserve Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, access management measures, residential use restriction, and restrictions prohibiting inconsistent use)
-  Phase II Residential Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, and construction support)
-  Phase II Non-Residential Development Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, and residential use restriction)
-  Parker Flats MRA
-  Borderland Interface
-  Major Road
-  Phase II USACE Parcel

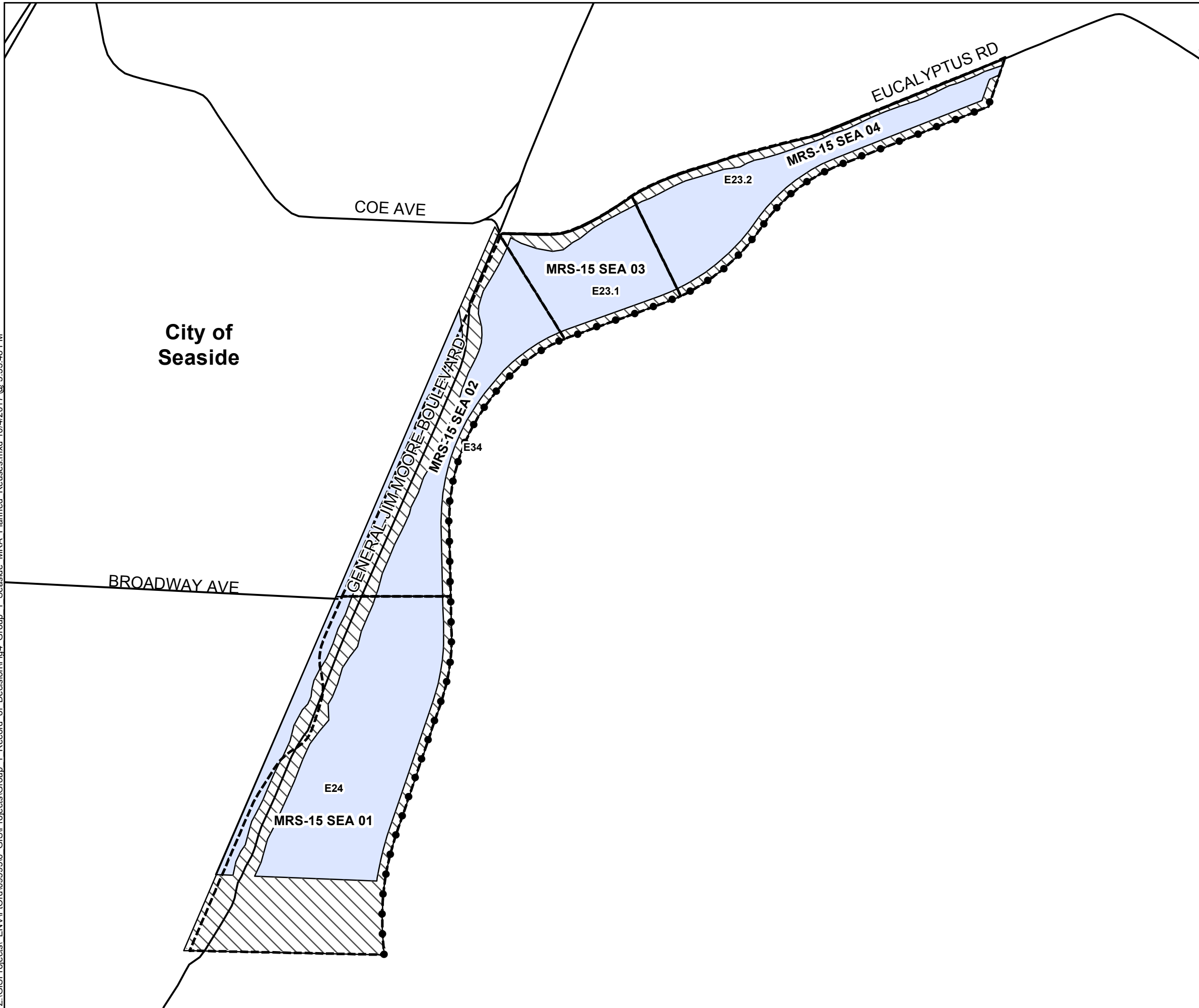


### Parker Flats Munitions Response Area Phase II Planned Reuses



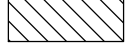



Monterey County, California

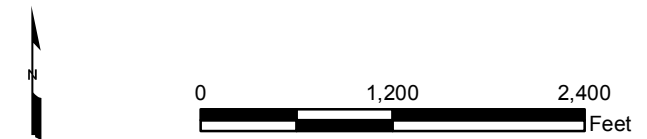
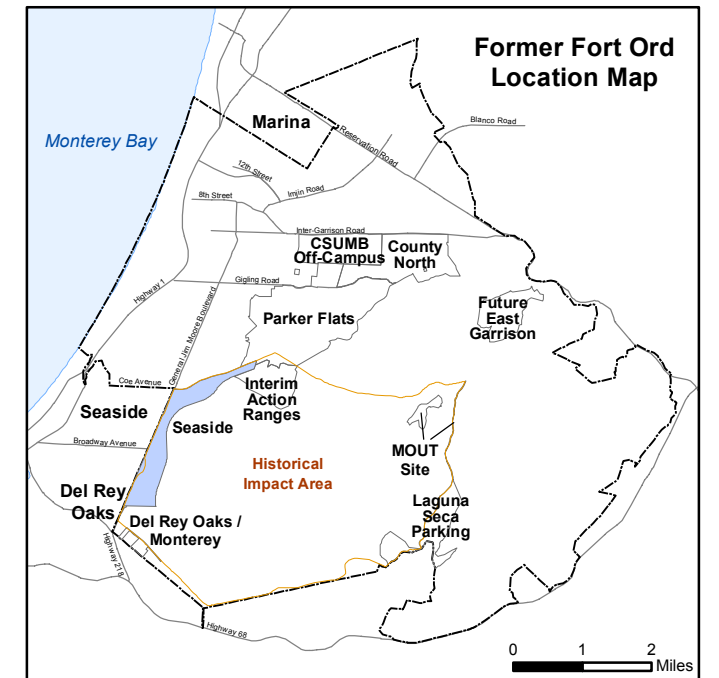
Figure 4

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### Legend

-  Munitions Response Site
-  Residential Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, and construction support)
-  Non-Residential Development Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, and residential use restriction)
-  USACE Parcel
-  Borderland Interface
-  Major Road



### Seaside Munitions Response Area Planned Reuses

Monterey County, California

Figure 5

APPENDIX A

GLOSSARY OF MILITARY MUNITIONS RESPONSE PROGRAM TERMS

## APPENDIX A

## Glossary of Military Munitions Response Program Terms

**Administrative Record** – A compilation of all documents relied upon to select a remedial action pertaining to the investigation and cleanup of the former Fort Ord. *Source:* (1).

**After Action Report (AAR)** – A report presenting the results of munitions and explosives of concern (MEC) investigation, sampling and/or removal actions conducted at a site pertaining to the investigation and cleanup of the former Fort Ord. *Source:* (1).

**Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, otherwise known as Superfund)** – CERCLA authorizes federal action to respond to the release or threatened release of hazardous substances into the environment or a release or threatened release of a pollutant or contaminant into the environment that may present an imminent or substantial danger to public health or welfare. *Source:* (1).

**Construction Support** – Assistance provided by the Department of Defense (DOD), explosive ordnance disposal (EOD) or unexploded ordnance (UXO)-qualified personnel and/or by personnel trained and qualified for operations involving chemical agents (CA), regardless of configuration, during intrusive construction activities on property known or suspected to contain UXO, other munitions that may have experienced abnormal environments (e.g., discarded military munitions [DMM]), munitions constituents in high enough concentrations to pose an explosive hazard, or CA, regardless of configuration, to ensure the safety of personnel or resources from any potential explosive or CA hazards. *Source:* (3).

**Covenant to Restrict Use of Property (CRUP)** – A covenant recorded at the county recorder's office that sets forth protective provisions, covenants, and conditions subject to which a property shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. *Source:* (7) and (8).

**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 (UXO), 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)).

For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted at the former Fort Ord, DMM does not include small arms ammunition.

**Engineering Control (EC)** – A variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. Some examples of ECs include fences, signs, guards, landfill caps, soil covers, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. *Source:* (5).

**Expended** – The state of munitions debris (MD) in which the main charge has been expended leaving the inert carrier. *Source:* (1).

**Feasibility Study (FS)** – An evaluation of potential remedial technologies and treatment options that can be used to clean up a site. *Source:* (1).

**Historical Impact Area** – The historical impact area consists of approximately 8,000 acres in the southwestern portion of former Fort Ord, bordered by Eucalyptus Road to the north, Barloy Canyon

Road to the east, South Boundary Road to the south, and North-South Road (renamed General Jim Moore Boulevard) to the west. *Source:* (1).

**Institutional Control (IC)** – (a) Non-engineered instruments such as administrative and/or legal controls that minimize the potential for human exposure to contamination by limiting land or resource use; (b) are generally to be used in conjunction with, rather than in lieu of, engineering measures such as waste treatment or containment; (c) can be used during all stages of the cleanup process to accomplish various cleanup-related objectives; and (d) should be “layered” (i.e., use multiple ICs) or implemented in a series to provide overlapping assurances of protection from contamination. *Source:* (6).

**Land Use Controls (LUCs)** – Physical, legal, or administrative mechanisms that restrict the use of, or limit access to, real property, to manage risks to human health and the environment. Physical mechanisms encompass a variety of engineered remedies to contain or reduce contamination, or physical barriers to limit access to real property, such as fences or signs. *Source:* (3).

**Magnetometer** – An instrument used to detect ferromagnetic (iron-containing) objects. Total field magnetometers measuring the strength of the earth’s natural magnetic field at the magnetic sensor location. Gradient magnetometers, sensitive to smaller near-surface metal objects, use two sensors to measure the difference in magnetic field strength between the two sensor locations. Vertical or horizontal gradients can be measured. *Source:* (4).

**Military Munitions** – Military munitions means 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 (DOD), the Coast Guard, the Department of Energy, 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, demolition charges, and devices and components of the above.

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 Department of Energy 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 Response Program (MMRP)** – Department of Defense (DOD)-established program to manage the environmental, health and safety issues presented by munitions and explosives of concern (MEC). *Source:* (1).

**Mortar** – Mortars typically range from approximately 1 inch to 11 inches in diameter or larger, and can be filled with explosives, toxic chemicals, white phosphorus or illumination flares. Mortars generally have thinner metal casing than projectiles but use the same types of fuzing and stabilization. *Source:* (2).

**Munitions Constituents (MC)** – Any materials originating from unexploded ordnance (UXO), discarded military munitions (DMM), 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 (e) (3)).

**Munitions Debris (MD)** – Remnants of munitions (e.g., fragments, penetrators, projectiles, shell casings, links, fins) remaining after munitions use, demilitarization, or disposal. *Source:* (3).

**Munitions and Explosives of Concern (MEC)** – Distinguishes specific categories of military munitions that may pose unique explosives safety risks, such as: (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., Trinitrotoluene [TNT], Cyclotrimethylene trinitramine [RDX]), as defined in 10 U.S.C. 2710(e)(3), present in high enough concentrations to pose an explosive hazard. (32 CFR 179.3).

For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, MEC does not include small arms ammunition.

**Munitions Response Area (MRA)** – Any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). Examples are former ranges and munitions burial areas. A MRA comprises of one or more munitions response sites (MRSs). (32 CFR 179.3).

**Munitions Response Site (MRS)** – A discrete location within a Munitions Response Area (MRA) that is known to require a munitions response. (32 CFR 179.3).

**No Further Action** – Determination following a remedial investigation or action that a site does not pose a significant risk and so requires no further activity under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). *Source:* (1).

**Projectile** – An object projected by an applied force and continuing in motion by its own inertia, as a bullet, bomb, shell, or grenade. Also applied to rockets and to guided missiles. *Source:* (2).

**Proposed Plan** – A plan that identifies the preferred alternative for a site cleanup, and is made available to the public for comment. *Source:* (1).

**Record of Decision (ROD)** – A ROD is the document used to record the remedial action decision made at a National Priorities List property. The ROD will be maintained in the project Administrative Record and project file. *Source:* (1).

**Remedial Investigation (RI)** – The RI is intended to “adequately characterize the site for the purpose of developing and evaluating an effective remedial alternative” (National Contingency Plan, 40 CFR 300.430[d]). In addition, the RI provides information to assess the risks to human health, safety, and the environment that were identified during risk screening in the site investigation. *Source:* (1).

**Small Arms Ammunition** – Ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns. *Source:* (3).

**Superfund** – See Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) above.

**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 materials; and (C) remain unexploded, whether by malfunction, design, or any other cause. (10 U.S.C. 101(e)(5)(A through C)).

For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, UXO does not include small arms ammunition.



**UXO-Qualified Personnel** – Personnel who have performed successfully in military explosives ordnance disposal (EOD) positions, or are qualified to perform in the following Department of Labor, Service Contract Act, Directory of Occupations, contractor positions: Unexploded Ordnance (UXO) Technician II, UXO Technician III, UXO Safety Officer, UXO Quality Control Specialist or Senior UXO Supervisor. *Source:* (3)

**Sources:**

- (1) Non-standard definition developed to describe Fort Ord-specific items, conditions, procedures, principles, etc. as they apply to issues related to the munitions and explosives of concern (MEC) cleanup.
- (2) U.S. Department of Defense Environment, Safety and Occupational Health Network and Information Exchange. 1996. Unexploded Ordnance (UXO): An Overview. October.
- (3) U.S. Department of Defense Manual Number 6055.09, Volume 8, SUBJECT: DoD Ammunition and Explosives Safety Standards: Glossary, Incorporating Change 2. January 24, 2018.
- (4) Survey of Munitions Response Technologies, June 2006. ITRC with ESTCP (Environmental Security and Technology Certification Program) and SERDP (Strategic Environmental Research and Development Program).
- (5) Compendium of Department of Defense Acronyms, Terms, and Definitions. The Interstate Technology and Regulatory Council (ITRC) Work Group (Unexploded Ordnance Work Team), December 2000.
- (6) Institutional Controls: A Site Managers' Guide to Identifying, Evaluating, and Selecting Institutional Controls at Superfund and RCRA Corrective Action Cleanups. US EPA Office of Solid Waste and Emergency Responses (OSWER) 9355.0-74FS-P, EPA 540-F-00-005. September, 2000.
- (7) Covenant to Restrict Use of Property, Environmental Restriction, City of Seaside – Munitions and Explosives of Concern, Fort Ord Reuse Authority (FORA) Early Transfer Parcels. May 8, 2009.
- (8) Covenant to Restrict Use of Property, Environmental Restriction, County of Monterey – Munitions and Explosives of Concern, Fort Ord Reuse Authority (FORA) Early Transfer Parcels. May 8, 2009.

**Record of Decision**  
**Parker Flats Munitions Response Area**  
**Track 2 Munitions Response Site**  
**Former Fort Ord, California**

June 24, 2008

**United States Department of the Army**  
Base Realignment and Closure (BRAC)  
Former Fort Ord, California

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- 2 Parker Flats MRA Reuse Areas and Munitions Response Sites

**APPENDIX**

- A GLOSSARY OF MUNITIONS RESPONSE PROGRAM TERMS

## **1. DECLARATION**

### **1.1. Site Name and Location**

The former Fort Ord is located in northwestern Monterey County, California, approximately 80 miles south of San Francisco (Plate 1). The U.S. Environmental Protection Agency (EPA) identification number for Fort Ord is CA7210020676. This Record of Decision (ROD) addresses Munitions and Explosives of Concern (MEC), specifically unexploded ordnance (UXO) and discarded military munitions (DMM), that potentially remains in the Parker Flats Munitions Response Area (Parker Flats MRA), one of the Track 2 Munitions Response Remedial Investigation/Feasibility Study (Track 2 MR Remedial Investigation/Feasibility Study) sites at the former Fort Ord Army Base in Monterey County, California (Plate 2).

Since 1917, military units (e.g., cavalry, field artillery, and infantry) used portions of the former Fort Ord for training (e.g., maneuvers, live-fire) and other purposes. Because the military conducted munitions-related activities (e.g., live-fire training) on the facility, military munitions (e.g., UXO, DMM) may be present on parts of the former Fort Ord. The types of military munitions used at the former Fort Ord included: artillery and mortar projectiles, rockets, guided missiles, rifle and hand grenades, training land mines, pyrotechnics, bombs, and demolition materials. For the purposes of the Fort Ord Military Munitions Response Program (MMRP) being conducted and this ROD, MEC does not include small arms ammunition (.50 caliber and below). A Glossary of Munitions Response Program Terms is provided in Appendix A.

Track 2 sites are those sites where MEC was found and a MEC removal action was conducted. The Track 2 site known as the Parker Flats MRA contains portions or all of 13 Munitions Response Sites (MRSs) that were suspected to have been used for military training with military munitions (Table 1). These MRSs were investigated, with all MEC detected removed. These removal actions included Quality Control and Quality Assurance requirements that evaluated the adequacy of the removal action. The munitions response to MEC was designed to address MEC to depths of four feet below ground surface (bgs); however, all anomalies (i.e., ferromagnetic material), even those deeper than four feet bgs, were investigated with all MEC encountered removed within the Parker Flats MRA. All further statements in this document referring to "removals to four feet bgs" should be understood to include the prosecution of all detected anomalies to resolution, regardless of their depth bgs. Although MEC is not expected to be encountered within these MRSs, it is possible that some MEC may not have been detected and remains present. Because a future land user (e.g., worker, resident, or visitor) may encounter MEC at the Parker Flats MRA, the Army conducted the Parker Flats MRA Remedial Investigation/Feasibility Study to evaluate remedial alternatives to address this potential risk, which is considered low, to future land users.

### **1.2. Basis and Purpose**

This decision document presents the selected remedial action for MEC for the Parker Flats MRA MRSs. The remedy was selected in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendment and Reauthorization Act (SARA), and to the extent practicable, the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). This decision is based on information and reports contained in the Administrative Record for the former Fort Ord.

This decision is undertaken pursuant to the President's authority under CERCLA Section 104, as delegated to the United States Department of the Army (Army) in accordance with Executive

Order 12580, and in compliance with the process set out in CERCLA Section 120. The selection of the remedy is authorized pursuant to CERCLA Section 104, and the selected remedy will be carried out in accordance with CERCLA Section 121.

The Army and EPA have jointly selected the remedy. The California Environmental Protection Agency as represented by the Department of Toxic Substances Control (DTSC) has had an opportunity to review and comment on the ROD.

### 1.3. Site Assessment

The response action selected in this Record of Decision is necessary to protect public health or welfare or the environment from actual or threatened releases of hazardous substances, or of pollutants or contaminants that may present an imminent and substantial endangerment to public health or welfare.

### 1.4. Description of the Selected Remedy

The selected remedy described in this ROD addresses risks to human health and the environment from MEC that potentially remains in the Parker Flats MRA. A MEC removal has been completed at the Parker Flats MRA, significantly reducing the risks to human health and the environment. The selected remedy includes Land Use Controls (LUCs) because detection technologies may not detect all MEC present and some areas contain barriers (e.g., pavement, buildings) that, while providing protection against any MEC potentially present, preclude the use of detection technologies. These include: (1) MEC recognition and safety training for those people that use the property and conduct ground disturbing or intrusive activities; (2) construction monitoring for ground disturbing or intrusive activities; and (3) restrictions against residential use as described below. A Remedial Design/Remedial Action Work Plan (RD/RAWP) will be developed to: (1) outline the processes for implementing the land use restrictions selected as part of the remedy; and (2) identify procedures for responding to discoveries of MEC, including coordinating a response to a future discovery of a significant amount of MEC in the Parker Flats MRA. The selected LUCs may be modified in the future based on the five-year review process.

The preferred remedial alternative of LUCs as described in the Final Parker Flats MRA Feasibility Study (Volume III; *MACTEC, 2006*) did not include restrictions against residential use. However, in its October 18, 2006 letter DTSC stated "...it would be appropriate to establish land use restrictions to assure the property will not be used for residential or other sensitive uses without further investigation" in addition to the two other elements of the LUC alternative (*DTSC, 2006b*). In a letter dated October 16, 2006, EPA requested that the Army include a residential restriction in the preferred remedial alternative to ensure that, prior to residential use, the area is "reviewed again" (*EPA, 2006*). Based on the Remedial Investigation/Feasibility Study, the Army's position is that the additional layer of protection provided by a residential use restriction is not necessary for the Parker Flats MRA; however, in consideration of regulatory input, the preferred remedial alternative includes a LUC prohibiting residential use as described in this ROD. For the purpose of this decision document, 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 (*Army, 2007b*). Any proposal for residential development in the Parker Flats MRA will be subject to regulatory review. It should be noted that, per the Fort Ord Reuse Authority (FORA) Fort Ord Base Reuse Plan (*FORA, 1997*), only the "development reserve" (Reuse Areas 5a and 5b on Plate 2 and Table 2) could include residential development as a potential future use.

As part of the LUC implementation strategy, Long Term Management Measures comprised of a deed restriction, Covenants to Restrict Use of Property (CRUPs), annual monitoring and reporting, and five-year review reporting would be included for all land use areas within the Parker Flats MRA. The Army

will provide a deed restriction that: (1) informs future property owners that MEC was found and removed from the area; (2) informs future property owners about the selected remedy; and (3) outlines appropriate procedures to be followed in the event that MEC is encountered. The Army will also enter into State Land Use Covenants that document the land use restrictions selected as part of the remedy. The Army will also perform annual monitoring both for MEC and changes in site conditions that could increase the possibility of encountering MEC and report such findings. The Army will notify the regulatory agencies, as soon as practicable, of any MEC-related data identified during use of the property, and report the results of monitoring activities annually. The Army will also conduct five-year reviews.

Although the Army determined that there were no potential Federal or State applicable or relevant and appropriate requirements (ARARs) that relate to LUCs at the Parker Flats MRA, LUCs will be implemented in a manner consistent with Federal and State guidance. While the Army does not consider California laws and regulations concerning Land Use Covenants to be potential ARARs, after the Parker Flats MRA ROD is signed, the Army will enter into State Land Use Covenants that document the land use restrictions selected as part of the remedy. Although the DTSC and EPA Region IX disagree with the Army's determination that California laws and regulations concerning Land Use Covenants are not potential ARARs, they will agree-to-disagree on this issue if the Army signs State Land Use Covenants acceptable to the DTSC. Land Use Covenants signed by the Army and the State of California in the past restricting the land use of the property were acceptable to the DTSC.

### **1.5. Statutory Determination**

The selected remedy is protective of human health and the environment, complies with Federal and State requirements that are applicable or relevant and appropriate to this remedial action, and is cost effective. A munitions response to MEC intended to remove the principal threats to human health and the environment at the Parker Flats MRA has already been completed. This meets the intent of using permanent solutions and alternative treatment (or resource recovery) technologies to the maximum extent practicable, and satisfies the statutory preference for treatment as a principal element (i.e., reducing the toxicity, mobility, or volume of hazardous substances, pollutants, or contaminants as a principal element through treatment).

Because the selected remedy may not have removed all MEC potentially present within the Parker Flats MRA, a statutory review will be conducted within five years after initiation of the remedial action to ensure the remedy is, or will be, protective of human health and the environment. The next five-year review will occur in 2012.

### **1.6. ROD Data Certification Checklist**

The following information is included in the Decision Summary section of this ROD. Additional information can be found in the Administrative Record file for this site.

- Types of MEC identified during previous removal actions (Section 2.8. and Table 1).
- Current and reasonably anticipated future land use assumptions used in the risk assessment and ROD (Section 2.9.).
- The hypothetical baseline and current after-action "Overall MEC Risk Scores" estimated in the Risk Assessment before and after removal actions were conducted (Section 2.10.).
- The remedial action objectives for addressing the current after-action "Overall MEC Risk Scores" estimated in the Risk Assessment (Section 2.11.).

- How source materials constituting principal threats are addressed (Sections 2.12. and 2.13.).
- Potential land use that will be available at the site as a result of the selected remedy (Section 2.14. and Table 2).
- Estimated capital, annual operations and maintenance (O&M), and total present worth costs, discount rate, and the number of years over which the remedy cost estimates are projected (Section 2.14.).
- Key factor(s) that led to selection of the remedy (Section 2.15. and Table 3).



**1.7. Authorizing Signatures and Support Agency Acceptance of Remedy**

**Record of Decision  
Parker Flats Munitions Response Area  
Track 2 Munitions Response Site  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.



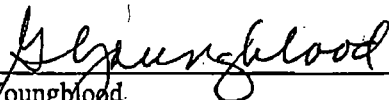
Addison D. Davis, IV  
Deputy Assistant Secretary of the Army  
Environment, Safety, and Occupational Health

18 AUG 08

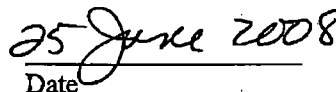
Date

**Record of Decision  
Parker Flats Munitions Response Area  
Track 2 Munitions Response Site  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.



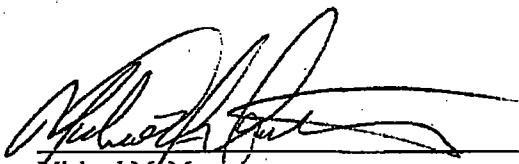
Gail Youngblood  
BRAC Environmental Coordinator  
Fort Ord BRAC Office  
U.S. Department of the Army



Date

**Record of Decision  
Parker Flats Munitions Response Area  
Track 2 Munitions Response Site  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision for Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.



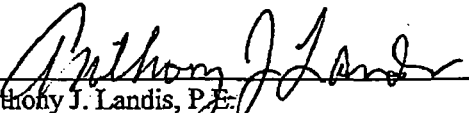
Michael M. Montgomery  
Chief, Federal Facilities and Site Cleanup Branch  
U.S. Environmental Protection Agency  
Region IX

8/26/08  
Date

**Record of Decision  
Parker Flats Munitions Response Area  
Track 2 Munitions Response Site  
Former Fort Ord, California**

Signature Sheet for the foregoing Record of Decision Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.

The State of California, California Environmental Protection Agency Department of Toxic Substances Control (DTSC) had an opportunity to review and comment on the Record of Decision (ROD) and our concerns were addressed.



Anthony J. Landis, P.E.  
Supervising Hazardous Substances Engineer II  
Cal Center Cleanup Program  
California Environmental Protection Agency  
Department of Toxic Substances Control

7-22-08

Date

## 2. DECISION SUMMARY

### 2.1. Site Description

The former Fort Ord is located near Monterey Bay in northwestern Monterey County, California, approximately 80 miles south of San Francisco (Plate 1). The former Army post consists of approximately 28,000 acres adjacent to Monterey Bay and the cities of Seaside, Sand City, Monterey, and Del Rey Oaks to the south and Marina to the north. The Union Pacific Railroad and State Route 1 pass through the western portion of former Fort Ord, separating the beachfront from the rest of the Base. Laguna Seca Recreation Area and Toro Regional Park border former Fort Ord to the south and southeast, respectively, as well as several small communities such as Toro Park Estates and San Benancio. Additional information about the site:

- EPA Identification Number: CA7210020676;
- Lead Agency: Army;
- Lead Oversight Agency: EPA;
- Support Agency: DTSC;
- Source of Cleanup Monies: Army; and
- Site Type: Former Military Installation.

### 2.2. Site History

Since 1917, portions of Fort Ord were used by cavalry, field artillery, and infantry units for maneuvers, target ranges, and other purposes. From 1947 to 1974, Fort Ord was a basic training center. After 1975, the 7<sup>th</sup> Infantry Division occupied Fort Ord. Fort Ord was selected in 1991 for decommissioning, but troop reallocation was not completed until 1993 and the Base was not officially closed until September 1994. The property remaining in the Army's possession was designated as the Presidio of Monterey Annex on October 1, 1994, and subsequently renamed the Ord Military Community (OMC). Although Army personnel still operate parts of the Base, no active Army division is stationed at the former Fort Ord. Since the Base was selected in 1991 for Base Realignment and Closure (BRAC), site visits, historical and archival investigations, military munitions sampling, and removal actions have been performed and documented in preparation for transfer and reuse of the former Fort Ord property. The Army will continue to retain the OMC and the U.S. Army Reserve Center located at the former Fort Ord. The remainder of Fort Ord was identified for transfer to Federal, State, and local government agencies and other organizations and, since Base closure in September 1994, has been subjected to the reuse process. Some of the property on the installation has been transferred. A large portion of the Inland Training Ranges was assigned to the U.S. Department of the Interior, Bureau of Land Management (BLM). Other areas on the installation have been or will be transferred through economic development conveyance, public benefit conveyance, negotiated sale, or other means.

Munitions-related activities (e.g., live-fire training, demilitarization) involving different types of conventional military munitions (e.g., artillery and mortar projectiles, rockets and guided missiles, rifle and hand grenades, practice land mines, pyrotechnics, bombs, demolition materials) were conducted at Fort Ord. Because of these activities, MEC, specifically unexploded ordnance (UXO) and discarded military munitions (DMM), have been encountered and are known or suspected to remain present at sites

throughout the former Fort Ord. A Glossary of Munitions Response Program Terms is provided in Appendix A.

### 2.3. Enforcement and Regulatory History

The Army is the responsible party and lead agency for investigating, reporting, making cleanup decisions, and taking cleanup actions at the former Fort Ord under CERCLA. Although munitions response has been completed at the Parker Flats MRA, and thereby significantly reducing the potential risks to human health and the environment, the reuse of the former Fort Ord following transfer of property increases the possibility of the public being exposed to explosive hazards. In November 1998, the Army agreed to evaluate military munitions at former Fort Ord in an Ordnance and Explosives Remedial Investigation/Feasibility Study (basewide OE Remedial Investigation/Feasibility Study now termed the basewide Munitions Response Remedial Investigation/Feasibility Study) consistent with CERCLA. A Federal Facility Agreement (FFA) was signed in 1990 by the Army, EPA, DTSC (formerly the Department of Health Services or DHS), and the Regional Water Quality Control Board (RWQCB). The FFA established schedules for performing remedial investigations and feasibility studies and requires that remedial actions be completed as expeditiously as possible. In April 2000, an agreement was signed between the Army, EPA, and DTSC to evaluate military munitions and perform military munitions response activities at the former Fort Ord subject to the provisions of the Fort Ord FFA.

The basewide MR RI/FS program reviews and evaluates past investigative and removal actions, as well as recommends future response actions deemed necessary to protect human health and the environment regarding explosive safety risks posed by MEC on the basis of proposed reuses. These reuses are specified in the FORA Fort Ord Base Reuse Plan (*FORA, 1997*) and its updates. All basewide MR Remedial Investigation/Feasibility Study documents have been or will be prepared in cooperation with the EPA and DTSC in accordance with the FFA, made available for public review and comment, and placed in the Administrative Record. Primary documents under the FFA are subject to EPA approval (in consultation with DTSC).

The Army has been conducting military munitions response actions (e.g., investigation, removal) at identified MRSs and will continue these actions to mitigate imminent MEC-related hazards to the public, while gathering data about the type of military munitions and level of hazard at each of the MRSs for use in the basewide MR Remedial Investigation/Feasibility Study. The Army is performing its activities pursuant to the President's authority under CERCLA Section 104, as delegated to the Army in accordance with Executive Order 12580 and in compliance with the process set out in CERCLA Section 120. Regulatory agencies (EPA and DTSC) have been and will continue to be involved and provide input regarding munitions response activities.

The Army conducts ongoing and future responses to MEC at the former Fort Ord that are components of the Army's basewide efforts to promote explosive safety because of Fort Ord's history as a military base. These efforts include: (1) five-year reviews and reporting; (2) deed or property transfer documentation or letter of transfer notices; (3) MEC incident reporting; (4) MEC recognition and safety training; (5) school education; and (6) community involvement.

The basewide MR Remedial Investigation/Feasibility Study program is organized as a "tracking" process whereby sites with similar characteristics will be grouped to expedite cleanup, reuse, and/or transfer based on current knowledge. A site or area is assigned to a specific "track" (i.e., Track 0, 1, 2, or 3) according to the level of military munitions usage, military munitions investigation, sampling, or removal conducted to date, as described in the OE Remedial Investigation/Feasibility Study Work Plan (*USACE, 2000*). Track 0 areas at the former Fort Ord contain no evidence of MEC and have never been suspected as having been used for military munitions-related activities of any kind. Track 1 sites were

suspected to have been used for military training with military munitions, but based on a remedial investigation, no further action is required. Track 2 sites are areas at the former Fort Ord where MEC items were present, and MEC removal has been conducted. Track 3 sites are those areas where: (1) MEC are suspected or known to exist, but investigations are not yet complete or need to be initiated; or (2) areas identified in the future that meet this definition. The Parker Flats MRA qualifies as a Track 2 site because MEC items were present, and MEC removal has been conducted.

## 2.4. Community Participation

The Final Parker Flats MRA Remedial Investigation/Feasibility Study Report was published on August 31, 2006, and the Proposed Plan for the Parker Flats MRA was made available to the public on February 9, 2007. The Proposed Plan presented the preferred alternative selected as the final remedy in this ROD, and summarized information in the Parker Flats MRA Remedial Investigation/Feasibility Study and other supporting documents in the Administrative Record. These documents were made available to the public at the following locations:

- Seaside Branch Library, 550 Harcourt Avenue, Seaside, California.
- California State University Monterey Bay (CSUMB) Library Learning Complex, 100 Campus Center, Building 12, Seaside, California.
- Fort Ord Administrative Record, Building 4463, Gigling Road, Room 101, Ord Military Community, California.
- [www.fortordcleanup.com](http://www.fortordcleanup.com) website.

The notice of the availability of the Proposed Plan was published in the *Monterey County Herald* and the *Salinas Californian* on February 15, 2007. A public comment period was held from February 15 to March 17, 2007. In addition, a public meeting was held on March 1, 2007 to present the Proposed Plan to a broader community audience than those that had already been involved at the site. At this meeting, representatives from the Army, EPA, and DTSC were present, and the public had the opportunity to submit written and oral comments about the Proposed Plan. The Army's response to the comments received during this period is included in the Responsiveness Summary, which is part of this ROD.

## 2.5. Scope and Role of Response Action

This ROD addresses the planned response action for managing the potential risk to future land users from MEC that potentially remains in the Parker Flats MRA, where the Army has completed a munitions response as described in the Parker Flats MRA Remedial Investigation/Feasibility Study (*MACTEC, 2006*).

The planned response action for this MRA will be the final remedy for protection of human health and the environment. Remedial Alternative 2, which was identified as the preferred remedial alternative for the Parker Flats MRA, is summarized as follows:

**Remedial Alternative 2—Land Use Controls (LUCs):** MEC recognition and safety training for workers that will conduct ground disturbing or intrusive activities, and construction monitoring during ground disturbing or intrusive activities; and restrictions against residential use.

An RD/RAWP will be developed to: (1) outline the processes for implementing land use restrictions; and (2) identify procedures for responding to discoveries of MEC, including coordinating a response to a

discovery of a significant amount of MEC in the Parker Flats MRA. The selected LUCs may be modified in the future based on the five-year review process.

In addition, Long Term Management Measures comprised of a deed restriction, CRUPs, annual monitoring and reporting, and five-year review reporting will be implemented for all reuse areas within the Parker Flats MRA.

Munitions constituents associated with small arms and UXO were addressed as part of the Hazardous and Toxic Waste (HTW) Remedial Investigation/Feasibility Study program. No restrictions related to munitions constituents in soil were recommended following completion of a literature review, site reconnaissance, and soil sampling (*Shaw/MACTEC, 2006*).

## 2.6. Site Characteristics

The Parker Flats MRA is approximately 758 acres in size and located in the central part of the former Fort Ord between the former Fort Ord Main Garrison and the former impact area (Plate 1). The portion of the Parker Flats MRA, which lies south of Gigling Road, was purchased by the government in 1917. The portion to the north of Gigling Road was privately held agricultural land until the 1940s. The site is primarily undeveloped.

The Parker Flats MRA is composed of portions or all of 13 MRSs (i.e., MRS-3, MRS-4B, MRS-13B, MRS-27A, MRS-27B, MRS-27G, MRS-37, MRS-40, MRS-50, MRS-52, MRS-53, MRS-54EDC, and MRS-55) shown on Plate 2, many of which were used for live-fire training (e.g., artillery, mortar) and other military training that may have included the use of military munitions. The northern portion of the Parker Flats MRA, which is comprised entirely of MRS-13B (Practice Mortar Range), and is separated from the southern portion of the Parker Flats MRA by an area at which an investigation for the presence of MEC has not been completed. The southern portion of the Parker Flats MRA includes the remaining MRSs.

## 2.7. Parker Flats MRA Track 2 Remedial Investigation Summary

The Parker Flats MRA was evaluated as a Track 2 site, and contains portions or all of 13 MRSs identified on Table 1 where MEC removals have been conducted. These MRSs are also shown on Plate 2. The Remedial Investigation for the Parker Flats MRA is based on the evaluation of previous work conducted for the site according to the guidance provided in the *Final Plan for the Evaluation of Previous Work (HLA, 2000b)* and the *Track 2 Data Quality Objectives Technical Memorandum (DQO Tech Memo) (MACTEC, 2003)*.

The results of the evaluation performed for the Parker Flats MRA indicated there was a strong weight of evidence to support the conclusion that the data are useable for performing a Risk Assessment and Feasibility Study as determined by the Project Team. The Project Team was composed of representatives from the Army, EPA, and DTSC.

This section provides background information on the Parker Flats MRA Remedial Investigation data collection and review (site evaluations) conducted for the MRSs. Table 1 summarizes the results of the site-specific remedial investigations, and Section 2.8. presents a summary of the site evaluations for the MRSs presented in the Parker Flats MRA Remedial Investigation/Feasibility Study (Volume I; *MACTEC, 2006*).

**Scope of Removal Actions** — The munitions response actions were designed to address MEC to depths of four feet below ground surface (bgs); however, all anomalies (i.e., ferromagnetic material), even those



deeper than four feet bgs, were investigated with all detected MEC encountered removed within the Parker Flats MRA. All further statements in this document referring to "removals to four feet bgs" should be understood to include the prosecution of all detected anomalies to resolution, regardless of their depth bgs. The munitions response actions conducted within the Parker Flats MRA focused on addressing explosive safety. According to the U.S. Army Corps of Engineers (USACE) UXO Safety Specialist for the Sacramento District, when non-military munitions related debris was found, it was removed from the excavation and inspected for explosive hazards and for the presence of hazardous wastes. If MEC or hazardous wastes were identified, it was removed and disposed of following the appropriate requirements. After inspection, non-hazardous debris was either left at or removed from the site.

At the Parker Flats MRA three primary munitions response contractors performed munitions responses to MEC: (1) Human Factors Applications, Inc. (HFA); (2) CMS Environmental, Inc. (CMS), now known as USA Environmental, Inc. (USA); and (3) Parsons (Parsons' work was limited to a data validation effort performed in 2005).

**Site Evaluations**—The available data (e.g., archival and removal data) regarding the Parker Flats MRA were reviewed and evaluated according to procedures described in the *Final Plan for Evaluation of Previous Work* (HLA, 2000b). The evaluation process was documented by completion of a series of checklists. Checklists prepared for the southern part of the Parker Flats MRA and for the northern part of the Parker Flats MRA (MRS-13B) were provided as Appendix A of the Parker Flats MRA Remedial Investigation (Volume I; *MACTEC*, 2006).

As described in the Parker Flats MRA Remedial Investigation (Volume I; *MACTEC*, 2006), the MRSs that comprise the MRA were first identified in Archives Searches conducted in 1993, 1994, and 1997. These searches included reviews of historical maps and other documents, as well as interviews with current and former Fort Ord personnel (ASR; *USAEDH*, 1997).

The Army's munitions response contractors completed a MEC removal to four feet bgs within the Parker Flats MRA. The surveys were conducted using Schonstedt GA-52Cx hand held magnetometers. Subsurface MEC removal was completed in all areas within the Parker Flats MRA except where the ground surface was obstructed by pavement or other structures, which provide a protective barrier against any explosive hazard that may be present. Following the removal action, quality control surveys were completed over 10 percent of each grid to evaluate the quality of the removal action. If additional anomalies were discovered during the quality control survey, they were investigated and removed as appropriate. Of the 5,164 grids surveyed, only 15 grid failures occurred. These grids were reinvestigated for subsurface MEC. Following the quality control survey, a quality assurance survey was conducted over an additional 10 percent of the site. No quality assurance failures occurred during the Parker Flats removal action.

## **2.8. Parker Flats MRA Munitions Response Site Summaries**

This section summarizes the removal actions conducted for the MRSs identified in the Parker Flats MRA Remedial Investigation (Volume I; *MACTEC*, 2006). MEC encountered during these actions were destroyed by detonation and recovered munitions debris (MD) was disposed or recycled after being inspected and determined not to pose an explosive hazard. Table 1 summarizes key information about each MRS. It should be noted that the Parker Flats MRA contains only portions of some of the 13 MRSs where MEC removal was conducted, as shown on Plate 2. Results of removal actions within portions of MRSs reference data presented for the adjacent sites, as appropriate.

### **MRS-3**

Based on the MRS-3 sampling results, a MEC removal to four feet bgs was recommended per the Final Phase I Engineering Evaluation/Cost Analysis (Phase I EE/CA). In March of 1998, USA conducted a MEC removal to four feet bgs using the Schonstedt Model GA-52/Cx magnetometer at MRS-3, with all detected anomalies investigated. During this munitions response, 58 100- X 100-foot grids and partial grids were investigated. 167 MEC items were removed. In addition, 312 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Items removed included numerous practice mortars (MD), and signals, simulators, and practice mines (MEC and MD). The military munitions found at MRS-3 were consistent with the reported historical use of the MRS for practice mortar training, demolition training, landmine warfare, and anti-armor training.

### **MRS-4B**

To determine whether a removal action was required at MRS-4B, USA performed a subsurface sampling investigation (SiteStats/GridStats sampling; SS/GS). In December of 1997, 5 100- X 200-foot grids were surveyed using a Schonstedt GA-52/Cx magnetometer with a maximum search lane width of 5 feet. Following the survey, anomalies were selected for sampling following the SS/GS procedures. During this investigation, three smoke grenades that were considered to be MEC were recovered. In addition, several other items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Based on the investigation's results, a decision was made to conduct a MEC removal to four feet bgs. The MRS was subsequently subdivided into 48 100- X 100-foot removal grids. A MEC investigation using the Schonstedt Model GA-52/Cx magnetometer was conducted with all MEC detected removed. During this munitions response, 211 MEC items were removed. In addition, 293 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Most of the items found at MRS-4B were consistent with the reported historical use of the MRS for Chemical, Biological, and Radiological (CBR) training with grenades containing irritant smoke, and general military training with simulators, illumination and smoke signals, blasting caps, and fuzes.

### **MRS-13B**

Based on the HFA 1994 MRS-13B investigation results, a MEC removal to four feet bgs was recommended per the Final Phase I EE/CA. From August 1995 to April of 1998, USA conducted an investigation for MEC using the Schonstedt Model GA-52/Cx magnetometer. Portions of MRS-13B were either not geophysically investigated or only underwent a surface geophysical investigation. Pavement and structures associated with the Army Maintenance Center that is located within the parcel precluded evaluation of 35.5 acres of MRS-13B. Additionally, only a surface removal was conducted at a small portion (approximately 1 acre) of the Army Maintenance Center because of the proximity of metal fencing and underground utilities. Approximately 7 grids within the Park and Ride were also not geophysically investigated because of the presence of asphalt pavement. A removal action was performed over 654 100- X 100-foot grids and partial grids. During this munitions response, 267 MEC items were removed. In addition, 1,310 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. A significant number of the MD items were expended 3.5-inch practice rockets that were found in burial pits. The MEC items removed included rockets, pyrotechnics (simulators, flares and signals), smoke grenades, fuzes, and projectiles of various sizes. Numerous burial pits that contained both DMM and MD were discovered at MRS-13B at depths ranging from a few to 48 inches bgs. The DMM and MD recovered from burial pits included grenade and mine fuzes, firing devices, pyrotechnics (signal, illumination and smoke), rockets,

rifle and hand smoke grenades, blasting caps, simulators, and rifle grenades. On the basis of the results of the removal, no further action was recommended.

During this removal action, two partial Chemical Agent Identification Sets (CAIS) were also found. The 2 cardboard tubes recovered, each containing 12 intact glass vials, were discovered adjacent to metal canisters buried at depths of 1 and 1.5 feet. The Army's Technical Escort Unit from Dugway Proving Ground, Utah, recovered these CAIS. Based on the initial chemical analysis, 12 vials were disposed through the Fort Ord Defense Reutilization and Marketing Office (DRMO), with the remaining vials transferred to Aberdeen Proving Grounds, Maryland for further analysis.

### **MRS-27A, B, and G**

MRS-27A, MRS-27B, and MRS-27G are part of a group of 25 training sites identified on a 1984 training map that were used for overnight bivouac (camping). Based on historical evidence of munitions used in such areas, it was believed that blank cartridges, simulators, pyrotechnics, and smoke producing munitions could be found in these areas.

The boundaries of MRS-55 overlap with the boundaries of MRS-27A and MRS-27B; therefore, the MEC removal to four feet bgs that was conducted at MRS-55 also covered a portion of MRS-27A and MRS-27B. Review of the MRS-55 data indicated that two practice rifle grenades, hand grenade fuzes, and practice hand grenades, flares, signals, and a pyrotechnic mixture were identified within the MRS-27B or 27A boundaries. Items found within MRS-27A and MRS-27B were generally of the types associated with overnight bivouac training sites and general maneuver areas.

The expansion of the investigation and MEC removal to four feet bgs at MRS-53 south to Eucalyptus Road included a portion of MRS-27G. The items found within MRS-27G were generally of the types associated with overnight bivouac training sites and general maneuver areas. Within MRS-27G's boundaries a small number of 75 millimeter (mm) and 37mm items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. These munitions were most likely associated with training that occurred prior to establishing the area as a bivouac training site.

### **MRS-37**

Based on the results of a site walk conducted by a USACE UXO Safety Specialist of adjacent MRS-55, additional characterization was conducted at MRS-37. SS/GS sampling was completed to determine the extent to which military munitions were present.

In March 1998, 10 100- X 200-foot grids at MRS-37 were surveyed using a Schonstedt GA-52/Cx magnetometer with a maximum search lane width of 5 feet. Following the survey, anomalies were selected for investigation following SS/GS procedures. GridStats sampling operations in MRS-37 involved investigation of 1,833 anomalies within the 10 grids. Although MEC was not recovered, 29 pounds of debris was removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled.

In June 1998, to determine whether MEC removal was required, 100 percent grid sampling was performed around the GridStats grids with significant amounts of MD. During this investigation, 18 100- X 100-foot grids were surveyed using Schonstedt Model GA-52/Cx magnetometers. All detected anomalies were investigated. The 18 grids included 2 blocks of 9 grids measuring 300- X 300 feet. During this investigation, 2 MEC items (i.e., an illumination signal and 37mm projectile) were removed. In addition, 84 pounds of debris was removed, inspected and determined not to pose an explosive hazard;

these items were classified as MD and were disposed or recycled. Based on the sampling results a decision was made to conduct a MEC removal to four feet bgs. This MRS was subsequently subdivided into 240 100- X 100-foot removal grids. An investigation for MEC was conducted using the Schonstedt Model GA-52/Cx magnetometer, with all detected MEC removed. 50 MEC items were removed. In addition, over 1,100 other items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Several 37mm projectiles (MEC) and 37mm fragments were also removed, suggesting that the area was used for 37mm training prior to the 1940s. Simulators, practice hand grenades, blasting caps, and a smoke pot were also removed, suggesting that the area was also used for maneuvers and general training after the 1940s.

**MRS-40**

To determine whether a removal action was required at MRS-40, USA completed a subsurface investigation following SS/GS procedures. In October 1997, the boundary of MRS-40 was surveyed and 2 100- X 200-foot grids were surveyed using a Schonstedt Model GA-52/Cx magnetometer with a maximum search lane width of 5 feet. MRS-40 consists of approximately 1.7 acres and the 2 grids covered over half of the MRS. Consistent with SS/GS procedures, 151 anomalies were investigated. Although MEC was not found, 3 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Nothing was found during the investigation to indicate that MRS-40 was used as a CBR training area. All of MRS-40 was later incorporated into the removal action conducted at MRS-50. All grids within MRS-40 underwent a MEC removal to four feet bgs. The removal action results are included in the MRS-50 discussion below.

**MRS-50**

In 1998, USA completed a subsurface investigation of MRS-50 using a Schonstedt Model GA-52/Cx magnetometer, of 22 100- X 100-foot grids during which all detected anomalies were investigated and a MEC removal to 4 feet bgs was conducted. During this response, 26 MEC items were removed. In addition, 149 pounds of debris was removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Of the 26 MEC items recovered, 2 munitions (a MK I 75mm Shrapnel projectile, which was found at a depth of 1 foot, and a 3-inch Stokes practice mortar, which was found at a depth of 1.5 feet) were penetrating projectiles. Based on the results of this investigation, a MEC removal to four feet bgs was performed by USA at MRS-50 starting in September 1998 and continuing through December 2000. Removal operations were conducted on the remaining 166 100- X 100-foot grids and 61 partial grids within MRS-50. As the removal grids within the boundary of MRS-50 were completed, USACE and USA developed a protocol to be used to expand the investigation of additional areas beyond the boundaries of an MRS. The protocol specified conducting additional investigation and removal 200 feet beyond the location of any projected military munitions, and 100 feet beyond the location of all thrown or placed military munitions. The protocol also considered significant discovery of MD as a reason for additional investigation and removal of the surrounding area. Application of the expansion protocol added approximately 85 acres to the investigation conducted at MRS-50 (MRS-50 expansion).

The expansion of MRS-50's investigation extended west to Parker Flats Cut Off Road, east to the boundary of MRS-53; south to Eucalyptus Road (including MRS-40), and to the north to an arbitrary line established by the USACE. The MRS-50 expansion included MEC removal to four feet bgs (all anomalies detected were investigated) within a few grids on the west side of Parker Flats Cut Off Road (outside of the MRA, within and adjacent to MRS-44). However, a decision was made to not continue MRS-50's investigation beyond the MRA under the current removal contract. During this response, 936 MEC items were removed. The majority of these items were non-penetrating (e.g., pyrotechnics, grenades, and grenade and projectile fuzes) munitions. The penetrating military munitions found

included projectiles, rifle grenades, and rockets. Both DMM and MD were found in numerous burial pits that were discovered at depths ranging from a few to 48 inches bgs. The After Action Report (AAR) indicated that it is possible, but not probable, that DMM that was buried beyond the detection capabilities of the Schonstedt Model GA-52/Cx remains buried within MRS-50 and the MRS-50 expansion areas. The AAR also stated that there was a strong indication that penetrating military munitions could be beneath the surface of Parker Flats Cut-Off and Eucalyptus Road.

### **MRS-52**

MRS-52 (Rifle Grenade and Projectile Target Area) was identified during interviews conducted during the Preliminary Assessment/Site Inspection (PA/SI) phase of the Fort Ord Archives Search. The location was reportedly used as a rifle grenade (unknown type) and shoulder-launched projectile target area (unknown type). A site walk was conducted in 1996 by the USACE UXO Safety Specialist, which involved walking portions of the sites and sweeping the path walked using a Schonstedt Model GA-52/Cx magnetometer. During the walk in the central and northern portion of MRS-52, no evidence of MEC was observed, only expended blank small arms ammunition was found. During the walk of the southern portion of MRS-52, fragmentation consistent with 37mm projectiles and three M10 practice antitank (AT) mines were found. On the basis of the site walk, the Revised ASR recommended further investigation in the vicinity of the AT mines.

As described below, an expansion of the MRS-53 removal action covered the previously identified MRS-52 site boundaries. A description of the items found during the MRS-53 removal action including the expansion area is provided below.

### **MRS-53**

In June 1998, USA performed a subsurface investigation of MRS-53 for MEC. During this action USA investigated all detected anomalies at 52 100- X 100-foot grids using a Schonstedt Model GA-52/Cx magnetometer. During this investigation, 19 MEC items were removed. In addition, 453 pounds of debris was removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. 10 of the MEC items were determined to be practice mortars, and the remainder were non-penetrating pyrotechnics and explosives.

Based on the investigation's results, USA conducted a MEC removal to four feet bgs at MRS-53 beginning in September 1998 and continuing through December 2000. USA also conducted removal operations on 1,305 full and partial grids within MRS-53 where investigation had not been conducted. As the removal grids within the boundary of MRS-53 were completed, USACE and USA developed a protocol to be used to expand the investigation of additional areas beyond the boundaries of an MRS. The protocol specified conducting additional investigation and removal 200 feet beyond the location of any projected military munitions, and 100 feet beyond the location of all thrown or placed military munitions. The protocol also considered significant discovery of MD as a reason for additional investigation and removal of the surrounding area.

Application of the expansion protocol added approximately 192 acres to the investigation conducted at MRS-53 (MRS-53 expansion). The expansion of the investigation of MRS-53 extended west to the MRS-50 removal boundary, east to the western boundaries of MRS-3, MRS-37 and MRS-55 (including MRS-52), southeast to the BLM property boundary, south to Eucalyptus Road (including MRS-27G), and to the north to an arbitrary line established by the USACE. During this removal, 1,291 MEC items were found and removed. The MEC found included non-penetrating items (e.g., pyrotechnics, grenades, and grenade and projectile fuzes) and projectiles the majority of which were 3-inch Stokes practice mortars. Numerous burial pits were discovered during the removal conducted at MRS-53. Both DMM and MD

were found in burial pits at depths ranging from a few to 48 inches bgs. The DMM and MD recovered from these pits included fuzes (grenade, mine, time, and projectile), signals, practice mines (antitank and antipersonnel), projectile simulators, hand and rifle grenades (practice and smoke), and practice rockets. The AAR indicated that it is possible, but not probable, that DMM that was buried beyond the detection capabilities of the Schonstedt Model GA-52/Cx remains buried within MRS-53 and the MRS-53 expansion areas. The AAR also stated that there is a strong indication that penetrating military munitions could be beneath the surface of Parker Flats Road and Eucalyptus Road.

### **MRS-54EDC**

In March 1999, USA investigated all detected anomalies at 7 100- X 100-foot grids at MRS-54EDC using a Schonstedt Model GA-52/Cx magnetometer. During this investigation, 4 non-penetrating military munitions items were removed. In addition, 16 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. The non-penetrating MEC items were found at depths ranging from 6 to 36 inches bgs. On the basis of the investigation's results, a MEC removal to four feet bgs was conducted at MRS-54EDC beginning in June 1999. MRS-54EDC was surveyed using a Schonstedt Model GA-52/Cx magnetometer. The site was divided into 83 100- X 100-foot grids and partial grids. During the investigation, all detected anomalies were investigated and 14 non-penetrating MEC items (flares, ground illumination signals, simulators, smoke grenades, and blasting caps) were removed. In addition, numerous MD items were also removed.

### **MRS-55**

Based on the results of a site walk conducted by a USACE UXO Safety Specialist of MRS-55, additional characterization was conducted at the site. SS/GS sampling was completed to determine the extent of any MEC present. In March 1998, 23 100- X 200-foot grids were identified at MRS-55. Subsequently, 19 of these grids were surveyed using a Schonstedt Model GA-52/Cx magnetometer with a maximum search lane width of 5 feet. Following the survey, anomalies were selected for investigation following the SS/GS procedures. During the investigation, 6 MEC items (4 practice grenade fuzes, an illumination signal and a rifle-fired smoke grenade) were removed. In addition, 11 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Based on the results of the SS/GS sampling, a decision was made to conduct a MEC removal to four feet bgs.

Starting in March 1999, USA investigated all detected anomalies during a MEC removal to four feet bgs on 282 100- X 100-foot grids and partial grids. The removal effort stopped at the boundary of MRS-55. 144 MEC items were removed. In addition, 1,779 items were removed, inspected and determined not to pose an explosive hazard; these items were classified as MD and were disposed or recycled. Of the 144 MEC items recovered, only 5 were penetrating military munitions (40mm and 37mm projectiles). The remainder of the MEC recovered were fuzes, signals (flares and illumination), simulators, hand grenades (smoke, riot, and practice), and pyrotechnic mixtures. Numerous burial pits were discovered during the removal conducted at MRS-55. Both DMM and MD were found in burial pits at depths ranging from a few to 36 inches bgs. The DMM and MD recovered from these pits included grenade fuzes, signals, projectile simulators, smoke pots, and rifle grenades (practice). The AAR indicated that it is possible, but not probable, that DMM that was buried beyond the detection capabilities of the Schonstedt Model GA-52/Cx remains buried within MRS-55.

## **2.9. Current and Potential Future Land and Resource Uses**

The future land uses are primarily based upon the FORA March 1997 Fort Ord Base Reuse Plan (FORA, 1997) and the July 1995 USACE and BLM Site Use Management Plan (SUMP) (USACE, 1995).

Other sources of future land use information include public benefit conveyance, negotiated sale requests, transfer documents, and the *Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California (USACE, 1997)*. The Reuse Plan identified approximately 20 land-use categories for the former Fort Ord (*FORA, 1997*). These include habitat management, open space/recreation, institutional/public facilities, commercial, industrial/business park, residential, tourism, mixed use, and others. Preliminary plans have been developed for parcels within the Parker Flats MRA; however, planning continues and future uses may be modified.

Under the Base Reuse Plan, currently anticipated future use of the property in the southern portion of the Parker Flats MRA includes the establishment of a veterans' cemetery, an emergency vehicle operations center (EVOC) for Monterey Peninsula College, and habitat reserve areas. In the northern and southern portions of the Parker Flats MRA, two areas are designated for "development reserve" that could include residential development. The proposed use of the rest of the northern portion of the Parker Flats MRA includes development of a maintenance center for Monterey Salinas Transit (MST), an Army maintenance center, a park and ride, and public facilities for Monterey County. Additionally, a small part will be used for the CSUMB Expansion Area. Portions of the Parker Flats MRA also include plans for a horse park. These reuse areas are identified in Table 2 and shown on Plate 2.

Within the Parker Flats MRA, there are two areas (i.e., the CSUMB Expansion parcel and the MRS-13B Habitat Reserve parcel) (approximately 2 acres) that are not included in this ROD. These areas will be addressed in a separate decision document that addresses adjacent parcels. Therefore, of the 758 acres comprising the Parker Flats MRA that was evaluated in the Remedial Investigation/Feasibility Study (Section 2.7.), the reuse areas included in this ROD total approximately 756 acres. All of the proposed reuse scenarios could result in ground disturbing activities (e.g., during construction/excavation).

## 2.10. Summary of Site Risks

A munitions response has been completed at the Parker Flats MRA, significantly reducing the potential risks to human health and the environment. Because detection technologies may not detect all MEC present and some areas contain barriers (e.g., pavement, buildings) that, while providing protection against any MEC potentially present, preclude the use of detection technologies, a future land user may encounter MEC. This risk was evaluated in a risk assessment as part of the Remedial Investigation/Feasibility Study.

The MRSs that are identified in Section 2.8 and summarized in Table 1 were combined into the land use areas that are summarized in Table 2 for the risk assessment conducted in the Parker Flats MRA Risk Assessment (Volume II; *Malcolm-Pirnie, 2005*). Plate 2 shows both the MRSs and land use areas identified for evaluation in the Risk Assessment and Feasibility Study.

For the basewide MR Remedial Investigation/Feasibility Study being conducted at the former Fort Ord, the Project Team (the Army, EPA, and DTSC) developed the Fort Ord Ordnance and Explosives (OE) Risk Assessment Protocol (*Malcolm Pirnie, 2002*) to qualitatively estimate the potential explosive safety risks posed by MEC at MRSs on the former Fort Ord. Because MEC removals had been completed, the Project Team evaluated "Baseline" (prior to MEC removal) and "After-Action" (after MEC removal) land use conditions. The Project Team developed "Overall MEC Risk Scores" for each area for the baseline scenarios, after-action use scenarios, and multiple anticipated "receptors" that the team assumed would use these areas. The MEC risk assessment did not establish acceptable remediation levels, but was used to develop and evaluate remedial alternatives during the Feasibility Study.

The MEC Risk Assessment Protocol results are based on three key factors (MEC Hazard Type, Accessibility, Exposure) that were assigned use-specific values and are weighted in importance. These factors were used to develop an Overall MEC Risk Score for each potential receptor at a given reuse area as follows:

Overall MEC Risk Score	A	B	C	D	E
	Lowest	Low	Medium	High	Highest

Exposure assumptions used in the development of Overall MEC Risk Scores in the Parker Flats MRA Risk Assessment (Volume II; *Malcolm-Pirnie, 2005*) included the following:

- During Development: Workers (e.g., construction, outdoor maintenance, habitat, cemetery) performing ground disturbing or intrusive activities were the only likely receptors identified during development of these areas.
- During Reuse: The likely receptors for future use of the areas include:
  - Non-Residents—Indoor workers, facility visitors, trespassers, recreational users, habitat monitors, and student/faculty.
  - Adult/Child Residents
  - Workers Conducting Ground Disturbing or Intrusive Activities—Construction workers, outdoor maintenance workers, habitat workers, and cemetery workers.

In general, the results of the risk assessment for the Parker Flats MRA indicated that the completed MEC investigation and removal actions decreased the overall risks for the majority of the use-specific receptors evaluated. For the majority of the potential receptors evaluated (e.g., trespassers, recreational users, indoor workers, public facility visitors), the Overall MEC Risk Scores were estimated as low (B) or the lowest (A). For these potential receptors, additional risk management was not determined to be necessary. For the remaining receptors (e.g., construction workers, outdoor maintenance workers, habitat workers) who conduct ground disturbing or intrusive activities, Overall MEC Risk Scores were estimated as high (D) or the highest (E). For these potential receptors, additional risk management was determined to be necessary.

The qualitative Overall MEC Risk Scores were used in the Parker Flats MRA Feasibility Study (Volume III; *MACTEC, 2006*) to guide the development and evaluation of response alternatives for the Parker Flats MRA during development and for reasonably anticipated future uses.

The response action selected in this Record of Decision is necessary to protect the public health or welfare from the possible presence of subsurface MEC.

**2.11. Remedial Action Objectives**

The primary remedial action objectives (RAOs) for the Parker Flats MRA, based on EPA’s Remedial Investigation/Feasibility Study Guidance (*EPA, 1989*), are to achieve the EPA’s threshold criteria of “Overall Protection of Human Health and the Environment” and “Compliance with ARARs”. As described in EPA’s *Land Use in the CERCLA Remedy Selection Process (EPA, 1995)*, “Remedial action



objectives provide the foundation upon which remedial cleanup alternatives are developed. In general, remedial action objectives should be developed in order to develop alternatives that would achieve cleanup levels associated with the reasonably anticipated future land use over as much of the site as possible. EPA's remedy selection expectations described in section 300.430 (a) (1) (iii) of the NCP should also be considered when developing remedial action objectives. Where practicable, EPA expects to treat principal threats, to use engineering controls such as containment for low-level threats, to use institutional controls to supplement engineering controls...."

Consistent with EPA's guidance, (1) the principal threats at the Parker Flats MRA reuse areas have already been treated (i.e., MEC removal actions have been completed), and (2) institutional controls (herein referred to as land use controls or LUCs) were considered in the development of response alternatives for managing the risk from MEC that potentially remains at the MRA.

Although the Army determined that there were no potential Federal or State ARARs that relate to LUCs at the Parker Flats MRA, LUCs will be implemented in a manner consistent with Federal and State guidance. While the Army does not consider California laws and regulations concerning Land Use Covenants to be potential ARARs, after the Parker Flats MRA ROD is signed, the Army will enter into State Land Use Covenants that document the land use restrictions selected as part of the remedy. Although the DTSC and EPA Region IX disagree with the Army's determination that California laws and regulations concerning Land Use Covenants are not potential ARARs, they will agree-to-disagree on this issue if the Army signs State Land Use Covenants acceptable to the DTSC. State Land Use Covenants signed by the Army and the State of California in the past restricting the reuse of the property were acceptable to the DTSC.

## 2.12. Description of Alternatives

Remedial alternatives for the eight Parker Flats MRA reuse areas were evaluated in the Parker Flats MRA Feasibility Study (Volume III; *MACTEC, 2006*), and are summarized in the Proposed Plan (*Army, 2007a*).

Within the Parker Flats MRA, there are two areas (i.e., the CSUMB Expansion parcel and the MRS-13B Habitat Reserve parcel) (approximately 2 acres) that are not included in this ROD. These areas will be addressed in a separate decision document that addresses adjacent parcels. Therefore, of the 758 acres comprising the Parker Flats MRA that was evaluated in the Remedial Investigation/Feasibility Study (Section 2.7.), the reuse areas included in this ROD total approximately 756 acres. All of the proposed reuse scenarios could result in ground disturbing or intrusive activities (e.g., during construction/excavation).

Long Term Management Measures that will be implemented as part of the LUC implementation strategy at the Parker Flats MRA include a deed restriction, CRUPs, annual monitoring, and five-year review reporting. These measures, which are considered part of the implementation and management aspects of the remedial alternatives, rather than specific mitigation measures, are described further in Section 2.14.2. The costs associated with implementing these measures for the entire Parker Flats MRA over a period of 30 years are approximately \$258,000.

The Parker Flats MRA Risk Assessment (Volume II; *Malcolm-Pirnie, 2005*) identified certain receptors (i.e., workers conducting ground disturbing or intrusive activities) as requiring additional risk management. The three remedial alternatives that were developed to mitigate the risk to these receptors from any MEC that potentially remains at the Parker Flats MRA are:

- **Remedial Alternative 1: No Further Action**—Assumes no further action would be taken related to MEC. Included as required under CERCLA and the NCP, as a baseline for comparison to the other remedial alternatives.
- **Remedial Alternative 2: Land Use Controls (LUCs)**—Includes: (1) MEC recognition and safety training for workers that will conduct ground disturbing or intrusive activities, and (2) construction monitoring during ground disturbing or intrusive activities to address any MEC that remains in the subsurface. Based on comments from the regulatory agencies subsequent to the final Remedial Investigation/Feasibility Study, this alternative includes restrictions against residential use. Specific methods and procedures for reasonably anticipated land uses would be described in further detail in a RD/RAWP.
- **Remedial Alternative 3: Additional MEC Remediation**—Includes: (1) vegetation clearance, if necessary, and (2) additional investigation and removal to address the possibility that MEC remains in the subsurface. Specific methods and procedures for MEC investigation and removal would be described in further detail in a RD/RAWP.

Remedial Alternatives 2 and 3 are described in further detail below:

#### **Remedial Alternative 2: Land Use Controls (LUCs)**

The costs associated with implementing LUCs (MEC recognition and safety training, construction monitoring, and restrictions against residential use) under this alternative over a period of 30 years are estimated to be a total of \$995,000 for the eight land use areas within the Parker Flats MRA.

#### ***MEC Recognition and Safety Training***

For the eight land use areas within the Parker Flats MRA addressed by this ROD, ground disturbing or intrusive activities are expected to occur. People conducting such activities will be required to attend the "MEC recognition and safety training" to increase their awareness of and ability to recognize MEC. Prior to conducting any planned ground disturbing or intrusive activities, the landowner will be required to notify the Army or Army's representatives to arrange for MEC recognition and safety training. This training will be provided to all workers that are to perform ground disturbing or intrusive activities.

As part of the five-year review, the Army or its representatives would assess whether the training program should continue. If experience indicates that MEC has not been encountered during ground disturbing or intrusive activities within the area, the program may, with regulatory approval, be discontinued. However, it may be subject to reinstatement should MEC be encountered in the future.

#### ***Construction Monitoring***

Construction monitoring would be provided by UXO-qualified personnel during any ground disturbing or intrusive activities at the Parker Flats MRA to address potential explosive safety risks posed by MEC to construction personnel. Construction monitoring would be arranged, during the planning stages of a construction project, prior to the start of any ground disturbing or intrusive activities. UXO-qualified personnel would monitor ground disturbing and intrusive construction activities for the potential presence of MEC. During ground disturbing activities, if MEC is encountered, ground disturbing activities in the area and adjacent areas would cease and the encounter would be reported to local law enforcement. The local law enforcement agency would promptly request Department of Defense (DoD) support for response (e.g., an Explosive Ordnance Disposal [EOD] unit). After the response, the Army would reassess the probability of encountering MEC. If the probability of encountering MEC remains low, construction could resume with construction monitoring. If the

probability is determined to be moderate or high, then MEC removal would be conducted in the construction footprint before construction could resume.

Construction monitoring may be applicable in the short-term during development or in the long-term after established use. The Army would notify the regulatory agencies, as soon as practicable, of any MEC-related data identified during use of the property, and report the results of monitoring activities annually. The Army would also conduct five-year reviews.

As part of annual monitoring and five-year review reporting, the Project Team (the Army, EPA, and DTSC) would review MEC-related data collected during the property's development to determine whether construction monitoring should continue. If experience indicates that MEC has not been encountered during development or use of an area, construction monitoring may, with regulatory approval, be discontinued. However, it may be subject to reinstatement should MEC be encountered in the future.

### ***Restrictions Against Residential Use***

The preferred remedial alternative of LUCs described in the Final Parker Flats MRA Feasibility Study (Volume III; *MACTEC, 2006*) did not include restrictions against residential use. However, in its October 18, 2006 letter, DTSC stated "...it would be appropriate to establish land use restrictions to assure the property will not be used for residential or other sensitive uses without further investigation" in addition to the other two elements of the LUC alternative (*DTSC, 2006b*). In a letter dated October 16, 2006, EPA requested that the Army include a residential restriction in the preferred remedial alternative to ensure that, prior to residential use, the area is "reviewed again" (*EPA, 2006*). Based on the Remedial Investigation/Feasibility Study, the Army's position is that the additional layer of protection provided by a residential use restriction is not necessary for the Parker Flats MRA; however, in consideration of regulatory input, the preferred remedial alternative includes a LUC prohibiting residential use. For the purpose of this 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 (*Army, 2007b*). Any proposal for residential development in the Parker Flats MRA will be subject to regulatory review. It should be noted that, per the Fort Ord Base Reuse Plan, only the "development reserve" could include residential development as a potential future use (*FORA, 1997*).

### **Remedial Alternative 3: Additional MEC Remediation**

The cost associated with implementing Additional MEC Remediation (vegetation clearance if necessary, and additional investigation and removal) under this alternative over a period of 30 years is estimated to be a total of \$18.13 million for the eight land use areas within the Parker Flats MRA. Costs for this alternative may be higher than estimated because: (1) after additional MEC remediation is completed, these areas would require re-evaluation of potential risk from MEC; and (2) the areas are likely to continue to require additional risk mitigation measures (e.g., LUCs) to protect human health during development and long-term reuse.

### ***Vegetation Clearance***

Much of the site is vegetated. Depending on the type and height of vegetation present and the reasonably anticipated use of the area (or portion thereof) requiring additional MEC remediation, some form of vegetation clearance may be required. The range of vegetation clearance methods that are potentially applicable at the former Fort Ord were described and evaluated in the *Draft Final Technical Memorandum, Evaluation of Vegetation Clearance Methods, Ordnance and Explosives Remedial*

*Investigation/Feasibility Study, Former Fort Ord, California* (Vegetation Clearance Technical Memorandum; *Harding ESE, 2002*). Table 12 of the Vegetation Clearance Technical Memorandum presents a matrix of vegetation clearance methods that should be retained for further consideration for the range of different plant communities (or types of vegetation) found at the former Fort Ord.

The selection of vegetation clearance methods depends on: (1) the type of vegetation present, and (2) the reasonably anticipated use of the site. For the three types of vegetation present at the Parker Flats MRA (oak woodlands, central maritime chaparral, and grasslands), vegetation clearance methods that may apply include manual cutting, mechanical cutting, and prescribed burning.

### **MEC Remediation**

After vegetation clearance is performed, if necessary, a digital geophysical survey of the area to be remediated would be performed using the best available and appropriate technology. Any anomalies identified would be reacquired and, when appropriate, investigated, with any MEC found removed. While MEC remediation activities involving ground disturbing or intrusive activities in areas known or suspected to contain MEC are performed per a Department of Defense Explosives Safety Board (DDESB)-approved explosives safety submission, all recovered MEC would be detonated using approved EOD procedures.

Digital geophysical detection equipment and associated Standard Operating Procedures (SOPs) would be identified in the site-specific work plan based on site conditions and per USACE Data Item Descriptions (DIDs) and site-specific Quality Control (QC) criteria, which may be considered data quality objectives (DQOs).

## **2.13. Principal Threat Wastes**

A munitions response has been completed at the Parker Flats MRA. The principal threats at the Parker Flats MRA reuse areas have already been treated (i.e., MEC removal actions have been completed), significantly reducing the risks to human health and the environment. The selected remedy includes LUCs because detection technologies may not detect all MEC present and some areas contain barriers (e.g., pavement, buildings) that while providing protection against any MEC potentially present, preclude the use of detection technologies. The source material constituting the principal threats at the Parker Flats MRA are MEC that potentially remains below the ground surface (in the subsurface).

The remedial alternative will address the threat through implementing:

- Land Use Controls (LUCs): MEC recognition and safety training for workers that conduct ground disturbing or intrusive activities; construction monitoring for ground disturbing or intrusive activities to address the possibility that MEC remains in the subsurface; and restrictions against residential use.

## **2.14. Selected Remedy**

### **2.14.1. Summary of the Rationale for the Selected Remedy**

Each alternative developed for the Parker Flats MRA was assessed against the nine EPA evaluation criteria described in Table 3. Using the results of this assessment, the Army compared the alternatives and selected a remedy for the Parker Flats MRA. The remedy that best meets the nine EPA evaluation criteria is Remedial Alternative 2 (Land Use Controls). This remedy was selected because LUCs will be protective of human health for all future land users, and would be effective in the short- and long-term at

mitigating the risk to workers conducting ground disturbing or intrusive activities from MEC that is potentially present. This remedy will require a low level of effort to implement, a moderate level of effort to administer over time, and would be cost effective. The remedy can be implemented in a manner consistent with Federal and State guidance. The Army has determined that there were no potential Federal or State ARARs that relate to LUCs at the Parker Flats MRA. While the Army does not consider California laws and regulations concerning Land Use Covenants to be potential ARARs, after the Parker Flats MRA ROD is signed, the Army will enter into State Land Use Covenants that document the land use restrictions selected as part of the remedy. Although the DTSC and EPA Region IX disagree with the Army's determination that California laws and regulations concerning Land Use Covenants are not potential ARARs, they will agree-to-disagree on this issue if the Army signs State Land Use Covenants acceptable to the DTSC.

The Army and EPA have jointly selected the remedy. The DTSC has had an opportunity to review and comment on the ROD.

Community acceptance is discussed in the Responsiveness Summary (Section 3.). The selected remedy is further described below.

#### **2.14.2. Description of the Selected Remedy**

Remedial Alternative 2—Land Use Controls, is the selected remedy for the Parker Flats MRA. These LUCs and their implementation strategy are described below.

##### **Land Use Controls**

The LUCs that will be implemented at the Parker Flats MRA include: (1) MEC recognition and safety training for workers that will conduct ground disturbing or intrusive activities, (2) construction monitoring for ground disturbing or intrusive activities to address MEC that potentially remains in the subsurface, and (3) restrictions against residential use.

##### ***MEC Recognition and Safety Training***

For the eight land use areas within the Parker Flats MRA addressed by this ROD, ground disturbing or intrusive activities are expected to occur. People conducting such activities will be required to attend the "MEC recognition and safety training" to increase their awareness of and ability to recognize MEC. Prior to conducting any planned ground disturbing or intrusive activities, the landowner will be required to notify the Army or the Army's representatives to arrange for MEC recognition and safety training. This training will be provided to all workers that are to perform ground disturbing or intrusive activities.

As part of the five-year review, the Army or its representatives would assess whether the training program should continue. If experience indicates that MEC has not been encountered during ground disturbing or intrusive activities within the area, the program may, with regulatory approval, be discontinued. However, it may be subject to reinstatement should MEC be encountered in the future.

##### ***Construction Monitoring***

Construction monitoring will be provided by UXO-qualified personnel during any ground disturbing or intrusive activities at the Parker Flats MRA 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. During ground disturbing activities, if 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 EOD unit). After the response, the Army will reassess the probability of encountering MEC. If the probability of encountering MEC remains low, construction may resume with construction monitoring. If the probability is determined to be moderate or high, then MEC removal will be conducted in the construction footprint before construction can resume.

Construction monitoring may be applicable in the short-term during development or in the long-term after established use. The Army will notify the regulatory agencies, as soon as practicable, of any MEC-related data identified during use of the property, and report the results of monitoring activities annually. The Army will also conduct five-year reviews.

As part of the annual monitoring and five-year review reporting, the Project Team (the Army, EPA, and DTSC) would review MEC-related data collected during the property's development to determine whether construction monitoring should continue. If experience indicates that MEC has not been encountered during development or use of an area, construction monitoring may, with regulatory approval, be discontinued. However, it may be subject to reinstatement if MEC is encountered in the future.

#### ***Restrictions Against Residential Use***

As described in Section 2.12., based on the Remedial Investigation/Feasibility Study, the Army's position is that the additional layer of protection provided by a residential use restriction is not necessary for the Parker Flats MRA; however, in consideration of regulatory input, the preferred remedial alternative includes a LUC prohibiting residential use. For the purpose of this 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 (*Army, 2007b*). Any proposal for residential development in the Parker Flats MRA will be subject to regulatory review. It should be noted that, per the Fort Ord Base Reuse Plan (*FORA, 1997*), only the "development reserve" (Reuse Areas 5a and 5b on Plate 2 and Table 2) could include residential development as a potential future use.

#### **Land Use Control Implementation Strategy**

The performance objectives for the LUCs that are selected as part of the remedy are the following:

- **MEC recognition and safety training:** (1) to ensure that land users involved in ground disturbing or intrusive activities are educated about the possibility of encountering MEC, and (2) to ensure that land users involved in ground disturbing or intrusive activities stop the activity when encountering MEC and report to the appropriate authority.
- **Construction monitoring:** to ensure projects involving ground disturbing or intrusive activities are coordinated with UXO-qualified personnel so discoveries of potential MEC items will be handled appropriately.
- **Restrictions against residential use:** to ensure that any proposals to allow residential development or modifications to residential restrictions are approved by EPA in coordination with DTSC.

LUCs will be maintained until EPA and DTSC concur that the land use may be conducted in a manner protective of human health and the environment without the LUCs. This concurrence may be based on:

- 1) New information (e.g. limited geophysical mapping, site development); or

- 2) Where the depth of soil disturbance related to ground disturbing or intrusive activities is sufficient to address the uncertainty of MEC remaining in the subsurface and any MEC encountered during such activities is removed.

The selected LUCs will be explained in more detail in the RD/RAWP. The RD/RAWP will also include plans for implementing, monitoring, and enforcing the selected LUCs. As part of the implementation plan, the RD/RAWP will also describe the following long-term management measures:

- **Deed restriction:** At the time of property transfers, the Army will document the selected LUCs in the Federal deed. If a property has already been transferred at the time this ROD is signed, that deed will be modified, if necessary, to be consistent with the final remedy. The Federal deed will (1) notify future property owners that MEC was found and removed from the area; (2) inform future property owners about the selected remedy; and (3) outline appropriate procedures to be followed in the event that MEC is encountered.
- **Covenants to Restrict Use of Property (CRUPs):** At the time of property transfer, the Army will enter into a CRUP with the State of California (State) that will document the land use controls that are selected as part of the remedy. If an executed CRUP exists for any of the property at the time this ROD is signed, that CRUP will be modified, if appropriate, to be consistent with the final remedy. The applicability of and requirements for CRUPs are described in California Code of Regulations Section 67391.1 and California Civil Code Section 1471.
- **Annual monitoring and reporting:** After this ROD is signed, the Army will perform annual monitoring. The Army will notify the regulatory agencies, as soon as practicable, of any MEC-related data identified during use of the property, and report the results of monitoring activities annually. The Army will evaluate the protectiveness of the remedy as part of the five-year reviews.
- **Five-year review reporting:** Five-year reviews will be conducted in accordance with CERCLA Section 121(c) and Section 27 of the Fort Ord FFA. The five-year review will evaluate the protectiveness of the selected remedy. Based on the evaluation, the selected LUCs may be modified or discontinued, with the approval of the EPA and DTSC.

The standard procedure for reporting any encounter with a known or suspected military munitions (UXO, DMM) item in transferred former Fort Ord property is to report the encounter immediately to local law enforcement. The local law enforcement agency will promptly request DoD support for response (e.g., an EOD unit). After the response, the Army will reassess the probability of encountering MEC. If the probability of encountering MEC remains low, construction may resume with construction monitoring. If the probability is determined to be moderate or high, then MEC removal will be conducted in the construction footprint before construction can resume. The Army will notify the regulatory agencies, as soon as practicable, of any MEC-related data identified during use of the property, and report the results of monitoring activities annually. The Army will also conduct five-year reviews. If, upon such review, any additional evaluation or work, or modification of the remedy is proposed, the Army will submit the proposal to EPA and DTSC for consultation, consistent with Section 27.2 of the FFA.

The Army is the lead agency responsible for the implementation and maintenance of the selected remedy to ensure that it remains protective. The Army will utilize the annual monitoring and five-year review programs as mechanisms to monitor and maintain the protectiveness of the selected land use controls. The Army will enforce the land use controls embodied in the Federal deed(s) and work with the State and local officials to assure that other mechanisms remain effective. 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 the ultimate responsibility for remedy integrity. Future

landowners will have responsibilities to act in accordance with the land use controls as specified in the deed(s).

Pursuant to Section 8.3 of the FFA, within 21 days of issuance of this ROD, the Army will submit to EPA and DTSC proposed deadlines for submitting the RD/RAWP. The RD/RAWP will be subject to EPA and DTSC review in accordance with the FFA, and will include implementation and maintenance actions, and periodic inspections.

### **2.14.3. Summary of the Estimated Remedy Costs**

For those alternatives whose life-cycle is indeterminate or exceeds 30 years, for the purposes of evaluating and comparing alternatives as specified in EPA's Remedial Investigation/Feasibility Study Guidance (*EPA, 1989*), a period of 30 years is used for estimating long term O&M costs. For the Parker Flats MRA reuse areas, the life-cycle is indeterminate; therefore, long term O&M costs were estimated over a period of 30 years. Capital and long term O&M costs for implementing and maintaining Land Use Controls under Remedial Alternative 2 are estimated at a total of approximately \$995,000 for all eight reuse areas within the Parker Flats MRA. Capital and long term O&M costs for implementing and maintaining Long Term Management Measures are estimated at approximately \$258,000 for the reuse areas within the Parker Flats MRA. Therefore, the total estimated 30-year Net Present Value cost of the remedy is approximately \$1.25 million. Long term O&M costs are based on a 2.3 percent real interest rate for Years 1-7 (assumed duration for development and construction), and a 2.8 percent real interest rate for Years 8-30 (established reuse). A detailed, activity-based breakdown of the estimated costs associated with implementing and maintaining the remedy is provided in the Parker Flats MRA Feasibility Study (Volume III; *MACTEC, 2006*).

### **2.14.4. Expected Outcomes of Selected Remedy**

The expected outcomes of Remedial Alternative 2 would be protection of human health and the environment through implementation of Land Use Controls that will be maintained by the developer/property owner to protect subsequent landowners and reusers conducting ground disturbing or intrusive activities on the property.

If residential development is planned for any part of the Parker Flats MRA included in this ROD, the plans will be subjected to regulatory review.

### **2.15. Statutory Determinations**

The selected remedy satisfies the requirements of Section 121 of CERCLA:

- **Protection of Human Health and the Environment:** The selected remedy provides protection for both human health and the environment through implementation of LUCs to mitigate the risk from MEC that potentially remains present.
- **Compliance with Applicable or Relevant and Appropriate Requirements:** Although the Army determined that there were no potential Federal or State ARARs that relate to LUCs at the Parker Flats MRA, the remedy can be implemented in a manner consistent with Federal and State guidance. While the Army does not consider California laws and regulations concerning Land Use Covenants to be potential ARARs, after the Parker Flats MRA ROD is signed, the Army will enter into State Land Use Covenants that document the land use restrictions selected as part of the remedy. Although the DTSC and EPA Region IX disagree with the Army's determination that California laws and



regulations concerning Land Use Covenants are not potential ARARs, they will agree-to-disagree on this issue if the Army signs State Land Use Covenants acceptable to the DTSC.

- **Cost Effectiveness:** The selected remedy is a cost-effective solution for reducing the risks to human health and the environment. The net present value of the total estimated costs (including Long Term Management Measures costs of \$258,000) are approximately \$258,000 for the No Action alternative (Alternative 1), and approximately \$1.25 million (including Long Term Management Measures costs of \$258,000) for the selected remedy of Land Use Controls (Alternative 2), which is well below the estimate for Additional MEC Remediation (Alternative 3) of approximately \$18.39 million (including Long Term Management Measures costs of \$258,000). In addition, costs for Alternative 3 may be higher than estimated because: (1) after additional MEC remediation is completed, these areas would require a re-evaluation of potential risk from MEC; and (2) the areas are likely to continue to require additional risk mitigation measures (e.g., LUCs) to protect human health during development and long-term reuse.
- **Utilization of Permanent Solutions and Alternative Treatment (or Resource Recovery) Technologies to the Maximum Extent Practicable:** The principal threats at the Parker Flats MRA have already been treated (i.e., MEC removal actions have been completed) utilizing permanent solutions and alternative treatment (or resource recovery) technologies to the maximum extent practicable.
- **Preference for Treatment as a Principal Element:** The principal threats at the Parker Flats MRA have already been treated (i.e., MEC removal actions have been completed), satisfying the statutory preference for treatment as a principal element (i.e., reducing the toxicity, mobility, or volume of hazardous substances, pollutants, or contaminants as a principal element through treatment).
- **Five-Year Review Requirements:** Because the selected remedy may result in MEC potentially remaining within the Parker Flats MRA, a statutory review will be conducted within five years after initiation of the remedial action to ensure the remedy is, or will be, protective of human health and the environment. The purpose of a five-year review is to gather updated information, evaluate the condition of the site, and determine if the site remains safe from any contamination that might be left at the site. The next five-year review will occur in 2012.

## **2.16. Documentation of Significant Changes from Preferred Alternative of Proposed Plan**

As described in Section 2.4., the Proposed Plan for the Parker Flats MRA was released for public comment on February 9, 2007, and a public meeting was held on March 1, 2007. This Proposed Plan identified a preferred remedial alternative for the Parker Flats MRA. Comments collected over the public review period between February 15 and March 17, 2007, did not necessitate any significant changes to the conclusions or procedures outlined in the Parker Flats MRA Remedial Investigation/Feasibility Study and Parker Flats MRA Proposed Plan.

### 3. RESPONSIVENESS SUMMARY

#### 3.1. Overview

In the *Final Parker Flats Munitions Response Area Remedial Investigation/Feasibility Study, Former Fort Ord, California*, dated August 31, 2006, and updated in the Proposed Plan for the Parker Flats MRA, dated February 9, 2007, the Army identified a preferred remedial alternative, which consists of Land Use Controls (LUCs), including:

- MEC recognition and safety training for workers;
- Construction monitoring for ground disturbing or intrusive activities; and
- Restrictions against residential use.

In addition, Long Term Management Measures considered as implementation and management aspects of the remedial alternatives, rather than specific mitigation measures, will also be implemented, including a deed restriction, CRUPs, annual monitoring and reporting, and five-year review reporting.

#### 3.2. Summary of Comments Received During the Public Comment Period and Department of the Army Responses

Public comments submitted during the Parker Flats MRA Proposed Plan public comment period and the Army's responses are summarized below.

Comments were received from the public: (1) at the public meeting held on March 1, 2007; and (2) in two written comments received during the 30-day public comment period from February 15 to March 17, 2007. One of the comment letters was from the Association of Monterey Bay Area Governments (AMBAG) Board of Directors stating that they reviewed the Proposed Plan and have no comments. The other letter was from the Fort Ord Environmental Justice Network (FOEJN) and their technical advisor with Environmental Stewardship Concepts (ESC).

**Comment 1:** A general comment was made that the overall process being followed by the Army for the Track 2 sites is not clear to some members of the community, including how the proposed Agreed Order on Consent between the EPA and FORA would affect the cleanup process by transferring property to the control of the FORA.

**Response 1:** The Proposed Plan described the Army's proposed munitions response remedy for the Parker Flats MRA. The Army will address other Track 2 MRSs in site-specific Remedial Investigation/Feasibility Studies and resulting Records of Decision. The Administrative Order on Consent (AOC) is an agreement between the regulatory agencies and FORA, regarding the performance of certain cleanup activities by FORA at the former Fort Ord. The AOC does not affect the evaluation of remedial alternatives nor the selection of the remedy for the Parker Flats MRA. Comments regarding the AOC do not pertain to the Proposed Plan and should be directed to FORA.

**Comment 2:** A comment was made that an additional removal action should be performed at the proposed veteran's cemetery reuse area, because this area would be reused in a manner that would involve the most widespread and frequent intrusions into the soil. The comment suggested the previous removal actions conducted and detection equipment used by the Army in this reuse area did not extend deep enough or identify all potential MEC that may be present. A question was raised about the length of

construction monitoring in this area, when an additional removal action could provide better assurances regarding the risk from MEC that potentially remains, rather than long term monitoring.

**Response 2:** MEC removals to four feet bgs were conducted at the Parker Flats MRA. At the time the removal action was conducted, QC was completed according to the approved work plan and Quality Assurance (QA) was conducted by USACE. Additional site validation was performed during the review of the Track 2 Remedial Investigation/Feasibility Study for the Parker Flats MRA (see also Response to Comment 3 below). However, the Army recognizes that MEC detection at the Parker Flats MRA could not be shown to be 100 percent accurate and there are use limitations where the ground surface is obstructed by pavement or other structures. Therefore, to manage the risk to future land users from MEC that potentially remains in the property, remedial action alternatives were evaluated for the Parker Flats MRA.

The Army and regulatory agencies have determined that development and reuse at the Parker Flats MRA, including the veteran's cemetery area, can occur safely with the selected remedy (i.e., LUCs) that includes MEC recognition and safety training for workers conducting ground disturbing or intrusive activities; construction monitoring for ground disturbing or intrusive activities; and restrictions against residential use.

**Comment 3:** A comment was made that additional QA/QC testing should be performed at the Parker Flats MRA before the property is released to the public, because previous QA/QC results do not indicate these areas are safe for public use.

**Response 3:** The Parker Flats MRA Remedial Investigation indicated that MEC removals to four feet bgs were conducted in the entire site except where the ground surface is obstructed by pavement or other structures, and all detected MEC was removed. Following the MEC removal actions at the Parker Flats MRA, QC surveys were completed over 10 percent of each grid to evaluate the quality of the removal action. If additional anomalies were discovered during the QC survey, they were investigated and removed as appropriate. Of the 5,164 grids surveyed, only 15 grid failures occurred. These grids were reswept. Following the quality control survey, a QA survey was conducted over an additional 10 percent of the site. No quality assurance failures occurred during the Parker Flats removal action.

In response to an agency request during the review of the Remedial Investigation/Feasibility Study, an additional site validation effort was performed by Parsons under the direction of the USACE. The field activities were also supervised by UXO-qualified personnel from EPA and DTSC. This site validation was performed on portions of four 100 by 100 foot grids within the Parker Flats MRA and included a site walk in the remainder of the southern portion of the Parker Flats MRA. The work was completed between November 1 and 3, 2005. A memorandum describing the results of the survey is included in the final Remedial Investigation/Feasibility Study.

The grid search covered approximately 25 percent of each of four previously cleared grids. A Schonstedt GA52Cx was used to search the site for anomalies. The areas in which the grids were located were selected by DTSC. One pound of MD was found in each of two grids. One pound of cultural debris (nails, wire) was found within one of the grids where MD was found. No MEC was found in any of the grids.

The site walk meandered throughout the southern part of Parker Flats and covered approximately 6.2 miles. A Schonstedt GA52Cx was used during the site walk to identify subsurface anomalies present along the path. A total of 83 anomalies were identified and excavated along the path. Twenty-six anomalies resulted in discovery of MD. MD items found at these anomaly locations included: ten small arms items, two empty ammo cans (found together), nine fragments, two expended pyrotechnic debris,

three pieces of M125 series illumination signals, and one expended MK II practice hand grenade. The remaining anomalies consisted of range related debris and cultural debris. No MEC was identified during the grid search or site walk.

In December 2005 and January 2006, DTSC also conducted a digital survey and intrusive anomaly investigation in the validation areas. No MEC was found during these additional investigations. This information is included in the final Remedial Investigation/Feasibility Study.

The Army recognizes that MEC detection at the Parker Flats MRA could not be shown to be 100 percent accurate and there are use limitations where the ground surface is obstructed by pavement or other structures. Therefore, to manage the risk to future land users from MEC that potentially remains in the property, remedial action alternatives were evaluated for the Parker Flats MRA reuse areas in the Parker Flats MRA, and LUCs was selected as the remedy to address the risks. These include MEC recognition and safety training for workers conducting ground disturbing or intrusive activities; construction monitoring for ground disturbing or intrusive activities; and restrictions against residential use. A RD/RAWP will describe plans for implementing and monitoring the selected LUCs for the Parker Flats MRA.

**Comment 4:** A comment was made that soil sampling for metals and chemical warfare agent residues and breakdown products should be performed within the Parker Flats MRA to determine whether they are present as a result of military munitions use. It is uncertain whether heavy metals are present at concentrations that would require remedial action.

**Response 4:** The MEC removal actions conducted at the Parker Flats MRA were designed to address explosives safety. However, in the course of the removal action, if hazardous wastes were identified they were removed and disposed of following the appropriate requirements. After the waste material was inspected, the non-hazardous debris was removed or reburied. The Track 2 Parker Flats MRA Remedial Investigation/Feasibility Study only addresses the physical, explosives risk from MEC. The potential soil contamination and associated chemical risks are being addressed under the Basewide Range Assessment program (*IT, 2001*). Site reconnaissance and soil sampling was conducted within the Parker Flats MRA as part of the Basewide Range Assessment program. The Basewide Range Assessment for the Parker Flats MRA included a literature review for all of the MRS sites within the Parker Flats MRA and site reconnaissance within MRS-3, MRS-4B, MRS-13B, MRS-37, MRS-50, MRS-53, and MRS-55. Following reconnaissance, soil samples were collected from MRS-3, MRS-37, MRS-50, MRS-53, and MRS-55. Samples were analyzed for explosives and perchlorate. Selected samples were also analyzed for lead, copper, antimony, semi-volatile organic compounds and total petroleum hydrocarbons as gasoline, diesel, and motor oil. The results of this sampling are provided in the Comprehensive Basewide Range Assessment Report (*Shaw/MACTEC, 2006*). No further action related to chemical contamination in soil was recommended for the MR sites within the Parker Flats MRA.

**Comment 5:** A concern was raised about the need for and length of MEC recognition and safety training for the public, and that there would be assurances the training would be offered and implemented in the long term.

**Response 5:** The remedial LUCs are intended to be in place indefinitely unless periodic reviews indicate that the safety programs are no longer necessary.

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**TABLES**

**Table 1. Summary of Munitions Response Site (MRS) Investigations  
Record of Decision, Parker Flats Munitions Response Area,  
Former Fort Ord, California**

MRS Site Number	Site Acreage*	Site Name	Past Use	Current or Proposed Reuse	Site Investigation Status**
3	9.97	Range 49, Old Demolition area	Landmine warfare, anti-armor, and Molotov cocktail training area (Practice and training munitions)	Habitat reserve area	MEC removal to four feet bgs complete
4B	7.05	CBR Training Area	Chemical, biological, and radiological defense training (Simulated training)	Horse park	MEC removal to four feet bgs complete
13B	165.56	Practice Mortar Range	Mortar practice (Practice and training munitions)	Army maintenance center, public transit facilities, CSUMB expansion, horse park	MEC removal to four feet bgs complete except in areas covered with asphalt
27A	30.64	Training Site 1	General maneuvers, and bivouac (Camping and overnight training) (Flares, smoke producing items, simulators)	Horse park	MEC removal to four feet bgs complete within Parker Flats MRA
27B	29.69	Training Site 2	General maneuvers, and bivouac (Camping and overnight training) (Flares, smoke producing items, simulators)	Horse park	MEC removal to four feet bgs complete within Parker Flats MRA
27G	10.57	Training Site 3	General maneuvers, and bivouac (Camping and overnight training) (Flares, smoke producing items, simulators)	Emergency vehicle operating center, habitat reserve	MEC removal to four feet bgs complete within Parker Flats MRA
37	48.7	Parker Flats Mortar Range	Firing practice mortars (dry-fire); included in OE-55, (Practice mortars, projectiles)	Habitat reserve	MEC removal to four feet bgs complete
40	1.72	Parker Flats (Tear) Gas House	Tear gas agent training facility	Cemetery	MEC removal to four feet bgs complete
50/50 EXP	131.78	Artillery Hill	Rifle grenade target area, general maneuvers (Primarily practice munitions and projectiles)	Development reserve, cemetery, emergency vehicle operating center	MEC removal to four feet bgs complete
52	20.13	Rifle Grenade and Projectile Target Area	Target area (Primarily practice munitions and projectiles)	Horse park, habitat reserve	MEC removal to four feet bgs complete
53/53 EXP	227.59	Shoulder-Launched Projectile Area	Rifle grenade target area; contains TS-7, general maneuvers, (Primarily practice munitions and projectiles)	Emergency vehicle operating center, habitat reserve, horse park	MEC removal to four feet bgs complete



**Table 1. Summary of Munitions Response Site (MRS) Investigations  
Record of Decision, Parker Flats Munitions Response Area,  
Former Fort Ord, California**

<b>MRS Site Number</b>	<b>Site Acreage*</b>	<b>Site Name</b>	<b>Past Use</b>	<b>Current or Proposed Reuse</b>	<b>Site Investigation Status**</b>
54EDC	12.82	Canyon Target Area	Possible target area, general maneuvers (Primarily practice and training munitions)	Habitat reserve	MEC removal to four feet bgs complete
55 (includes portions of MRS-27A and MRS-27B)	65.55	Parker Flats (including TS-1 and TS-2)	Range for hand and rifle grenades, shoulder-launched projectiles, general maneuvers (Primarily practice and training munitions)	Horse park, habitat reserve	MEC removal to four feet bgs complete

\* The acreage is of the entire MRS site. The Parker Flats MRA contains only portions of some of the MRS Sites. For example, only a small portion of MRS-27A is included in the Parker Flats MRA.

\*\* These MEC removal actions were designed to address MEC to depths of four feet below ground surface (bgs); however, all anomalies (i.e., ferromagnetic material), even those deeper than four feet bgs, were investigated and all detected MEC was removed.

**Table 2. Summary of Parker Flats MRA Reuse Areas  
Record of Decision, Parker Flats Munitions Response Area,  
Former Fort Ord California**

Reuse Area*	Acres	Planned Reuse
1. Monterey Peninsula College Emergency Vehicle Operations Center (EVOC)	221.5	College for training of law enforcement personnel
2a. MRS-13B Monterey Horse Park	182.9	Stable and horse riding facility with RV camping area
2b. Parker Flats MRA Monterey Horse Park		
3. Parker Flats MRA Habitat Reserve Area	147.8	Oak woodland and maritime chaparral habitat reserve
4. Veterans Cemetery	102.1	Cemetery for interment of veterans
5a. MRS-13B Development Reserve	36.2	Development reserve for Monterey County and City of Seaside; may include residential development
5b. Parker Flats MRA Development Reserve		
6. Monterey County Public Facilities	3.0	Development for Monterey County
7. Army Maintenance Center	35.5	Retained by Army for facility maintenance
8a. Monterey-Salinas Transit (MST) Facility Maintenance Center	27.0	Parking lot and maintenance facility for commuter vehicles
8b. MST Facility Park & Ride		

\* The Reuse Areas by number (1 through 8b) are identified on Plate 2. This table does not include the following two reuse areas shown on Plate 2: (1) the CSUMB Expansion parcel; and (2) the MRS-13B Habitat parcel. The approximately 2 acres that comprise these parcels will be addressed in a different decision document in conjunction with adjacent parcels.

**Table 3. Summary of Remedial Alternatives Evaluation  
Record of Decision, Parker Flats Munitions Response Area, Former Fort Ord California**

REMEDIAL ALTERNATIVE	EPA's 9 CERCLA EVALUATION CRITERIA							
	Threshold Criteria			Balancing Criteria				Modi
	Overall Protection of Human Health & Environment	Compliance with ARARs	Short-Term Effectiveness	Long-Term Effectiveness & Permanence	Reduction of T, M, V Through Treatment	Implementability	Cost*	State Acceptance
No Further Action	Not protective; does not mitigate potentially remaining MEC risks to intrusive workers	No ARARs were identified for this alternative	No MEC risk mitigation measures	No MEC risk mitigation measures	None; although MEC removals have been conducted	Not administratively feasible	No costs	Not acceptabl
Land Use Controls	Protective; mitigates potentially remaining MEC risks to intrusive workers	No ARARs were identified for this alternative	MEC recognition and safety training & construction monitoring would be required during intrusive activities	MEC recognition and safety training & construction monitoring would be required during intrusive activities	No further reduction; MEC removals have been conducted	Administratively feasible Low level of effort to implement Moderate level of effort to maintain and administrate over time	\$995,000	Accepted as th preferred alternative
Additional MEC Remediation	Would be determined after investigation is complete and MEC risks are reevaluated	Would be implemented using methods that comply with ARARs	Would be determined after investigation is complete and MEC risks are reevaluated	Would be determined after investigation is complete and MEC risks are reevaluated	If MEC is found	Administratively feasible High level of effort to implement from a technical perspective	\$18,129,000	Not selected

Acronyms

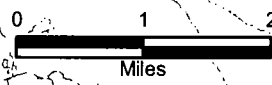
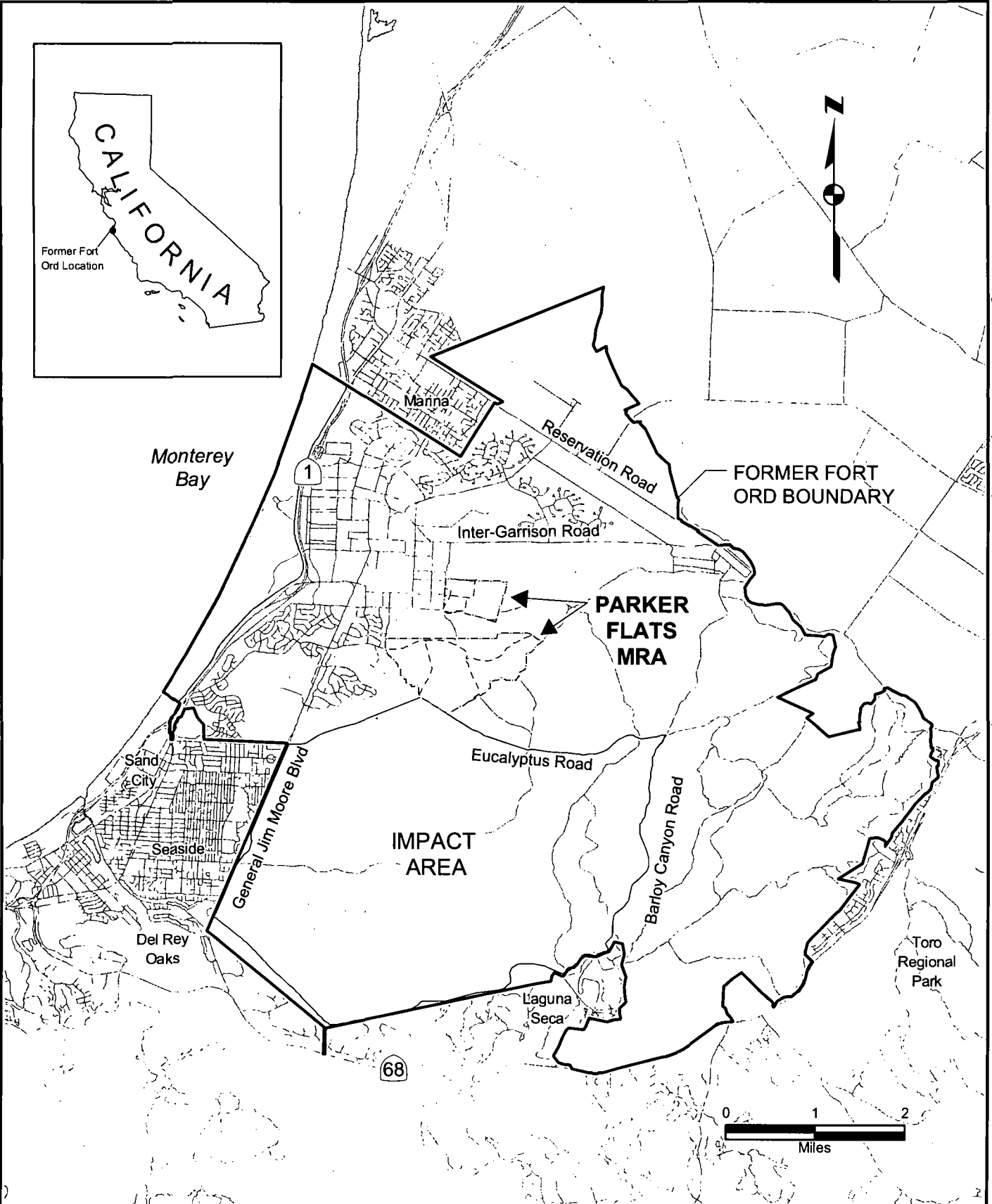
ARARs = Applicable or Relevant and Appropriate Requirements

MEC = munitions and explosives of concern

T, M, V = toxicity, mobility, volume

Footnotes \* These costs are in addition to an estimated \$258,000 for Long Term Management Measures (Deed Notice, Annual Monitoring & Reporting, 5-Year Review Reporting) for the ent

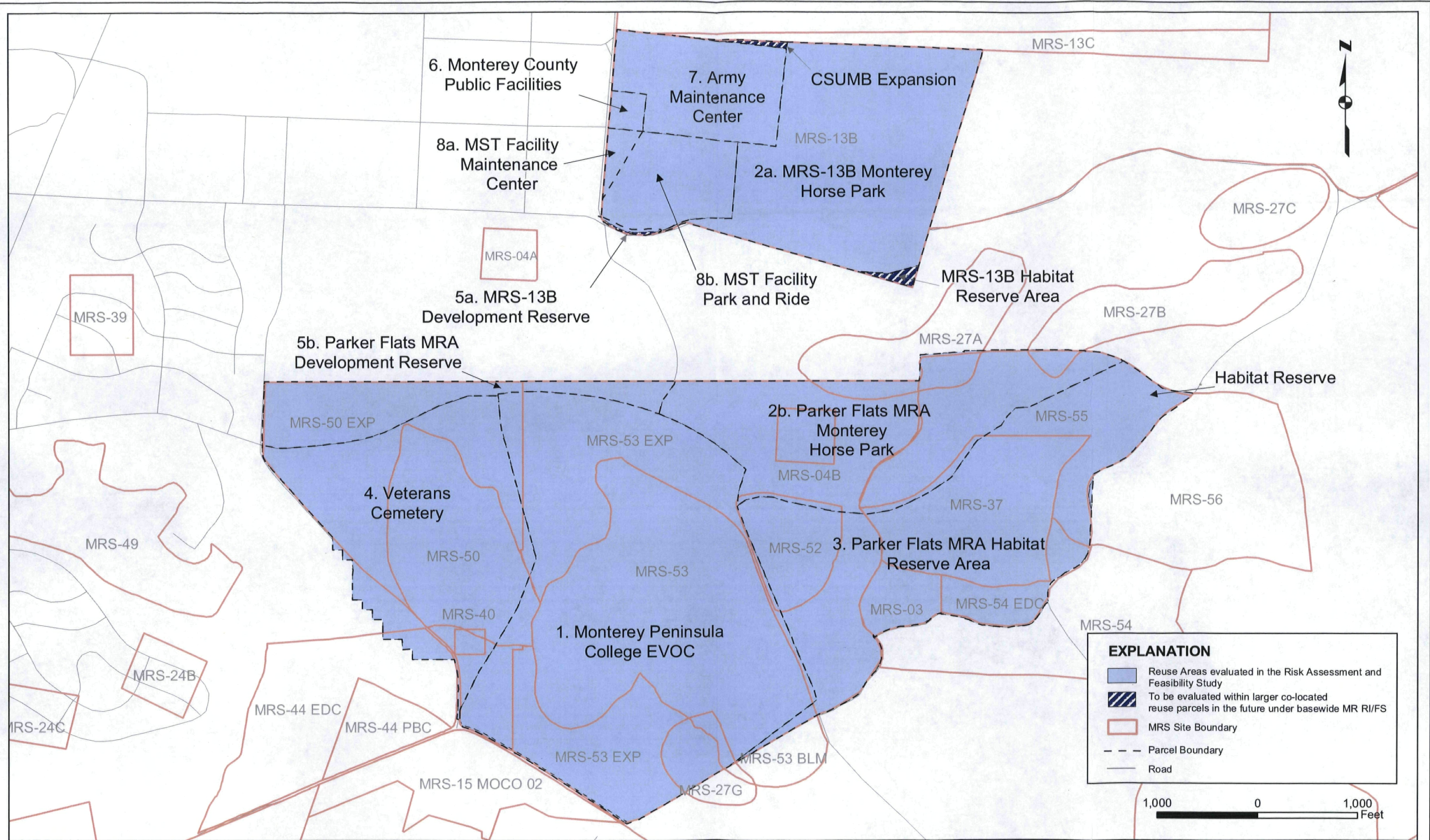
**PLATES**



<b>UNITED STATES DEPARTMENT OF THE ARMY</b>	<b>Parker Flats MRA and Fort Ord Location Map</b> Record of Decision Parker Flats Munitions Response Area Track 2 Munitions Response Site Former Fort Ord, California		PLATE  <b>1</b>
	DRAWN TJH	JOB NUMBER 4088053153 14.4	CHECKED CHECKED DATE 8/2007

Plate1\_location\_map.mxd - 4/13/07





**EXPLANATION**

- Reuse Areas evaluated in the Risk Assessment and Feasibility Study
- To be evaluated within larger co-located reuse parcels in the future under basewide MR RI/FS
- MRS Site Boundary
- Parcel Boundary
- Road



DESIGNED:	PROJECT NO: 4088053153 14.4
DRAWN: FPC	SCALE: 1" = 875'
APPROVED:	CHECKED:
DATE:	DATE: 8/2007

**UNITED STATES  
DEPARTMENT OF THE ARMY**

Record of Decision - Parker Flats Munitions Response Area  
Track 2 Munitions Response Site  
Former Fort Ord, California

Parker Flats MRA Reuse Areas  
and Munitions Response Sites

PLATE:  
**2**



**APPENDIX A**

**GLOSSARY OF MUNITIONS RESPONSE PROGRAM TERMS**

## APPENDIX A

### Glossary of Munitions Response Program Terms

**Administrative Record** – A compilation of all documents relied upon to select a remedial action pertaining to the investigation and cleanup of Fort Ord. *Source:* (2).

**After Action Report (AAR)** – A report presenting the results of MEC investigation, sampling and/or removal actions conducted at a site pertaining to the investigation and cleanup of Fort Ord. *Source:* (2).

**Closed Range** – A military range that has been taken out of service and either has been put to new uses that are incompatible with range activities or is not considered by the military to be a potential range area. A closed range is still under the control of a Department of Defense (DoD) component. *Source:* (3).

**Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, otherwise known as Superfund)** – A Federal law that addresses the funding for and cleanup of abandoned or uncontrolled hazardous waste sites. This law also establishes criteria for the creation of decision documents such as the RI, FS, Proposed Plan, and ROD. *Source:* (2).

**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)). *Source:* (6).

For the purposes of the basewide Munitions Response Program being conducted at the former Fort Ord, DMM does not include small arms ammunition .50 caliber and below.

**Engineering Control (EC)** – A variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. Some examples of ECs include fences, signs, guards, landfill caps, soil covers, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. *Source:* (1).

**Expended** – The state of munitions debris in which the main charge has been expended leaving the inert carrier. *Source:* (2).

**Explosive Soil** – Explosive soil refers to mixtures of explosives in soil, sand, clay, or other solid media at concentrations such that the mixture itself is explosive.

- (a) The concentration of a particular explosive in soil necessary to present an explosion hazard depends on whether the particular explosive is classified as “primary” or “secondary.” Guidance on whether an explosive is classified as “primary” or “secondary” can be obtained from the Ordnance and Explosives Mandatory Center of Expertise (OE MCX) or Chapters 7 and 8 of TM 9-1300-214, Military Explosives.
- (b) Primary explosives are those extremely sensitive explosives (or mixtures thereof) that are used in primers, detonators, and blasting caps. They are easily detonated by heat, sparks, impact, or friction. Examples of primary explosives include Lead, Azide, Lead Styphnate, and Mercury Fulminate.
- (c) Secondary explosives are bursting and boosting explosives (i.e., they are used as the main bursting charge or as the booster that sets off the main bursting charge). Secondary explosives are much less sensitive than primary explosives. They are less likely to detonate if struck or when exposed to



friction or electrical sparks. Examples of secondary explosives include Trinitrotoluene (TNT), Composition B, and Ammonium Picrate (Explosive D).

- (d) Soil containing 10 percent or more by weight of any secondary explosive or mixture of secondary explosives is considered "explosive soil." This determination was based on information provided by the USAEC as a result of studies conducted and reported in USAEC Report AMXTH-TE-CR 86096.
- (e) Soil containing propellants (as apposed to primary or secondary high explosives) may also present explosion hazards. (ER 1110-1-8153). *Source* (5).

**Feasibility Study (FS)** – An evaluation of potential remedial technologies and treatment options that can be used to clean up a site. *Source* (2).

**Impact Area** – The impact area consists of approximately 8,000 acres in the southwestern portion of former Fort Ord, bordered by Eucalyptus Road to the north, Barloy Canyon Road to the east, South Boundary Road to the south, and North-South Road to the west. *Source*: (2).

**Institutional Control (IC)** – A legal or institutional mechanism that limits access to or use of property, or warns of a hazard. An IC can be imposed by the property owner, such as use restrictions contained in a deed, or by a government, such as a zoning restriction. *Source*: (1).

**Land Use Controls (LUC)** – LUC are physical, legal, or administrative mechanisms that restrict the use of, or limit access to, real property, to manage risks to human health and the environment. Physical mechanisms encompass a variety of engineering remedies to contain or reduce contamination and/or physical barriers to limit access to real property, such as fences or signs. *Source*: (6).

**Magnetometer** – An instrument used to detect ferromagnetic objects. Total field magnetometers measuring the strength of the earth's natural magnetic field at the magnetic sensor location. Gradient magnetometers, sensitive to smaller near-surface metal objects, use two sensors to measure the difference in magnetic field strength between the two sensor locations. Vertical or horizontal gradients can be measured. *Source*: (2).

**Military Munitions** – Military munitions means 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 DoD, the Coast Guard, the Department of Energy, 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, 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 Department of Energy 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)). *Source*: (7).

**Military Munitions Response Program (MMRP)** – DoD-established program to manage the environmental, health and safety issues presented by Munitions and Explosives of Concern (MEC). *Source*: (2).

**Mortar** – Mortars typically range from approximately 1 inch to 11 inches in diameter or larger, and can be filled with explosives, toxic chemicals, white phosphorus or illumination flares. Mortars generally have thinner metal casing than projectiles but use the same types of fuzing and stabilization. *Source:* (1).

**Munitions Constituents (MC)** – Any materials originating from unexploded ordnance (UXO), discarded military munitions (DMM), or other military munitions, including explosive and nonexplosive materials, and emission, degradation, or breakdown elements of such ordnance or munitions (10 U.S.C. 2710 (e) (3)). *Source:* (6).

**Munitions Debris** – Remnants of munitions (e.g., fragments, penetrators, projectiles, shell casings, links, fins) remaining after munitions use, demilitarizations, or disposal. *Source:* (7).

**Munitions and Explosives of Concern (MEC)** – Distinguishes specific categories of military munitions that may pose unique explosives safety risks, such as: UXO, as defined in 10 U.S.C. 101 (e) (5); discarded military munitions, as defined in 10 U.S.C. 2710 (e) (2); or munitions constituents (e.g., TNT, Cyclotrimethylene trinitramine [RDX]), as defined in 10 U.S.C. 2710 (e) (3), present in high enough concentrations to pose an explosive hazard. *Source:* (7).

For the purposes of the basewide Munitions Response Program being conducted for the former Fort Ord, MEC does not include small arms ammunition .50 caliber and below.

**MEC Sampling** – Performing MEC searches within a site to determine the presence of MEC. *Source:* (2).

**Munitions Response Area (MRA)** – Any area on a defense site that is known or suspected to contain UXO, DMM, or MC. Examples are former ranges and munitions burial areas. A MRA comprises of one or more munitions response sites. *Source:* (7).

**Munitions Response Site (MRS)** – A discrete location within MRA that is known to require a munitions response. *Source:* (7).

**No Further Action** – Determination following a remedial investigation or action that a site does not pose a significant risk and so requires no further activity under CERCLA. *Source:* (2).

**Operating Grids** – Typically, 100-foot by 100-foot parcels of land as determined by survey and recorded by Global Positioning System (GPS), marked at each corner with wooden stakes. Sites are divided into operating grids prior to the commencement of work by brush removal or OE sweep teams. A single grid may be occupied by only one team at any time, and the grid system facilitates the maintenance of safe distances between teams. They are identified sequentially using an alpha-numeric system (e.g., E-5). *Source:* (2).

**Projectile** – An object projected by an applied force and continuing in motion by its own inertia, as a bullet, bomb, shell, or grenade. Also applied to rockets and to guided missiles. *Source:* (4).

**Proposed Plan** – A plan that identifies the preferred alternative for a site cleanup, and is made available to the public for comment. *Source:* (2).

**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). *Source:* (6).

**Record of Decision (ROD)** – A report documenting the final action, approved by the regulatory agencies, that is required at Superfund sites. *Source:* (2).

**Remedial Investigation (RI)** – Exploratory inspection conducted at a site to delineate the nature and extent of chemicals, and in this case OE, present at the site. *Source:* (2).

**Removal Depth** – The depth below ground surface to which all ordnance and other detected items are removed. *Source:* (2).

**SiteStats/GridStats** – Programs developed by QuantiTech for the Huntsville Corps of Engineers to predict the density of ordnance on sites with spatially random dispersal of ordnance. *Source:* (2).

**Superfund** – See Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) above.

**Surface Removal** – Removal of MEC from the ground surface by UXO teams using visual identification sometimes aided by magnetometers. *Source:* (2).

**Track 2 Sites** – Track 2 Sites are those where MEC was found and a removal action has been 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 the removal actions. *Source:* (2).

**Transferred Range** – A military range that is no longer under military control and has been leased, transferred, or returned to another entity, including Federal entities. This includes a military range that is no longer under military control but was used under the terms of a withdrawal, executive order, special-use permit or authorization, right-of-way, public land order, or other instrument issued by the Federal land manager. *Source:* (3).

**Transferring Range** – A military range that is proposed to be leased, transferred, or returned from the DoD to another entity, including Federal entities. This includes a military range that is used under the terms of a withdrawal, executive order, special-use permit or authorization, right-of-way, public land order, or other instrument issued by the Federal land manager. An active range will not be considered a “transferring range” until the transfer is imminent. *Source:* (3).

**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 materials; and
- (C) Remain unexploded, whether by malfunction, design, or any other cause. (100 U.S.C. 101 (c)(5)).  
*Source:* (7).

For the purposes of the basewide Munitions Response Program being conducted for the former Fort Ord, UXO does not include small arms ammunition .50 caliber and below.

**UXO-Qualified Personnel** – Personnel who have performed successfully in military EOD positions, or are qualified to perform in the following Department of Labor, Service Contract Act, Directory of Occupations, contractor positions: UXO Technician II, UXO Technician III, UXO Safety Officer, UXO Quality Control Specialist or Senior UXO Supervisor (*DDESB, 2004*).

**Sources:**

- (1) Compendium of Department of Defense Acronyms, Terms, and Definitions: The Interstate Technology and Regulatory Council (ITRC) Work Group (Unexploded Ordnance Work Team), December 2000.
- (2) Non-standard definition developed to describe Fort Ord-specific items, conditions, procedures, principles, etc. as they apply to issues related to the MEC cleanup.
- (3) Management Guidance for the Defense Environmental Restoration Program published by the office of the Under Secretary of Defense (Installations and Environment), September 2001.
- (4) "Unexploded Ordnance (UXO): An Overview", October 1996. DENIX.
- (5) Ordnance and Explosives Response Engineer Manual (EM) 1110-1-4009. U.S. Army Corps of Engineers, June 23, 2000.
- (6) Memorandum for the Assistant Chief of Staff for Installation Management, Subject: Munitions Response Terminology. April 21, 2005.
- (7) Federal Register/Volume 70. No. 192/Wednesday, October 5, 2005/Rules and Regulations, 32 CFR Part 179, Munitions Response Site Prioritization Protocol, Department of Defense, Final Rule. October 2005.

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**EXPLANATION OF SIGNIFICANT DIFFERENCES No. 1**  
**RECORD OF DECISION, PARKER FLATS MUNITIONS RESPONSE AREA,**  
**TRACK 2 MUNITIONS RESPONSE SITE**  
**FORMER FORT ORD, CALIFORNIA**

*United States Department of the Army*

*April 27, 2018*

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## **INTRODUCTION AND STATEMENT OF PURPOSE**

### **Site Name and Location**

The former Fort Ord is located in northwestern Monterey County, California, approximately 80 miles south of San Francisco, California (Figure 1). Department of Defense (DoD) conducted munitions-related activities (e.g., live-fire training, demilitarization) involving different types of conventional military munitions (e.g., artillery and mortar projectiles, rockets and guided missiles, rifle and hand grenades, practice land mines, pyrotechnics, bombs, demolition materials) at Fort Ord. Because of these activities, DoD's Military Munitions (also defined as "Military Munitions") including munitions and explosives of concern (MEC), specifically unexploded ordnance (UXO) and discarded military munitions (DMM), have been encountered at various sites throughout the former Fort Ord. A Glossary of Military Munitions Response Program Terms is provided in Appendix A.

The Track 2 Parker Flats Munitions Response Area (Track 2 Parker Flats MRA) is approximately 758 acres in size and located in the central part of the former Fort Ord between the former Fort Ord Main Garrison and the historical impact area (Figure 1). The Track 2 Parker Flats MRA is composed of 13 munitions response sites (MRSs) (in part or whole) at which the Department of the Army (Army) completed munitions responses (cleanup) (Figure 2).

The Army evaluated the Track 2 Parker Flats MRA in compliance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The *Final Track 2 Munitions Response Remedial Investigation / Feasibility Study Parker Flats Munitions Response Area* (Track 2 Parker Flats RI/FS) (MACTEC 2006) documents this evaluation. The Army subsequently signed the *Record of Decision Parker Flats Munitions Response Area Track 2 Munitions Response Site* (the Track 2 Parker Flats ROD) (Army 2008).

The Army subsequently transferred a majority of the Track 2 Parker Flats MRA to the Fort Ord Reuse Authority (FORA) as part of a Covenant Deferral under CERCLA 120 (h). Under an Environmental Services Cooperative Agreement (ESCA) with the Army, FORA accepted responsibility for implementing the selected remedy. This transferred portion is referred to as the "Parker Flats MRA Phase I" by the FORA ESCA Remediation Program (Figure 2).

### **Identification of Lead and Support Agencies**

The Army is the lead agency for investigating, reporting, making cleanup decisions, and implementing cleanup actions at the former Fort Ord. The U.S. Environmental Protection Agency (EPA) is the lead

oversight regulatory agency, with California Department of Toxic Substances Control (DTSC) as the support regulatory agency.

In March 2007, the Army and FORA entered into an ESCA for the Army to provide FORA funding to complete munitions response actions required for remedy implementation. In accordance with the ESCA and an Administrative Order on Consent (AOC), FORA is responsible for completion of CERCLA response actions on approximately 3,300 acres of the former Fort Ord with funding provided by the Army, except for those responsibilities retained by the Army. The AOC was entered into voluntarily by FORA, EPA, DTSC, and the United States Department of Justice Environment and Natural Resources Division in December 2006 (EPA Region 9 CERCLA Docket No. R9-2007-03). The EPA is the lead regulatory agency for the FORA ESCA Remediation Program, which is subject to the AOC. The DTSC is the support agency under the AOC.

### **Statement of Purpose**

This Explanation of Significant Differences (ESD) documents a significant change to the remedy for the Track 2 Parker Flats MRA Development Reserve Reuse Area identified as 5b in Plate 2 and Table 2 of the Track 2 Parker Flats ROD in compliance with CERCLA §117(c) and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) §§300.435(c)(2)(i) and 300.825(a)(2). The Army and regulatory agencies signed the Track 2 Parker Flats ROD in August 2008. Although the Fort Ord Base Reuse Plan designated the Development Reserve Reuse Area as a parcel that could include residential development as part of the reasonably anticipated future use, the selected remedy placed a residential use restriction on this parcel. Additional evaluation and verification fieldwork in the Development Reserve Reuse Area that FORA subsequently conducted support removal of the residential use restriction. This ESD describes the significant change, summarizes the information that led to the change, and affirms that the revised remedy complies with both the NCP and CERCLA's statutory requirements.

### **Circumstances Requiring an ESD**

This ESD highlights key information showing that the Land Use Control (LUC) residential use restriction is no longer necessary for the 36 acres of the Development Reserve Reuse Area (Figure 3). The Track 2 Parker Flats RI/FS describes this acreage as the "County Development Reserve." Based on the Fort Ord Base Reuse Plan, the reasonably anticipated future use of this acreage (approximately 36 acres) could include residential development (FORA 1997).

The Track 2 Parker Flats RI/FS preferred remedial alternative of LUCs did not include a restriction against residential use (Volume III; MACTEC 2006). In its October 18, 2006 letter, DTSC indicated that in addition to the other elements of the LUC alternative "...it would be appropriate to establish land use restrictions to assure the property will not be used for residential or other sensitive uses without further investigation" (DTSC 2006). In a letter dated October 16, 2006, EPA also requested the Army include a residential use restriction in the preferred remedial alternative of LUCs to ensure this area was "reviewed again" prior to allowing residential development (EPA 2006).

Based on the Track 2 Parker Flats RI/FS the Army's position was that a residential use restriction was not necessary for the Track 2 Parker Flats MRA; however, in consideration of regulatory input, the Army's Track 2 Parker Flats ROD included a LUC prohibiting residential use. Therefore, residential development

in the Track 2 Parker Flats MRA was prohibited until such a time as the area could be further reviewed, with a new determination made regarding its suitability for residential development.

As part of the FORA's ESCA Remediation Program, FORA conducted an additional evaluation of the designated future residential reuse areas within the ESCA Parker Flats properties to support removal of the residential use restriction component of the LUC remedy (ESCA RP Team 2017). The additional evaluation included the Development Reserve Reuse Area. The evaluation, which was subject to regulatory review by EPA and DTSC, recommended the designated future residential reuse areas including the Development Reserve Reuse Area as acceptable for residential use as long as appropriate institutional controls were implemented. Based on review of the evaluation, the regulatory agencies have indicated that removal of the residential use restriction from the designated future residential reuse areas within the ESCA Parker Flats properties, including the Development Reserve Reuse Area, is appropriate. Other components of the LUC remedy, including Military Munitions Recognition and Safety Training (referred to in the selected remedy as MEC recognition and safety training; which is consistent with the Army's 3Rs Explosives Safety Education Program), and construction monitoring, remain unchanged.

The Army prepared this ESD to modify the residential use restriction for the 36 acres that make up the Development Reserve Reuse Area that was included as part of the selected remedy. Per NCP §300.825(a)(2), this ESD will become part of the Administrative Record. The Administrative Record contains the Track 2 Parker Flats ROD and supporting information. The location of the Administrative Record is provided below:

Fort Ord Administrative Record ([www.fortordcleanup.com](http://www.fortordcleanup.com))

Building 4463 Gigling Road, Room 101

Ord Military Community, California 93944-5008

(831) 393-9693

Hours: Mon-Fri 9:00 am-4:00 pm. Other hours by appointment. Closed daily, 12:00 pm-1:30 pm and federal holidays.

## **SITE HISTORY AND SELECTED REMEDY**

### **Site History**

Since 1917 and until base closure in 1994, the Army used portions the former Fort Ord for maneuvers, live-fire training, and other munitions-related purposes. Because of these activities, MEC (specifically UXO and DMM) have been encountered at sites throughout the former Fort Ord.

The Track 2 Parker Flats MRA is approximately 758 acres in size and located in the central part of the former Fort Ord. The Track 2 Parker Flats MRA is composed of 13 MRSs (in part or whole). Many of these MRSs were used for munitions live-fire training (e.g., artillery, mortar training) and other munitions-related purposes (Figure 2). As described in the Track 2 Parker Flats RI/FS, the 13 MRSs were first identified in Archives Searches conducted in 1993, 1994, and 1997. The Army investigated and conducted MEC removal actions within these MRSs.

The Track 2 Parker Flats RI/FS was developed based on an evaluation of previous response actions conducted, consideration of the risks from MEC that potentially remain present, and the reasonably anticipated future land uses as the Fort Ord Base Reuse Plan described. The public comment period for

the Proposed Plan was completed in March 2007. The Track 2 Parker Flats ROD was signed in August 2008.

## **Selected Remedy**

The selected remedy contained in the Track 2 Parker Flats ROD addresses risks to human health and the environment from MEC that potentially remain in the Track 2 Parker Flats MRA. LUCs were included in the final remedy because detection technologies may not have detected every Military Munition present, and some areas contain barriers (e.g., pavement, buildings) that, while providing protection against MEC potentially present, precluded detection and removal. Components of the LUC remedy outlined in the Track 2 Parker Flats ROD include: (1) Military Munitions Recognition and Safety Training for workers who will conduct ground disturbing or intrusive activities; (2) construction monitoring for ground disturbing or intrusive activities to address MEC that may remain in the subsurface; and (3) restrictions against residential use. The LUCs are described below.

### ***Military Munitions Recognition and Safety Training***

Ground-disturbing or intrusive activities are expected to occur in the Track 2 Parker Flats MRA. People who conduct such activities are required to attend the Military Munitions Recognition and Safety Training to increase their awareness of and ability to recognize when they may have encountered a munition. Prior to conducting planned ground disturbing or intrusive activities, the landowner will be required to notify the Army or the Army's representatives to arrange for the training. This training will be provided to every worker who will perform ground disturbing or intrusive activities.

As part of the five-year review, the Army or its representatives would assess whether the training program should continue. If experience indicates that MEC have not been encountered within the area, the Army, in coordination with FORA or its successor, and after regulatory approval from EPA and DTSC, may discontinue the program. However, the training program may be subject to reinstatement should MEC be encountered in the future.

### ***Construction Monitoring***

UXO-qualified personnel will provide construction monitoring during any ground disturbing or intrusive activities at the Track 2 Parker Flats MRA to address potential explosive safety risks posed by MEC that may remain present to construction personnel. Construction monitoring will be arranged by the transferee during the planning stages of a construction project, in accordance with the local municipal code requirements for an excavation permit, prior to the start of ground disturbing or intrusive activities. UXO-qualified personnel will monitor ground disturbing or intrusive construction activities for the potential presence of Military Munitions. During ground disturbing activities, if potential MEC are encountered, ground disturbing activities in the area and adjacent areas will cease and the encounter will be reported to local law enforcement who will request DoD Explosive Ordnance Disposal support of an explosives or munitions emergency. After the response, the Army will reassess the probability of encountering MEC and consult with the regulatory agencies. If the regulatory agencies concur that probability remains low, construction may resume with construction monitoring. If the probability is determined to be moderate or high, then the Army may require further investigation for MEC that may be encountered within the construction footprint before construction can resume.

Construction monitoring may be applicable in the short-term during development or in the long-term after established use. The Army will notify the regulatory agencies, as soon as practicable, of MEC- and



other munitions-related data identified during property use, and report the results of monitoring activities annually. The Army will also conduct five-year reviews.

As part of the annual monitoring and five-year review reporting, the Army, EPA, and DTSC will review MEC- and other munitions-related data collected during property development to determine whether construction monitoring should continue. If experience indicates that MEC have not been encountered during development or use of an area, construction monitoring may, with regulatory approval, be discontinued. However, it may be subject to reinstatement if MEC are encountered in the future.

### ***Restrictions Against Residential Use***

Based on the Track 2 Parker Flats RI/FS, the Army's position is that the additional layer of protection provided by a residential use restriction was not necessary for the Track 2 Parker Flats MRA; however, in consideration of regulatory input, the preferred remedial alternative included a LUC prohibiting residential use. For the purpose of the Track 2 Parker Flats ROD, residential use includes: 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. It should be noted that, per the Fort Ord Base Reuse Plan (FORA 1997), only the Development Reserve Reuse Area could include residential development as a potential future use.

### **Remedy Implementation**

Under the ESCA and AOC, FORA is responsible for implementation of the selected remedy in the ESCA Parker Flats MRA Phase I portion of the Track 2 Parker Flats MRA (Figure 3). FORA has prepared the *Final Remedial Design/Remedial Action, Land Use Controls Implementation, and Operation and Maintenance Plan, Parker Flats Munitions Response Area Phase I, Former Fort Ord, Monterey County, California* (ESCA RP Team 2009) for its implementation actions. The Army prepared the *Final Remedial Design/Remedial Action Work Plan, Parker Flats Munitions Response Area, Former Fort Ord, California, Revision 1* (MACTEC/Shaw 2009) for the remainder of the Track 2 Parker Flats MRA. In a letter dated July 27, 2009, EPA determined that remedial actions have been implemented and completed at the Track 2 Parker Flats MRA (EPA 2009). The Army and FORA continue to implement, maintain, enforce, monitor and report the implementation of the remedy according to the respective implementation plans.

### **BASIS FOR THE ESD**

The residential use restriction LUC's performance objective is to preclude residential development or modification to residential restrictions without approval by EPA in coordination with DTSC. "LUCs will be maintained until EPA and DTSC concur that the land use may be conducted in a manner protective of human health and the environment without the LUCs. This concurrence may be based on: 1) New information (e.g. limited geophysical mapping, site development); or 2) Where the depth of soil disturbance related to ground disturbing or intrusive activities is sufficient to address the uncertainty of MEC remaining in the subsurface and any MEC encountered during such activities is removed."

The Army successfully completed the removal of MEC in 2000. The Track 2 Parker Flats RI/FS described the site conditions and the results of the evaluation of previously completed response actions, and determined that existing Parker Flats data could be used to complete a risk assessment and feasibility study. Based on the RI and risk assessment, the Army evaluated remedial alternatives in the feasibility

study. The 2008 Track 2 ROD defined the remedy to address the risk to human health and the environment from MEC that potentially remain present in the Track 2 Parker Flats MRA.

LUCs were selected as the final remedy to provide protection against MEC potentially present in the Track 2 Parker Flats MRA including the Development Reserve Reuse Area. Components of the LUC remedy outlined in the Track 2 Parker Flats ROD include: (1) Military Munitions Recognition and Safety Training, for workers who will conduct ground disturbing or intrusive activities; (2) construction monitoring for ground disturbing or intrusive activities to address MEC that potentially remain in the subsurface; and (3) restrictions against residential use to ensure residential development in the Track 2 Parker Flats MRA does not occur until additional evaluation is conducted.

In 2013, FORA conducted additional evaluation and verification fieldwork, which included geophysical mapping and investigation of targets that potentially represented Military Munitions that could be MEC, in the designated future residential reuse areas within the ESCA Parker Flats properties, including the Development Reserve Reuse Area. The additional evaluation and verification fieldwork were documented in the *Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area, Former Fort Ord, Monterey County, California* ("Parker Flats MRA RPI Technical Report"; ESCA RP Team 2017).

The additional evaluation and verification in the Parker Flats MRA RPI Technical Report documented the successful application of an alternative process to the California DTSC Residential Protocol in the designated future residential reuse areas within the ESCA Parker Flats properties that included the Development Reserve Reuse Area (Figure 3). The DTSC Residential Protocol prescribes required procedures to overcome technical challenges associated with reducing the risk posed by MEC that potentially remain to levels acceptable for residential use. The Army completed removal actions using analog survey instruments over the entire Development Reserve Reuse Area. The Military Munitions encountered were primarily related to pre-World War II live-fire training (37 millimeter [mm] projectiles), maneuvers, and training with practice hand grenades.

The evaluation included an evaluation of completed MEC removal actions and associated documentation to determine whether an additional geophysical survey was needed based on (1) munitions recovered and (2) the detection capabilities of the analog survey instruments for smaller-sized munitions. The additional verification by FORA included geophysical survey in specific identified areas and investigation of associated anomalies to confirm that intact smaller-sized munitions were not present in the future residential reuse areas in the ESCA Parker Flats properties that included the Development Reserve Reuse Area, and that potential technical challenges had been resolved.

Based on this evaluation, including the application of an alternative process to the DTSC Residential Protocol, FORA recommended the Development Reserve Reuse Area be determined to be acceptable for residential reuse with appropriate institutional controls.

The additional evaluation and verification fieldwork that FORA conducted provided new information sufficient to (1) address the uncertainty of MEC remaining in the subsurface; and (2) support modification of the LUC remedy by removing the residential use restriction for the Development Reserve Reuse Area of the Track 2 Parker Flats MRA.

## Summary of Site Risks

The Track 2 Parker Flats ROD presented the selected remedy addressing risks to human health and the environment from MEC that potentially remain in the Track 2 Parker Flats MRA. The Army completed a MEC removal action, thereby, significantly reducing the risks to human health and the environment from Military Munitions. The selected remedy included LUCs because detection technologies may not have detected every Military Munition present, and some areas contain barriers (e.g., pavement, buildings) that, while providing protection against MEC potentially present, precluded detection and removal (Army 2008). The LUCs included a residential use restriction to ensure that EPA, in coordination with DTSC, approved proposals to allow residential development or modification to the residential use restriction.

FORA's additional evaluation and verification fieldwork successfully confirmed the quality and effectiveness of the previous removal actions, and demonstrated that potential technical challenges had been addressed. FORA's additional evaluation and verification fieldwork provide new information sufficient to address the uncertainty of MEC remaining in the subsurface, and support removal of the residential use restriction from the 36 acres of the Development Reserve Reuse Area of the Track 2 Parker Flats MRA.

The Track 2 Parker Flats ROD required additional regulatory review, which was completed and documented in the Parker Flats MRA RPI Technical Report (ESCA RP Team 2017). Based on regulatory review of the evaluation, and this ESD, the regulatory agencies have indicated that removal of the residential use restriction from the 36 acres that make up the Development Reserve Reuse Area (referred to as the "designated residential reuse area" in FORA ESCA Remediation Program documentation) within the Track 2 Parker Flats MRA is appropriate.

## DESCRIPTION OF SIGNIFICANT DIFFERENCES WITHIN THE SELECTED REMEDY

This ESD modifies the LUC component of the remedy by removing the residential use restriction in the approximately 36 acres that make up the Development Reserve Reuse Area as identified in Figure 3.

The deeds and California Covenant to Restrict Use of Property (CRUP) for the Track 2 Parker Flats MRA Development Reserve Reuse Area of Parcels E18.1.1, E18.1.2, E19a.1 and E19a.5 contain environmental protection provisions, including a residential use restriction. The Army will modify the deed restriction, and DTSC will modify the CRUPs, as necessary, to be consistent with this ESD and the final remedy.

## Changes in Expected Outcomes

The modification of the residential use restriction component of the LUC remedy is not expected to impact the protectiveness of the LUC remedy. The LUC remedy continues to be protective of human health and the environment through implementation of the remaining LUC components. These components include Military Munitions Recognition and Safety Training; construction monitoring; and continuation of the existing residential use restriction in the other portions of the Track 2 Parker Flats MRA.

## STATUTORY DETERMINATIONS

The remedy, including the actions described in this ESD, continues to satisfy the requirements of CERCLA §121. In accordance with the Track 2 Parker Flats ROD, the selected remedy provides protection for both human health and the environment through implementation of LUCs to mitigate the risk from MEC that potentially remain present. The Army, EPA, and DTSC have determined the remedy remains protective of human health and the environment.

## PUBLIC PARTICIPATION COMPLIANCE

A public meeting notification for this ESD was published in the Monterey Herald and the Salinas Californian on July 22, 2017. An ESD fact sheet was made available to the public on July 25, 2017. The ESD fact sheet presented the Army's modification of the residential use restriction component of the LUC remedy. The ESD fact sheet also summarized information in the Track 2 Parker Flats ROD and the Parker Flats MRA RPI Technical Report. Both reports and other supporting documents are available in the Administrative Record. The Administrative Record and Information Repositories are located at:

- Fort Ord Administrative Record, Building 4463, Gigling Road, Room 101, Ord Military Community, California ([www.fortordcleanup.com](http://www.fortordcleanup.com)).
- Seaside Branch Library, 550 Harcourt Avenue, Seaside, California.
- California State University Monterey Bay Tanimura and Antle Family Memorial Library, 100 Campus Center, Seaside, California.

The public meeting was held on August 9, 2017 to present the explanation of the changes being made to the remedy. At this meeting, representatives from the Army, EPA, and DTSC were present, and the public had the opportunity to submit written and oral comments about the ESD. Representatives from FORA were also present to answer questions. A 30-day public comment period was held from July 26, 2017 to August 25, 2017. The Army's response to the comments received during this period are included in the Responsiveness Summary, which is part of this ESD.

A notification of the availability of the Final ESD will be made in the Monterey Herald and the Salinas Californian.

Enclosure 1 provides a summary of comments received during the Public Comment Period and the Army's responses.

Enclosure 2 provides references.

Explanation of Significant Differences No. 1  
Record of Decision  
Parker Flats Munitions Response Area, Track 2 Munitions Response Site  
Former Fort Ord, California

Signature Sheet for the foregoing Explanation of Significant Differences to the Record of Decision for Parker Flats Munitions Response Area, Track 2 Munitions Response Site, Former Fort Ord, California, among the United States Army, the United States Environmental Protection Agency, and the California Environmental Protection Agency, Department of Toxic Substances Control.



Thomas E. Lederle  
Chief  
Base Realignment and Closure Division  
U.S. Department of the Army

26 APR 2018

Date

Explanation of Significant Differences No. 1  
Record of Decision  
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*William K. Collins*

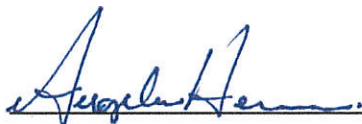
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William K. Collins  
BRAC Environmental Coordinator  
Fort Ord BRAC Office  
U.S. Department of the Army

*4/26/2018*

\_\_\_\_\_  
Date

**Explanation of Significant Differences No. 1  
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Angeles Herrera  
Assistant Director, Superfund Division  
Federal Facilities and Site Cleanup Branch  
U.S. Environmental Protection Agency, Region IX

5/21/2018  
Date

**Explanation of Significant Differences No. 1  
Record of Decision  
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Former Fort Ord, California**

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The State of California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) had an opportunity to review and comment on the Explanation of Significant Differences (ESD) to the Record of Decision (ROD) and our concerns were addressed.



Charlie Ridenour, P.E.  
Branch Chief  
Cleanup Program - Sacramento Office  
California Environmental Protection Agency  
Department of Toxic Substances Control

5/7/18  
Date



## ENCLOSURE 1

Summary of Comments Received during the Public Comment Period and  
Army Responses

Public comments received during the public comment period and the Army's responses are summarized below.

Comments were received from the public: (1) at the public meeting held on August 9, 2017; and (2) in written comments received during the 30-day public comment period from July 26, 2017 to August 25, 2017.

**Comment 1:** Comments were made expressing support for removing the residential use restriction, acknowledging that the Army performed complete investigations and removal processes and that the regulatory agencies confirmed that removing the restriction is appropriate.

**Response:** The comments are acknowledged.

**Comment 2:** Comments were made expressing an understanding of the following: (1) the reason for removing the restriction on residential development; (2) that removal of the residential use restriction does not mean residential housing will be built in the specified area, it is indicating to the land use jurisdiction where residential housing is and is not appropriate; (3) the Army does not have jurisdiction over local land use decisions; and (4) opposition to changing the remedy to remove the residential use restriction, citing concern the remedy change will facilitate development, result in loss of natural habitat and tourism, increase traffic, and further diminish water supplies. Some commentators who opposed the change did so while also acknowledging the reason for the change, and that the Army does not have jurisdiction over local land use decisions.

**Response:** The concerns with anticipated future development are not applicable to the remedy change. The remedy change is not a land use decision or determination regarding the relative merits of development in the area. Land use decisions are made by appropriate jurisdiction and must be consistent with land use restrictions placed on the property. Jurisdictions are the decision-makers regarding land use and the associated aspects of development that may occur.

The cleanup of former Fort Ord is being conducted under CERCLA, which requires that remedial action be conducted to support reasonably anticipated future land reuses at a site. As a base closure site, the Army is required to clean up the site to support reuse as described in the Fort Ord Base Reuse Plan (FORA 1997) and the *Assessment East Garrison – Parker Flats Land Use Modifications*, dated May 2002 ("the 2002 Land Use Assessment;" Zander 2002). The latter document supported a conversion of approximately 447 acres of development reuse area to habitat reserve, thus preserving oak woodlands and maritime chaparral (also see response to Comment 3). The 2002 Land Use Assessment has been referred to as the "swap." The remedy change to remove the residential use restriction from the Track 2 Parker Flats development reserve reuse area is consistent with the reasonably anticipated future land reuses.

**Comment 3:** Comments were made that land use modification described in the "Land Swap Agreement" (the 2002 Land Use Assessment) removed residential use from the Monterey County-portion of the subject area. A commentator also noted that FORA has not amended the Base Reuse Plan to remove

residential use from the Parker Flats area to reflect the Land Swap Agreement. Another commentator noted that none of the subject area within the Seaside City Limits is planned for residential use in the 1997 Base Reuse Plan.

**Response:** The comments regarding the basis of the reasonably anticipated future residential land reuse of the Track 2 Parker Flats development reserve reuse area are not applicable to the remedy change. The reasonably anticipated future land reuses were identified in the Track 2 Parker Flats RI/FS and Track 2 Parker Flats ROD. The reasonably anticipated future land reuses for the Track 2 Parker Flats MRA are in accordance with the following documents:

- Fort Ord Base Reuse Plan, dated June 13, 1997 (FORA 1997);
- Assessment East Garrison – Parker Flats Land Use Modifications, dated May 2002 (“the 2002 Land Use Assessment”; Zander 2002); and
- Memorandum of Understanding Concerning the Proposed East Garrison/Parker Flats Land-Use Modification, dated August 2004 (“the 2004 MOU”; Army 2004).

The reasonably anticipated future land use for the development reserve area is consistent with these documents and the City of Seaside 2005 General Plan Update. For reference, the reasonably anticipated future land reuses and associated land use modifications were compiled in the *Final Reassessment Report, Fort Ord Reuse Plan Reassessment*, dated December 14, 2012, and supporting Appendix A Final Scoping Report (FORA/EMC 2012).

The Track 2 Parker Flats development reserve reuse area was not included in the 2002 Land Use Assessment and 2004 MOU. The areas described in the 2002 Land Use Assessment correspond with portions of the Track 2 Parker Flats MRA designated for development, specifically the MPC officer training and Emergency Vehicle Operations Center (EVOC) facilities, Monterey Horse Park, Veterans Cemetery, and areas converted to the approximately 447-acre Habitat Reserve and Oak Woodland Habitat Reserve (2002 Land Use Assessment Figure 5).

**Comment 4:** Comment were made that there have been a number of comment letters on past ESCA documents concerning the Parker Flats MRA expressing opposition to the removal of the residential restriction, and that community acceptance is a critical part of the CERCLA decision-making process.

**Response:** Under CERCLA and the National Contingency Plan, the Army follows the public participation and community involvement process, and encourages members of the local community and other interested parties to make comments on proposed cleanup decisions. The Army, in conjunction with the regulatory agencies, take comments into consideration prior to making a final cleanup decision. The Army received comments from community members expressing a broad range of views.

The nine CERCLA evaluation criteria specified in the EPA’s Guidance includes assessment of community acceptance as a modifying criterion (EPA 1988). The *Fact Sheet: A Change to Track 2 Record of Decision for the Parker Flats Munitions Response Area, Former Fort Ord, California*, and the associated public meeting presentation provided an explanation of the nature of the proposed remedy change, and summarized the information that led to proposing the change. While the Army acknowledges that some members of the community are opposed to the change, considering all of the comments received and after consulting with the regulatory agencies, it is determined that the change described in this ESD is appropriate.

**Comment 5:** Comments were made expressing concern regarding the effectiveness of the LUCs, citing concerns with remedy implementation and enforcement, and noted that it is inappropriate to make local entities deal with incidental munitions encounters.

**Response:** The Army, EPA and DTSC have determined that development and reuse at the Track 2 Parker Flats MRA, including the development reserve reuse area, can occur safely with the modified remedy (i.e., LUCs) that includes: Military Munitions Recognition and Safety Training for workers conducting ground disturbing or intrusive activities; construction monitoring for ground disturbing or intrusive activities; and restrictions against residential use except in the Track 2 Parker Flats development reserve reuse area. The remedy has been implemented and determined through Army five-year reviews to be effective and protective (Army 2007, 2012, and 2017, respectively). The proposed change is limited to removal of the residential use restriction from a portion of the Track 2 Parker Flats MRA based on new information, and will not impact the implementation or effectiveness of the LUCs or overall protectiveness of the remedy.

As described in the Track 2 Parker Flats ROD, the standard procedure for reporting any encounter with a known or suspected Military Munitions item in transferred former Fort Ord property is to report the encounter immediately to local law enforcement; the local law enforcement agency will promptly request Department of Defense support for response. A deed notice to the effect is included in nearly every deed that has transferred the former Fort Ord property from the Army.

**Comment 6:** Comment was made that the framework for the cleanup of the Track 2 Parker Flats MRA that includes the ESCA dilutes the CERCLA process, diminishes credibility and gives the impression a local agency is changing a federal agency decision.

**Response:** The remedy change follows the CERCLA process. The Army and FORA entered into an ESCA to provide funding for munitions response actions necessary for remedy implementation. Under the ESCA, FORA is responsible for completion of the CERCLA response actions and implementing the selected remedy for the ESCA properties, which includes the development reserve reuse area addressed by this ESD. However, the Army remains the lead agency under CERCLA, and is responsible for making cleanup decisions at the former Fort Ord. The *Fact Sheet: A Change to Track 2 Record of Decision for the Parker Flats Munitions Response Area, Former Fort Ord, California*, identifies the Explanation of Significant Differences (ESD) process and explains how the process is used to make significant changes to the selected remedy.

**Comment 7:** Comments were made that the decision to change the remedy should be based on factual and scientific data, including review of records on the types of munitions and weapons used, historical use of the area, including types of military training and types of munitions used, and effectiveness of previous munitions removal actions. A comment was made that military training at Fort Ord included such activities as tank training; Combat Development Experimental Command (CDEC) was located at Fort Ord; and that there is a potential for burial pits.

**Response:** As presented in the *Fact Sheet: A Change to Track 2 Record of Decision for the Parker Flats Munitions Response Area, Former Fort Ord, California*, the decision to remove the residential use restriction from the Track 2 Parker Flats development reserve reuse area is based on additional evaluation and verification which confirmed the area as acceptable for residential reuse. The detailed evaluation of the area included review of records on the types of training, weapons and munitions used in the area, and review of the quality and effectiveness of previous removal actions. The additional

evaluation and verification is documented in the *Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area* (ESCA RP Team 2017), which was reviewed by the Army, EPA, and DTSC.

The Track 2 Parker Flats RI/FS evaluated the types of military training that occurred in the MRA, and addressed the comment about the potential for tank training, as described in the response to a community comment. Burial pits that were encountered during MEC removal activities were investigated. Previous research indicated that Fort Ord buildings were used for administrative functions of CDEC, and field experiments were conducted in Fort Hunter Liggett.

**Comment 8:** Comment was made regarding how the clean-up process satisfies the DTSC requirement that all munitions be removed.

**Response:** MEC removal actions were successfully completed by the Army in 2000. This work was evaluated in the Track 2 Parker Flats RI/FS. However, the potential existed that MEC may remain present in the property. Therefore, to manage the risk to future land users from MEC that potentially remain in the property, the LUC remedy was selected in the Track 2 ROD.

As presented in the *Fact Sheet: A Change to Track 2 Record of Decision for the Parker Flats Munitions Response Area, Former Fort Ord, California*, the decision to remove the residential use restriction from the development reserve reuse area is based on additional evaluation and verification which confirmed the area as acceptable for residential reuse. The detailed evaluation of the area included review of records on the types of training, weapons and munitions used in the area, and review of the quality and effectiveness of previous removal actions. The additional evaluation and verification is documented in the *Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area* (ESCA RP Team 2017), which was reviewed by the Army, EPA, and DTSC. The DTSC stated in a letter dated January 9, 2017, that the data evaluations for the Parker Flats MRA designated residential reuse areas, which include the Track 2 Parker Flats development reserve reuse area, are comparable in concept to the DTSC Residential Protocol and that a potential variance request to remove any existing and applicable restrictions to the Parker Flats MRA designated residential reuse areas is appropriate (DTSC 2017).

**Comment 9:** Some commentators asked if there were examples of residential developments located on former training areas where live ordnance and chemicals had been utilized in the training.

**Response:** Comments regarding examples of residential developments located on former training areas are not relevant to the remedy change. However, former military training sites and ranges are currently being reused for residential development, including Benicia Arsenal in Benicia, California and former Camp Beale near Marysville, California. During development of the ESCA and the AOC governing the remaining MEC removal activities required for approximately 3,300 acres of the former Fort Ord, the EPA and the DTSC required adequate use of the best available (and appropriate) detection technologies and related processes to remove MEC to the point that the land could be released for potential residential reuse. To satisfy these requirements, FORA developed a thorough, data-driven implementation process as part of the FORA ESCA Remediation Program to support the acceptability of a parcel for residential use, referred to as the ESCA Residential Quality Assurance (RQA) Process. As specified in the ESCA, FORA developed the RQA Pilot Study, including recommending study areas and developing success criteria for EPA and DTSC to determine if, and when, the ESCA RQA

Process would be applied to proposed ESCA residential parcels. This process was successfully applied to the Track 2 development reserve reuse area.

**Comment 10:** Comments were made that there is no mention of lead in soils or soil testing.

**Response:** The potential for soil contamination from munitions constituents, including lead, at the former Fort Ord is addressed under the Army's Basewide Range Assessment program (Shaw 2012). The Basewide Range Assessment for the Track 2 Parker Flats MRA included a literature review for all the MRSs within the MRA and site reconnaissance within specific MRSs (including MRS-13B). Following reconnaissance, soil samples were collected from a subset of sites (sampling was not required in MRS-13B). Samples were analyzed for explosives and perchlorate. Selected samples were also analyzed for lead, copper, antimony, semi-volatile organic compounds and total petroleum hydrocarbons. The results of this sampling are provided in the Comprehensive Basewide Range Assessment Report (Shaw 2012).

## ENCLOSURE 2

## References

- Department of Toxic Substances Control (DTSC). 2006. Letter to the U.S. Army, Fort Ord BRAC Environmental Coordinator regarding the Superfund Proposed Plan, Remedial Action is Proposed for Parker Flats Munitions Response Area, Track 2 Remedial Investigation/Feasibility Study, Former Fort Ord, California. October 18. (Fort Ord Administrative Record No. OE-0588A.2)
- \_\_\_\_\_. 2017. Letter to FORA regarding DTSC review of Environmental Services Cooperative Agreement Residential Protocol Implementation at Seaside and Parker Flats Munitions Response Areas. January 9
- Environmental Services Cooperative Agreement Remediation Program Team (ESCA RP Team). 2009. Final Remedial Design/Remedial Action, Land Use Controls Implementation, and Operation and Maintenance Plan, Parker Flats Munitions Response Area Phase I, Former Fort Ord, Monterey County, California. August 4. (Fort Ord Administrative Record No. ESCA-0166)
- \_\_\_\_\_. 2017. Final Residential Protocol Implementation Technical Report, Parker Flats Munitions Response Area, Former Fort Ord, Monterey County, California. March 29. (Fort Ord Administrative Record No. ESCA-0311C)
- Fort Ord Reuse Authority (FORA). 1997. Fort Ord Base Reuse Plan. March
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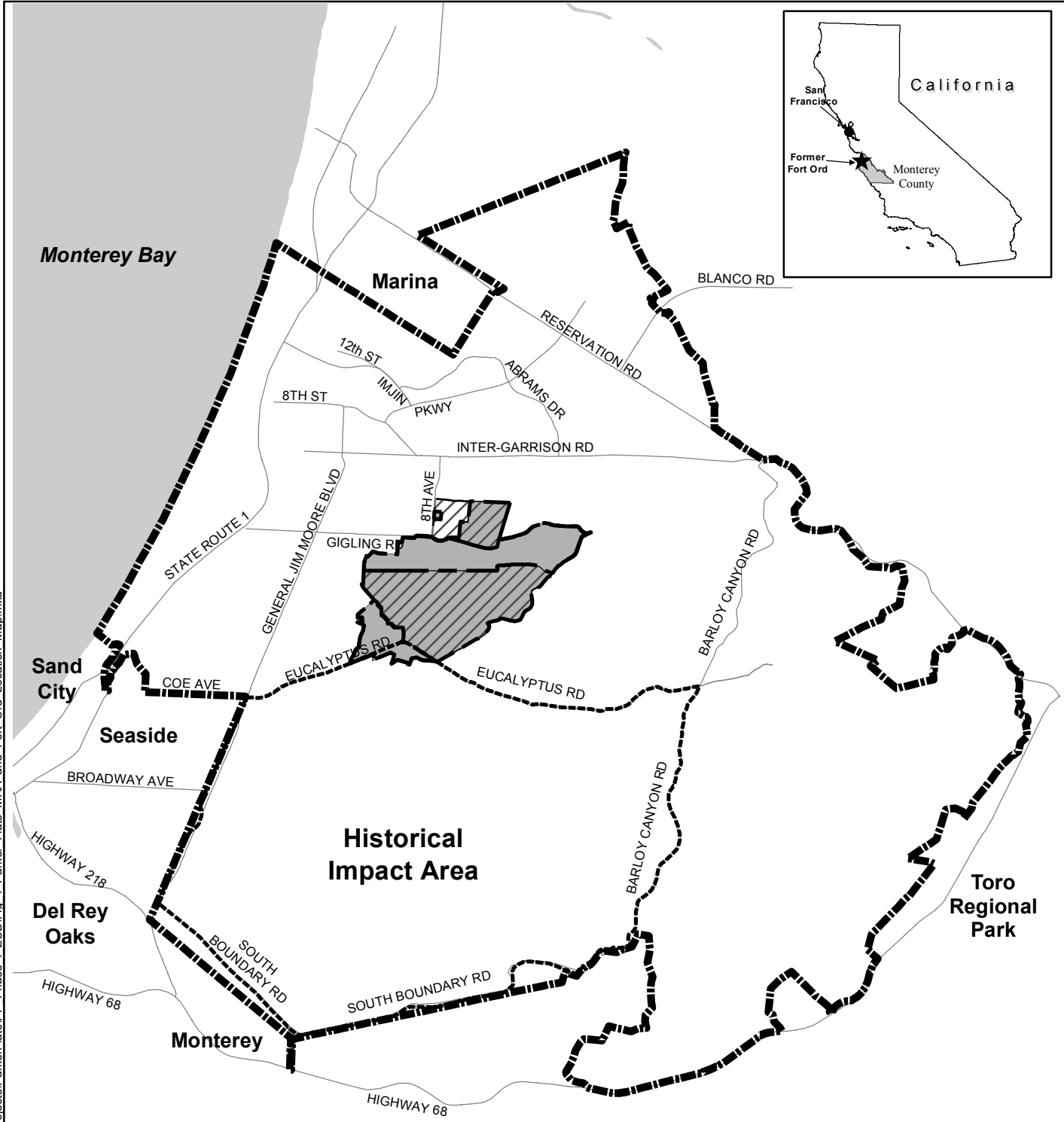
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



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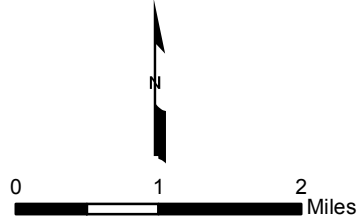
## FIGURES



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-  ESCA Parker Flats MRA
-  Historical Impact Area Boundary
-  Former Fort Ord Boundary
-  Track 2 Parker Flats MRA
-  Major Road

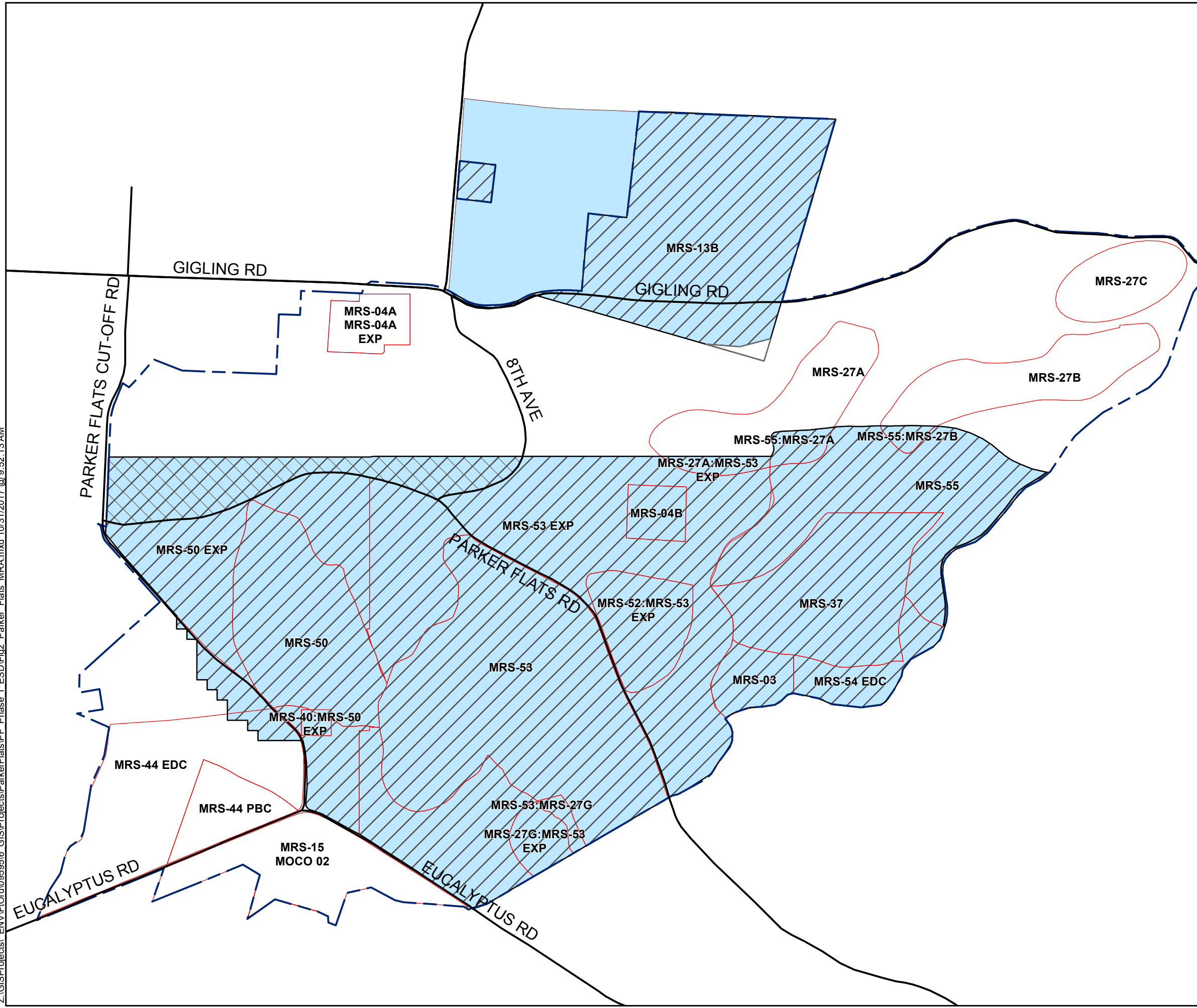


**Track 2 Parker Flats MRA  
and Fort Ord Location Map**







Monterey County, California

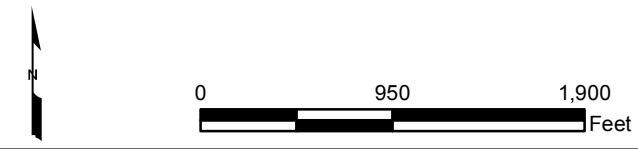
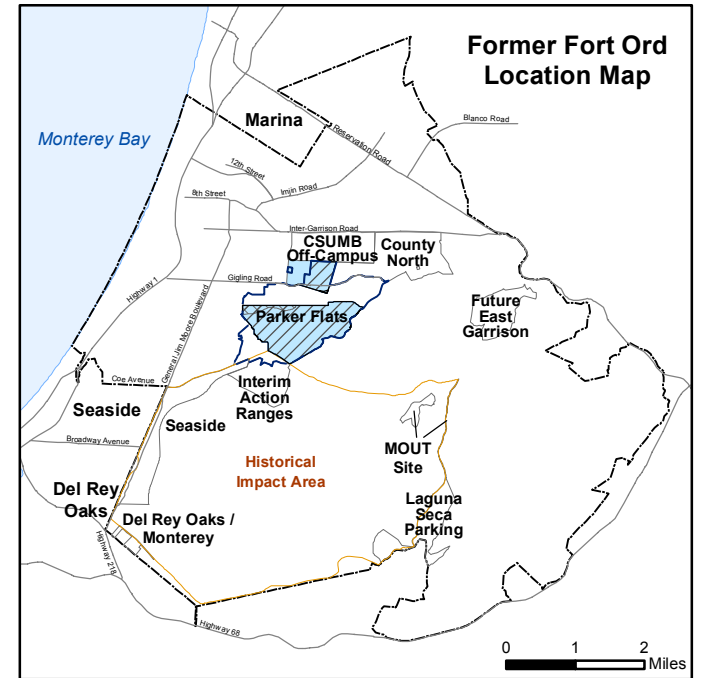
**Figure 1**

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### Legend

-  Track 2 Parker Flats MRA
-  Track 2 Development Reserve / ESCA Designated Future Residential Reuse Area
-  ESCA Phase I Parker Flats MRA
-  ESCA Parker Flats MRA
-  Munitions Response Site
-  Major Road

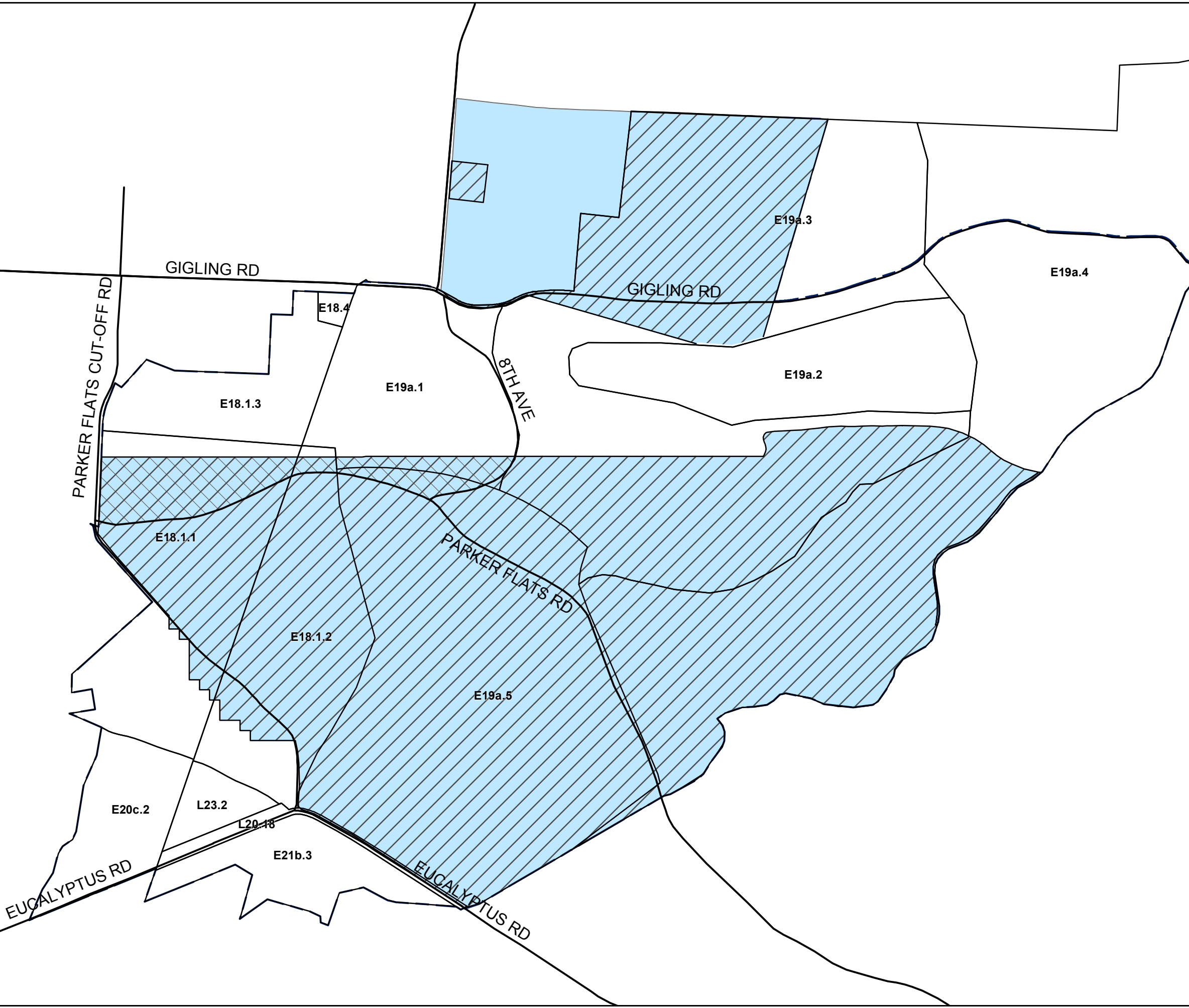


### Track 2 Parker Flats MRA Munitions Response Sites

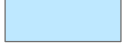





Monterey County, California

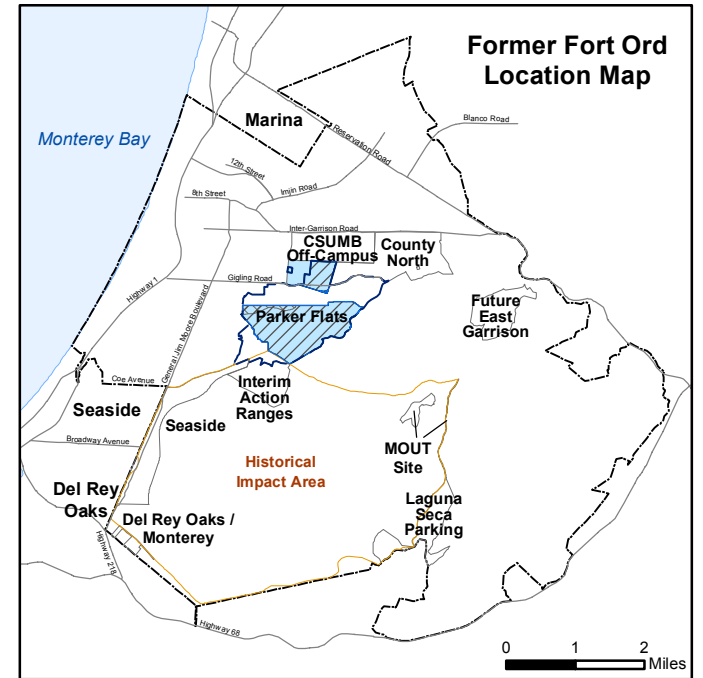
Figure 2

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### Legend

-  Track 2 Parker Flats MRA
-  Track 2 Development Reserve / ESCA Designated Future Residential Reuse Area
-  ESCA Phase I Parker Flats MRA
-  ESCA Parker Flats MRA
-  Parcel Boundaries
-  Major Road



**Track 2 Parker Flats MRA  
Development Reserve / ESCA  
Designated Future Residential Reuse Area**  
Monterey County, California

**Figure 3**

APPENDIX A

GLOSSARY OF MILITARY MUNITIONS RESPONSE PROGRAM TERMS

## APPENDIX A

## Glossary of Military Munitions Response Program Terms

**Administrative Record** – A compilation of all documents relied upon to select a remedial action pertaining to the investigation and cleanup of the former Fort Ord. *Source:* (1).

**Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, otherwise known as Superfund)** – CERCLA authorizes federal action to respond to the release or threatened release of hazardous substances into the environment or a release or threatened release of a pollutant or contaminant into the environment that may present an imminent or substantial danger to public health or welfare. *Source:* (1).

**Construction Support** – Assistance provided by the Department of Defense (DOD), explosive ordnance disposal (EOD) or unexploded ordnance (UXO)-qualified personnel and/or by personnel trained and qualified for operations involving chemical agents (CA), regardless of configuration, during intrusive construction activities on property known or suspected to contain UXO, other munitions that may have experienced abnormal environments (e.g., discarded military munitions [DMM]), munitions constituents in high enough concentrations to pose an explosive hazard, or CA, regardless of configuration, to ensure the safety of personnel or resources from any potential explosive or CA hazards. *Source:* (3).

**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 (UXO), 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)).

For the purposes of the Basewide Military Munitions Response Program (MMRP) being conducted at the former Fort Ord, DMM does not include small arms ammunition.

**Explanation of Significant Differences** – A document issued after adoption of the Record of Decision (ROD) which explains differences in the remedial action that significantly change but do not fundamentally alter the remedy selected in the ROD with respect to scope, performance or cost.

**Feasibility Study (FS)** – An evaluation of potential remedial technologies and treatment options that can be used to clean up a site. *Source:* (1).

**Historical Impact Area** – The historical impact area consists of approximately 8,000 acres in the southwestern portion of former Fort Ord, bordered by Eucalyptus Road to the north, Barloy Canyon Road to the east, South Boundary Road to the south, and North-South Road (renamed General Jim Moore Boulevard) to the west. *Source:* (1).

**Institutional Control (IC)** – (a) Non-engineered instruments such as administrative and/or legal controls that minimize the potential for human exposure to contamination by limiting land or resource use; (b) are generally, to be used in conjunction with, rather than in lieu of, engineering measures such as waste treatment or containment; (c) can be used during all stages of the cleanup process to accomplish various cleanup-related objectives; and (d) should be “layered” (i.e., use multiple ICs) or implemented in a series to provide overlapping assurances of protection from contamination. *Source:* (4).

**Land Use Controls (LUCs)** – Physical, legal, or administrative mechanisms that restrict the use of, or limit access to, real property, to manage risks to human health and the environment. Physical

mechanisms encompass a variety of engineered remedies to contain or reduce contamination, or physical barriers to limit access to real property, such as fences or signs. *Source:* (3).

**Military Munitions** – Military munitions means 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 (DOD), the Coast Guard, the Department of Energy, 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, demolition charges, and devices and components of the above.

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 Department of Energy 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 Response Program (MMRP)** – Department of Defense (DOD)-established program to manage the environmental, health and safety issues presented by munitions and explosives of concern (MEC). *Source:* (1).

**Mortar** – Mortars typically range from approximately 1 inch to 11 inches in diameter or larger, and can be filled with explosives, toxic chemicals, white phosphorus or illumination flares. Mortars generally have thinner metal casing than projectiles but use the same types of fuzing and stabilization. *Source:* (2).

**Munitions Debris (MD)** – Remnants of munitions (e.g., fragments, penetrators, projectiles, shell casings, links, fins) remaining after munitions use, demilitarization, or disposal. *Source* (3).

**Munitions and Explosives of Concern (MEC)** – Distinguishes specific categories of military munitions that may pose unique explosives safety risks, such as: (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., Trinitrotoluene [TNT], Cyclotrimethylene trinitramine [RDX]), as defined in 10 U.S.C. 2710(e)(3), present in high enough concentrations to pose an explosive hazard. (32 CFR 179.3).

For the purposes of the Basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, MEC does not include small arms ammunition.

**Munitions Response Area (MRA)** – Any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). Examples are former ranges and munitions burial areas. A MRA comprises of one or more munitions response sites (MRSs). (32 CFR 179.3).

**Munitions Response Site (MRS)** – A discrete location within a Munitions Response Area (MRA) that is known to require a munitions response. (32 CFR 179.3).

**Projectile** – An object projected by an applied force and continuing in motion by its own inertia, as a bullet, bomb, shell, or grenade. Also applied to rockets and to guided missiles. *Source:* (2).

**Record of Decision (ROD)** – A ROD is the document used to record the remedial action decision made at a National Priorities List property. The ROD will be maintained in the project Administrative Record and project file. *Source:* (1).

**Remedial Investigation (RI)** – The RI is intended to “adequately characterize the site for the purpose of developing and evaluating an effective remedial alternative” (National Contingency Plan, 40 CFR 300.430[d]). In addition, the RI provides information to assess the risks to human health, safety, and the environment that were identified during risk screening in the site investigation. *Source:* (1).

**Small Arms Ammunition** – Ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller, or for shotguns. *Source* (3)

**Track 2 Sites** – Track 2 Sites are those where MEC was found and removal action has been 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 the removal actions. *Source:* (1).

**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 materials; and (C) remain unexploded, whether by malfunction, design, or any other cause. (10 U.S.C. 101(e)(5)(A through C)).

For the purposes of the Basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, UXO does not include small arms ammunition.

**Sources:**

- (1) Non-standard definition developed to describe Fort Ord-specific items, conditions, procedures, principles, etc. as they apply to issues related to the munitions and explosives of concern (MEC) cleanup.
- (2) U.S. Department of Defense Environment, Safety and Occupational Health Network and Information Exchange. 1996. Unexploded Ordnance (UXO): An Overview. October.
- (3) U.S. Department of Defense Manual Number 6055.09, Volume 8, SUBJECT: DoD Ammunition and Explosives Safety Standards: Glossary, Incorporating Change 2. January 24, 2018.
- (4) Institutional Controls: A Site Managers’ Guide to Identifying, Evaluating, and Selecting Institutional Controls at Superfund and RCRA Corrective Action Cleanups. US EPA Office of Solid Waste and Emergency Responses (OSWER) 9355.0-74FS-P, EPA 540-F-00-005. September, 2000.

## APPENDIX B

### Federal Deeds



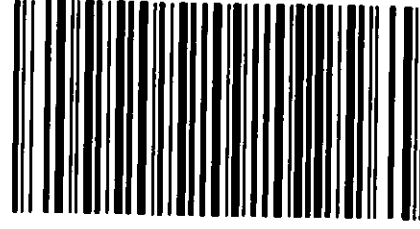
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Monterey County Recorder  
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**FORT ORD REUSE AUTHORITY  
OFFICIAL BUSINESS  
REQUEST DOCUMENT TO BE RECORDED  
AND EXEMPT FROM RECORDING FEES  
PER GOVERNMENT CODE 6103**

DOCUMENT: **2009028274**

Titles: 1/ Pages: 72



Fees....  
Taxes...  
Other...  
AMT PAID \_\_\_\_\_

**Recording requested by and  
when recorded mail to:**

George R. Schlossberg, Esq.  
Kutak Rock LLP  
1101 Connecticut Avenue, NW  
Suite 1000  
Washington, DC 20036

Space Above This Line Reserved for Recorder's Use

**QUITCLAIM DEED FOR  
FORT ORD REUSE AUTHORITY (FORA)  
MONTEREY PENINSULA COLLEGE  
COUNTY OF MONTEREY, CALIFORNIA  
(Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, F1.7.2, and L23.2)**

Documentary Transfer Tax \$0-government agency, exempt from DTT

\_\_\_\_ Computed on full value of property conveyed

\_\_\_\_ Computed on full value less liens and encumbrances  
remaining at time of sale

Signature of Declarant or agent - Firm name

**FORT ORD REUSE AUTHORITY  
OFFICIAL BUSINESS  
REQUEST DOCUMENT TO BE RECORDED  
AND EXEMPT FROM RECORDING FEES  
PER GOVERNMENT CODE 6103**

**Recording requested by and  
when recorded mail to:**

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Kutak Rock LLP  
1101 Connecticut Avenue, NW  
Suite 1000  
Washington, DC 20036

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**QUITCLAIM DEED FOR  
FORT ORD REUSE AUTHORITY (FORA)  
MONTEREY PENINSULA COLLEGE  
COUNTY OF MONTEREY, CALIFORNIA  
(Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, F1.7.2, and L23.2)**

**THIS QUITCLAIM DEED**, made and entered into between the **UNITED STATES OF AMERICA**, acting by and through the **SECRETARY OF THE ARMY** (the "**Grantor**"), under and pursuant to the power and authority contained in the Defense Base Closure and Realignment Act of 1990, as amended (Public Law No. 101-510, 10 U.S.C. § 2687) ("**DBCRA**"), and the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. § 101 *et seq.*); and the **FORT ORD REUSE AUTHORITY** ("**FORA**") (the "**Grantee**"), created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive, commencing with Section 67650, *et seq.*, and selected provisions of the California Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, *et seq.*, and Article 4, commencing with Section 33492.70, *et seq.*, and recognized as the Local Redevelopment Authority for the former Fort Ord Army Base, California, by the Office of Economic Adjustment on behalf of the Secretary of Defense.

**WITNESSETH THAT:**

**WHEREAS**, the Secretary of the Army may convey surplus property to a local redevelopment authority at a closing military installation for economic development purposes pursuant to the power and authority provided by DBCRA and the implementing regulations of the Department of Defense (32 CFR 174 and 176);

**WHEREAS**, Grantee, by application, requested an economic development conveyance of portions of the former Fort Ord, California, consistent with the redevelopment plan prepared by the Grantee;

**WHEREAS**, Section 334 of Public Law 104-201 allows, with the concurrence of the Governor of the State of California and the approval of the Administrator of the EPA, for the deferral of the requirement of 42 U.S.C. § 9620 (h)(3)(A)(ii)(I) prior to completion of all the necessary environmental remediation actions required under the CERCLA, which approval and concurrence have been received.

**WHEREAS**, the Grantor and the State of California Department of Toxic Substance Control have entered into a Munitions and Explosives of Concern ("MEC") Covenant to Restrict Use of Property, dated 4/21/09 2009 and recorded on May 8, 2009, *Series Number 2009028273* <sup>or</sup>

**NOW THEREFORE**, the GRANTOR, for good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM unto the GRANTEE, its successors and assigns, all its right, title, and interest in the property situated, lying and being in the County of Monterey, in the State of California, Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, F1.7.2, and L23.2 containing approximately 546.529 acres as shown on Exhibit A, attached hereto and made a part hereof (hereinafter referred to as the "Property").

**AND IT IS FURTHER AGREED AND UNDERSTOOD** by and between the parties hereto that the GRANTEE, by its acceptance of this Deed, agrees that, as part of the consideration for this Deed, the GRANTEE covenants and agrees for itself, its successors and assigns, forever, that this Deed is made and accepted upon each of the following covenants, which covenants shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity by the United States and other interested parties as allowed by federal, state or local law; that the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS set forth herein are a binding servitude on the Property herein conveyed and shall be deemed to run with the land in perpetuity; and that the failure to include the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in subsequent conveyances does not abrogate the status of these restrictions as binding upon the parties, their successors and assigns:

**I. PROPERTY DESCRIPTION:**

The Property includes:

1. All buildings, facilities, roadways, and other improvements, including the storm drainage systems and the telephone system infrastructure, and any other improvements thereon;

2. All appurtenant easements and other rights appurtenant thereto, permits, licenses, and privileges not otherwise excluded herein; and

3. All hereditaments and tenements therein and reversions, remainders, issues, profits, privileges and other rights belonging or related thereto.

## II. EXCLUSIONS AND RESERVATIONS

This conveyance is made subject to the following **EXCLUSIONS** and **RESERVATIONS**:

1. The Property is taken by the Grantee subject to any and all valid and existing recorded outstanding liens, leases, easements, and any other encumbrances made for the purpose of roads, streets, utility systems, rights-of-way, pipelines, and/or covenants, exceptions, interests, liens, reservations, and agreements of record; and any unrecorded easements and any other encumbrances made for the limited purpose of roads, streets, utility systems, and pipelines set forth in Exhibit G.

2. The reserved rights and easements set forth in this section are subject to the following terms and conditions:

A. The Grantee is to comply with all applicable Federal law and lawful existing regulations;

B. The Grantor is to allow the occupancy and use by the Grantee, its successors, assigns, permittees, or lessees of any part of the easement areas not actually occupied or required for the purpose of the full and safe utilization thereof by the Grantor, so long as such occupancy and use does not compromise the ability of the Grantor to use the easements for their intended purposes, as set forth herein;

C. The easements previously granted or granted herein shall be for the specific use described and may not be construed to include the further right to authorize any other use within the easements unless approved in writing by the fee holder of the land subject to the easement;

D. Any transfer of the easements by assignment, lease, operating agreement, or otherwise must include language that the transferee agrees to comply with and be bound by the terms and conditions of the original grant;

E. Unless otherwise provided, no interest reserved shall give the Grantor any right to remove any material, earth, or stone for consideration or other purpose except as necessary in exercising its rights hereunder; and

F. The Grantor is to restore the area of any easement or right of access so far as it is reasonably possible to do so upon abandonment or release of any easement as provided herein, unless this requirement is waived in writing by the then owner of the Property.

3. Grantor reserves mineral rights that Grantor owns with the right of surface entry in a manner that does not unreasonably interfere with Grantee's development and quiet enjoyment of the Property.

**TO HAVE AND TO HOLD** the Property granted herein to the GRANTEE and its successors and assigns, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, or claim whatsoever of the GRANTOR, either in law or in equity and subject to the terms, reservations, restrictions, covenants, and conditions set forth in this Deed.

### III. CERCLA NOTICE, ASSURANCES, **WARRANTY**, AND ACCESS PROVISIONS

#### 1. CERCLA NOTICE

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

A. Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in Exhibit B, attached hereto and made a part hereof. Additional information regarding the storage, release, and disposal of hazardous substances on the Property has been provided to the Grantee in the Finding of Suitability for Early Transfer (FOSET) and the documents referenced therein, receipt of which the Grantee hereby acknowledges.

B. 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 C, attached hereto and made a part hereof. Additional information regarding the remedial action taken, if any, has been provided to the Grantee in the Finding of Suitability for Early Transfer (FOSET) and the documents referenced therein, receipt of which the Grantee hereby acknowledges.

#### 2. CERCLA RESPONSE ACTION ASSURANCES

For the Property, the Grantor provides the following description and assurances:

A. Pursuant to section 120(h)(3)(C)(ii)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C.

§9620(h)(3)(C)(ii)(I) and (II)), the Environmental Protection Provisions located at Exhibit D, attached hereto and made a part hereof, provide the conditions, restrictions, and notifications necessary 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.

B. Pursuant to section 120(h)(3)(C)(ii)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(III)), all corrective, remedial, or response actions necessary to protect human health and the environment will be taken with respect to any hazardous substance remaining on the Property as a result of storage, release, or disposal prior to the date of transfer, in accordance with the compliance schedule. The schedule will be developed in cooperation with the U.S. Environmental Protection Agency and the State of California. The schedules may be changed as provided by the Fort Ord Federal Facility Agreement (FFA), as amended, and the Administrative Order on Consent (AOC).

C. Any corrective, remedial, or response action found to be necessary after the date of transfer shall be conducted by the Grantor, except those actions conducted by the Grantee on behalf of the Grantor. This **warranty** shall not apply in any case in which the person or entity to whom the Property is transferred is a potentially responsible party with respect to such property. For purposes of this **warranty**, Grantee shall not be considered a potentially responsible party solely due to the presence of 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.

D. Pursuant to section 120(h)(3)(C)(ii)(IV) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(IV)), the Grantor has submitted and will continue to submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required. Expenditure of any federal funds for such investigations or response actions is subject to Congressional authorization and appropriation of funds for that purpose. The Grantor will submit its funding request for the projects needed to meet the schedule of necessary response actions.

### 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 in any case in which a remedial 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 and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee, 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 covenant, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, 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 . In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

#### IV. "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 or lead-based paint. 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 law.

## V. 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 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 law.

## VI. 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.



## **VII. ENVIRONMENTAL PROTECTION PROVISIONS**

The Environmental Protection Provisions are at Exhibit D, 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 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.

## **VIII. AIR NAVIGATION RESERVATION AND RESTRICTIONS**

The Monterey Peninsula Airport and the former Fritzsche Army Airfield, now known as the Marina Municipal Airport, are in close proximity to the Property. Accordingly, in coordination with the Federal Aviation Administration, the Grantee covenants and agrees, on behalf of itself, its successors and assigns and every successor in interest to the Property herein described, or any part thereof, that there will be no construction or alteration unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulations, Part 77, entitled, "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

## **IX. ENFORCEMENT AND NOTICE REQUIREMENT**

A. The provisions of this Deed benefit the governments of the United States of America, the State of California, acting on behalf of the public in general, the local governments, and the lands retained by the Grantor and, therefore, are enforceable, by resort to specific performance or legal process by the United States, the State of California, the local governments, and by the Grantor, and its successors and assigns. Enforcement of this Deed shall be at the discretion of the parties entitled to enforcement hereof, and any forbearance, delay or omission to exercise their rights under this Deed in the event of a breach of any term of this Deed, shall not be deemed to be a waiver by any such party of such term or of any subsequent breach of the same or any other terms, or of any of the rights of said parties under this Deed. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including CERCLA. The enforcement rights set forth in this Deed against the Grantee, or its successors and assigns, shall only apply with respect to the Property conveyed herein and held by such Grantee, its successors or assigns, and only with respect to matters occurring during the period of time such Grantee, its successors or assigns, owned or occupied such Property or any portion thereof.

## **X. NOTICE OF NON-DISCRIMINATION**

With respect to activities related to the Property, the Grantee covenants for itself, its successors and assigns, that the Grantee, and such successors and assigns, shall not discriminate upon the basis of race, color, religion, sex, age, handicap, or national origin in the use, occupancy, sale or lease of the Property, or in their employment practices conducted thereon in violation of the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); and the Rehabilitation Act of 1973, as amended, (29 U.S.C. § 794). This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The Grantor shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed, and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

## **XI. ANTI-DEFICIENCY ACT STATEMENT**

The Grantor's obligation to pay or reimburse any money under this Deed is subject to the availability of appropriated funds to the Department of the Army, and nothing in this Deed shall be interpreted to require obligations or payments by the Grantor in violation of the Anti-Deficiency Act (Public Law 97-258, 31 U.S.C. § 1341).

## **XII. GENERAL PROVISIONS**

A. SEVERABILITY. If any provision of this Deed, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

B. CAPTIONS. The captions in this Deed have been inserted solely for convenience of reference and are not a part of this Deed and shall have no effect upon construction or interpretation.

C. RIGHT TO PERFORM. Any right which is exercisable by the Grantee, and its successors and assigns, to perform under this Deed may also be performed, in the event of default by the Grantee, or its successors and assigns, by a lender of the Grantee and its successors and assigns.

## **XIII. OTHER CONDITIONS**

Should the Property be considered for the proposed acquisition and construction of school properties utilizing State funding, at any time in the future, a separate environmental review

process in compliance with the California Education Code Section 17210 *et seq.*, will need to be conducted and approved by DTSC.

**XIV. THE CONDITIONS, RESTRICTIONS, AND COVENANTS**

The conditions, restrictions, and covenants set forth in this deed are a binding servitude on the herein conveyed Property and will be deemed to run with the land in perpetuity. Restrictions, stipulations and covenants contained herein will be inserted by the Grantee verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any portion thereof. All rights and powers reserved to the Grantor, and all references in this deed to Grantor shall include its successor in interest and assigns. The Grantor may agree to waive, eliminate, or reduce the obligations contained in the covenants, **PROVIDED, HOWEVER**, that the failure of the Grantor or its successor to insist in any one or more instances upon complete performance of any of the said conditions shall not be construed as a waiver or a relinquishment of the future performance of any such conditions, but the obligations of the Grantee, its successors and assigns, with respect to such future performance shall be continued in full force and effect.

**XV. LIST OF EXHIBITS**

The following listed Exhibits are made a part of this Deed:

- Exhibit A: Legal Description of Property
- Exhibit B: FOSET Hazardous Substance, Storage, Release and Disposal Table
- Exhibit C: FOSET Description of Property Table
- Exhibit D: Environmental Protection Provisions
- Exhibit E: Notification of Munitions and Explosives of Concern (MEC)
- Exhibit F: Site maps depicting the locations of munitions response sites
- Exhibit G: Unrecorded Easements and Encumbrances

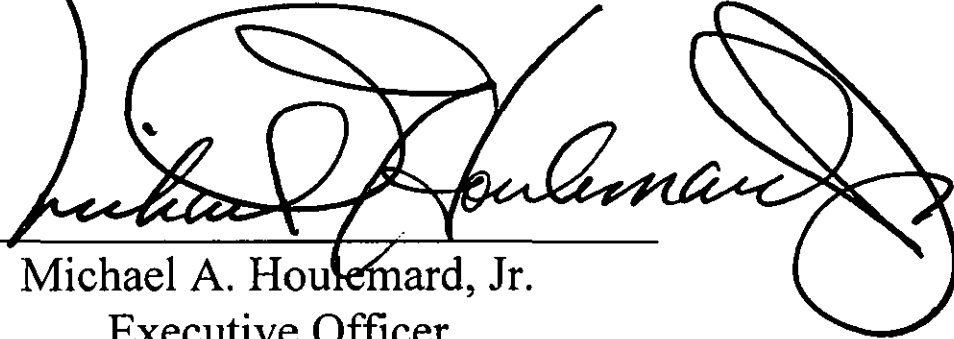
**[Signature Pages Follow]**



ACCEPTANCE:

In Testimony Whereof, witness the signature of the Fort Ord Reuse Authority ("Authority"), an organization organized and existing under the laws of the State of California under the Fort Ord Reuse Authority Act created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive, commencing with Section 67650, et seq., and selected provisions of the California Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, et seq., and Article 4, commencing with Section 33492.70, et seq., this SEVENTEENTH day of MARCH 2009 hereby accepts and approves this Quitclaim Deed for itself, its successors and assigns, and agrees to all the conditions, reservations, restrictions, and terms contained therein.

FORT ORD REUSE AUTHORITY  
LOCAL REDEVELOPMENT AUTHORITY

By:   
Michael A. Houlemard, Jr.  
Executive Officer

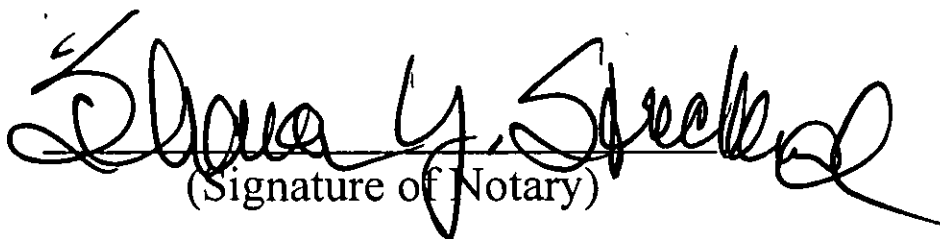
STATE OF CALIFORNIA

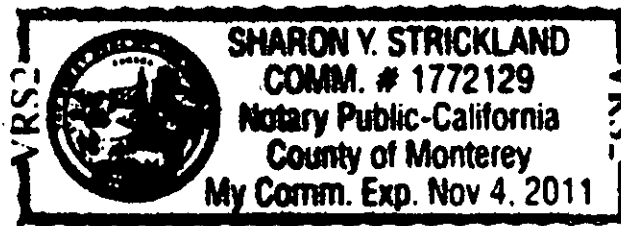
COUNTY OF MONTEREY

On 3-17-09 before me, Sharon Y. Strickland, (name of notary public) personally appeared Michael A. Houlemard, Jr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
(Signature of Notary)



EDC Parcel E19a.5  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 15, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110, which bears North 71° 12' 11" East, 18.27 feet from a brass disk marked "BLM AP61D" at an angle point in said "Monterey County III", thence from said Point of Beginning, along the southerly boundary of said "Monterey County III"

1. North 71° 12' 11" East for a distance of 111.11 feet to a brass disk marked "BLM AP60D" at an angle point in said "Monterey County III"; thence continuing along the southerly boundary of said "Monterey County III"
2. North 59° 39' 37" East for a distance of 1,040.44 feet; thence leaving the southerly boundary of said "Monterey County III"
3. North 52° 52' 17" East for a distance of 1,103.36 feet to a 5/8" rebar with cap stamped LS 5321; thence
4. North 12° 53' 13" West for a distance of 90.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
5. North 23° 03' 02" West for a distance of 1,755.77 feet to a 5/8" rebar with cap stamped LS 5321; thence
6. North 20° 08' 36" West for a distance of 268.73 feet to a 5/8" rebar with cap stamped LS 5321; thence
7. North 06° 42' 03" East for a distance of 153.53 feet to a 5/8" rebar with cap stamped LS 5321; thence
8. North 17° 38' 14" East for a distance of 226.03 to a 5/8" rebar with cap stamped LS 5321 feet; thence
9. North 48° 03' 46" West for a distance of 283.49 feet; thence

EDC Parcel E19a.5  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

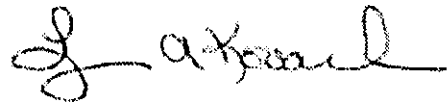
10. North 55° 11' 28" West for a distance of 278.91 feet to a 5/8" rebar with cap stamped LS 5321; thence
11. North 62° 41' 36" West for a distance of 227.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
12. North 65° 01' 11" West for a distance of 250.60 feet; thence
13. North 71° 11' 51" West for a distance of 335.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
14. North 79° 30' 16" West for a distance of 483.47 feet to a 5/8" rebar with cap stamped LS 5321; thence
15. North 84° 57' 11" West for a distance of 320.10 feet; thence
16. South 89° 14' 18" West for a distance of 321.74 feet to a 5/8" rebar with cap stamped LS 5321; thence
17. South 85° 32' 01" West for a distance of 169.80 feet; thence
18. South 04° 34' 26" East for a distance of 338.58 feet; thence
19. South 14° 47' 14" East for a distance of 1,369.35 feet; thence
20. South 20° 28' 20" West for a distance of 520.37 feet; thence
21. South 30° 46' 05" West for a distance of 753.57 feet; thence
22. South 25° 53' 24" West for a distance of 427.12 feet; thence
23. South 01° 39' 30" West for a distance of 156.63 feet to a nail and washer stamped LS 5321 on the northerly line of Eucalyptus Road, being Parcel 14, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along the northerly line of said Parcel 14
24. Along a non-tangent curve to the right, the center of which bears South 00° 33' 41" East, 280.00 feet, through a central angle of 17° 14' 41", having a radius of 280.00 feet, for a length of 84.27 feet, and whose long chord bears South 81° 56' 20" East for a distance of 83.96 feet to the beginning of a tangent compound curve; thence

EDC Parcel E19a.5  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

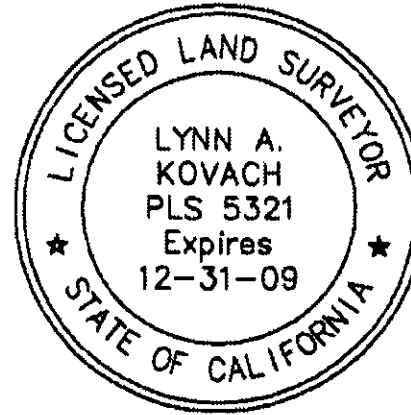
25. Along a curve to the right, through a central angle of  $12^{\circ} 08' 00''$ , having a radius of 830.00 feet, for a length of 175.77 feet, and whose long chord bears South  $67^{\circ} 15' 00''$  East for a distance of 175.44 feet to the beginning of a compound tangent curve; thence
26. Along a curve to the right, through a central angle of  $04^{\circ} 00' 00''$ , having a radius of 10,030.00 feet, for a length of 700.23 feet, and whose long chord bears South  $59^{\circ} 11' 00''$  East for a distance of 700.08 feet to a point of intersection with a tangent line; thence
27. South  $57^{\circ} 11' 00''$  East for a distance of 948.60 feet to the beginning of a tangent curve; thence
28. Along a curve to the right, through a central angle of  $00^{\circ} 18' 36''$ , having a radius of 5,030.00 feet, for a length of 27.21 feet, and whose long chord bears South  $57^{\circ} 01' 42''$  East for a distance of 27.22 feet to the common northerly corner of Parcels 14 and 15, as they are shown on that certain map recorded in Volume 20 of Surveys at Page 110, being also the beginning of a compound tangent curve; thence along the northerly boundary of said Parcel 15
29. Along a curve to the right, through a central angle of  $00^{\circ} 14' 47''$ , having a radius of 5,030.00 feet, for a length of 21.63 feet, and whose long chord bears South  $56^{\circ} 45' 01''$  East for a distance of 21.62 feet to the POINT OF BEGINNING.

Containing an area of 226.464 acres, more or less.

This legal description was prepared by

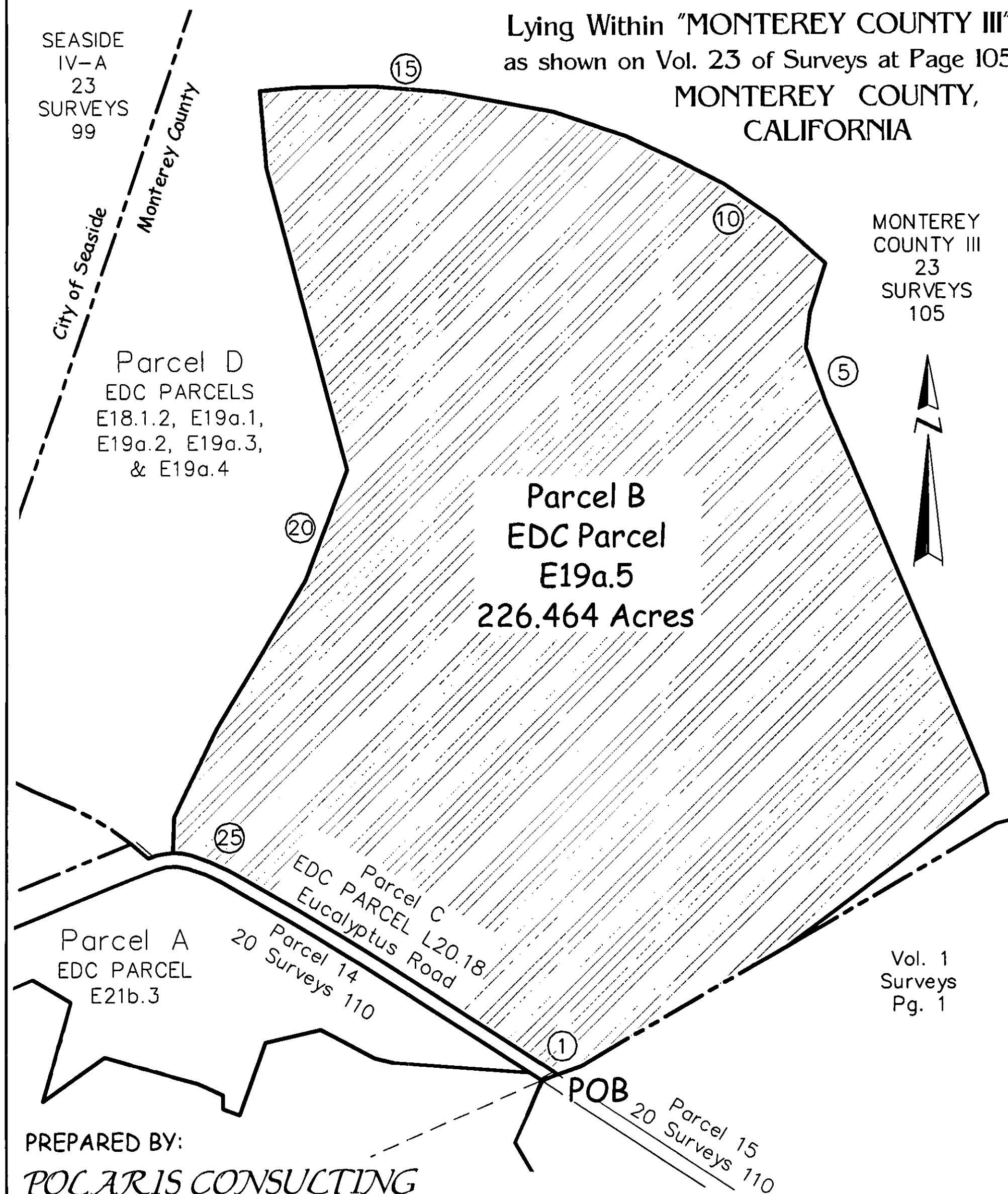


Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007





**EXHIBIT OF EDC Parcel E19a.5,  
Lying Within "MONTEREY COUNTY III"  
as shown on Vol. 23 of Surveys at Page 105  
MONTEREY COUNTY,  
CALIFORNIA**



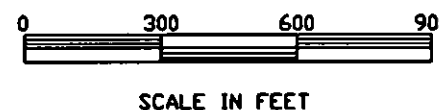
PREPARED BY:

**POCARIS CONSULTING**

P. O. BOX 1378  
CARMEL VALLEY, CA 93924

SCALE: 1" = 600' VIEW: E19.a5 DATE: 10-26-2007

FILE NAME: FORA FOSET 5 MPC2.DWG 26114



EDC Parcel E21.b3  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North  $18^{\circ} 59' 35''$  East (shown on said map as North  $18^{\circ} 59' 46''$  East), 298.42 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

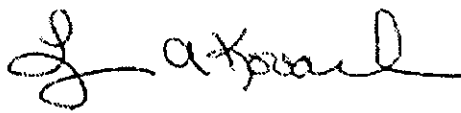
1. North  $18^{\circ} 59' 35''$  East for a distance of 325.58 feet to a point on the southerly boundary line of Eucalyptus Road, being Parcel 14, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along said southerly boundary line
2. North  $67^{\circ} 40' 00''$  East for a distance of 1,051.60 feet (shown on said map as 1028.50 feet) to the beginning of a tangent curve; thence
3. Along a curve to the right, through a central angle of  $00^{\circ} 58' 00''$ , having a radius of 9,970.00 feet, for an arc length of 168.21 feet, and whose long chord bears North  $68^{\circ} 09' 00''$  East for a distance of 168.21 feet to a point of intersection with a tangent line; thence
4. North  $68^{\circ} 38' 00''$  East for a distance of 211.78 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of  $38^{\circ} 03' 00''$ , having a radius of 220.00 feet, for an arc length of 146.10 feet, and whose long chord bears North  $87^{\circ} 39' 30''$  East for a distance of 143.43 feet to the beginning of a tangent curve; thence
6. Along a compound curve to the right through a central angle of  $12^{\circ} 08' 00''$ , having a radius of 770.00 feet, for an arc length of 163.06 feet, and whose long chord bears South  $67^{\circ} 15' 00''$  East for a distance of 162.76 feet to the beginning of a tangent curve; thence
7. Along a compound curve to the right, through a central angle of  $04^{\circ} 00' 00''$ , having a radius of 9,970.00 feet, for an arc length of 696.04 feet, and whose long chord bears South  $59^{\circ} 11' 00''$  East for a distance of 695.90 feet to a point of intersection with a tangent line; thence

EDC Parcel E21.b3  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

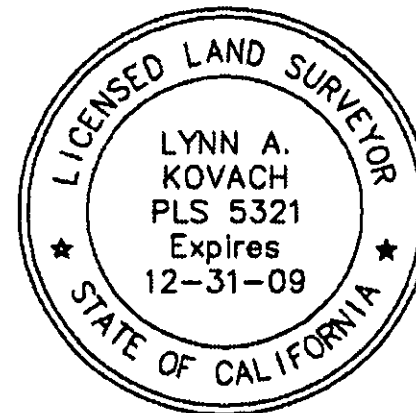
8. South 57° 11' 00" East for a distance of 889.89 feet to the northerly boundary of EDC Parcels E39, E40, E41, & E42; thence leaving said southerly boundary line and following along said northerly boundary line
9. North 85° 51' 38" West for a distance of 595.99 feet; thence
10. North 76° 37' 26" West for a distance of 86.38 feet; thence
11. North 61° 54' 12" West for a distance of 267.56 feet; thence
12. South 77° 05' 31" West for a distance of 246.21 feet; thence
13. South 19° 14' 23" West for a distance of 336.79 feet; thence
14. North 68° 47' 10" West for a distance of 77.24 feet; thence
15. North 01° 56' 56" West for a distance of 59.05 feet; thence
16. North 65° 07' 58" West for a distance of 118.98 feet; thence
17. North 74° 05' 58" West for a distance of 430.52 feet; thence
18. South 54° 47' 09" West for a distance of 332.90 feet; thence
19. North 15° 42' 12" East for a distance of 450.85 feet; thence
20. North 59° 15' 04" West for a distance of 195.50 feet; thence
21. South 67° 46' 14" West for a distance of 963.07 feet to the POINT OF BEGINNING.

Containing an area of 31.627 acres, more or less.

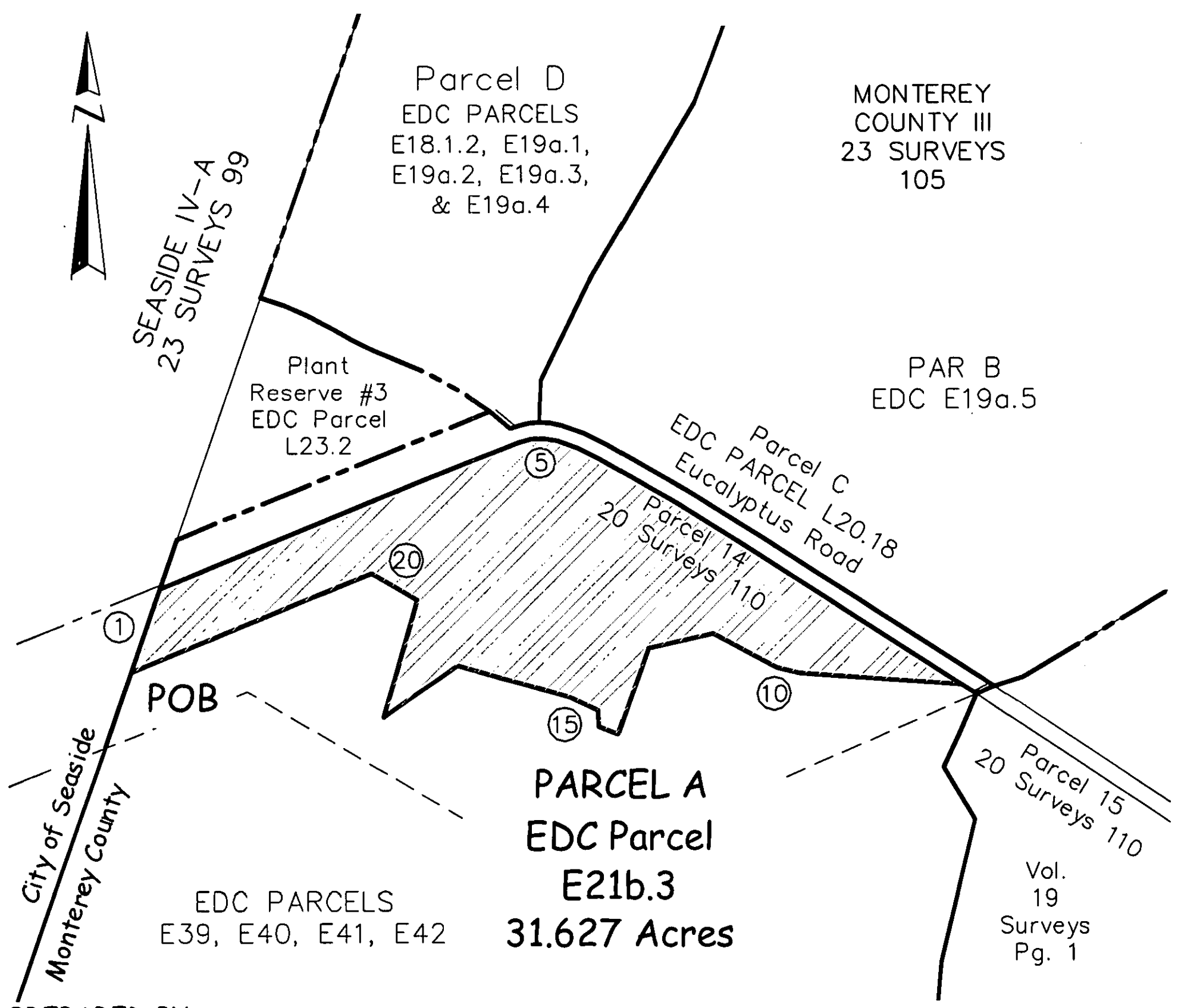
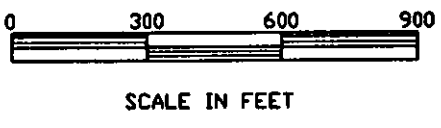
This legal description was prepared by



Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007



**EXHIBIT OF EDC Parcel E21b.3,  
Lying Within "MONTEREY COUNTY III"  
as shown on Vol. 23 of Surveys at Page 105  
MONTEREY COUNTY,  
CALIFORNIA**



PREPARED BY:  
**POLARIS CONSULTING**  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924

SCALE: 1" = 600' VIEW: E21b.3 DATE: 10-26-2007  
FILE NAME: FORA FOSET 5 MPC2.DWG 26114

Parcel C  
EDC Parcel E38  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

J.A.  
Cm  
L



Legal Description

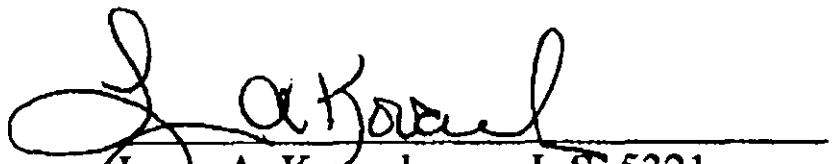
SITUATE within a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the most southerly corner common to Parcel 1, "Seaside IV-A" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99 and "Monterey County III", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, thence from said Point of Beginning along an extension southerly of the common boundary of said "Seaside IV-A" and "Monterey County III"

1. South 18° 59' 46" West a distance of 1549.04 feet; thence leaving said extended boundary
2. North 52° 57' 06" West for a distance of 20.33 feet; thence
3. North 05° 40' 08" East for a distance of 253.17 feet; thence
4. North 44° 56' 58" West for a distance of 103.26 feet; thence
5. North 56° 33' 32" West for a distance of 459.02 feet; thence
6. North 52° 21' 41" West for a distance of 226.05 feet; thence
7. North 66° 14' 49" West for a distance of 383.36 feet to a point on the southeasterly boundary of said "Seaside IV-A"; thence along said boundary
8. North 68° 33' 01" East for a distance of 1591.54 feet to the POINT OF BEGINNING.

Containing an area of 17.734 acres, more or less.

This legal description was prepared by

  
Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007

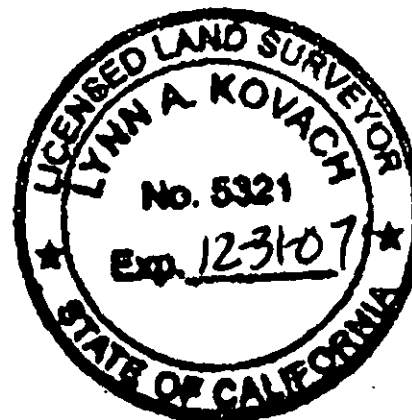
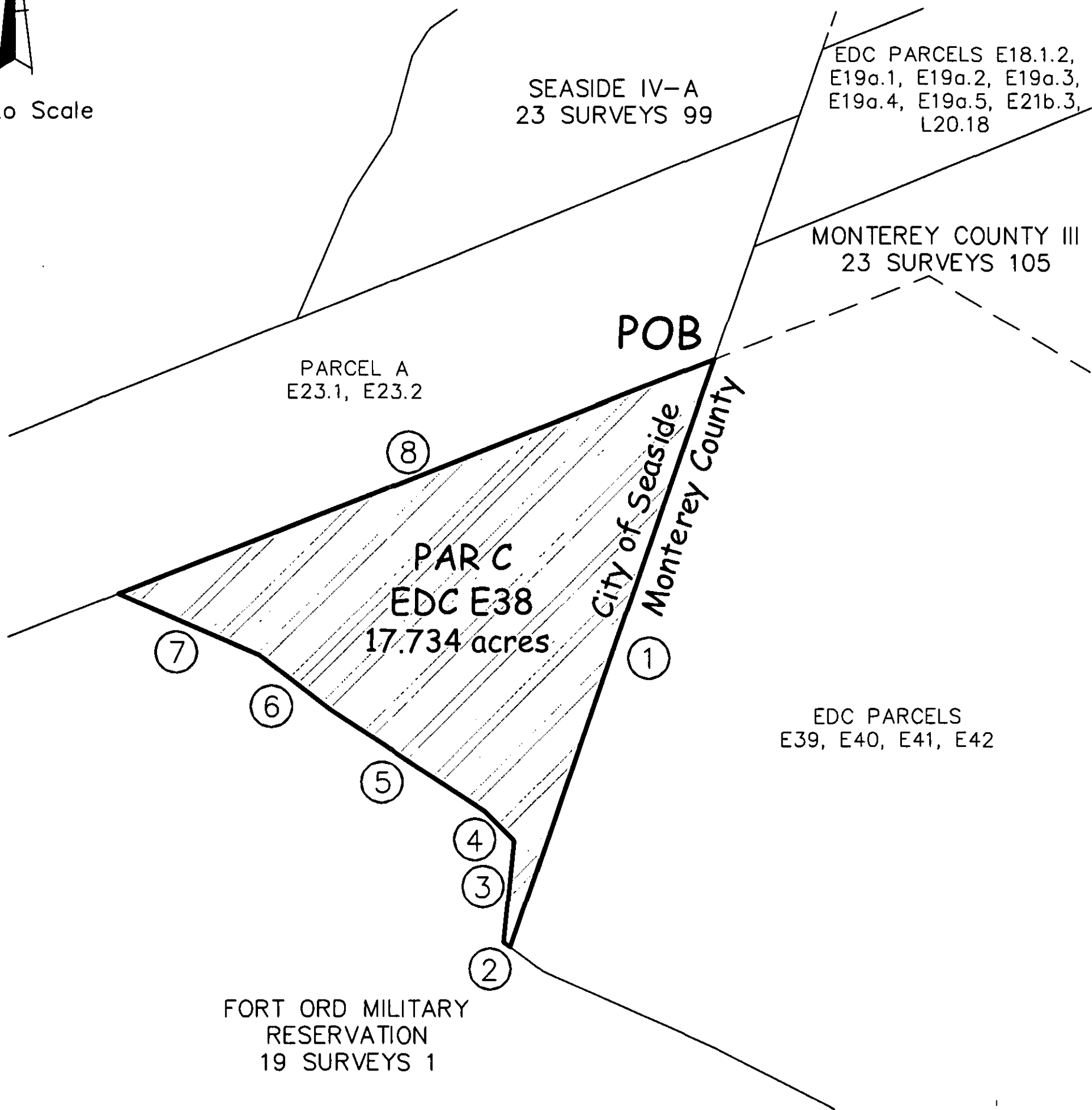


EXHIBIT  
of  
Parcel C  
EDC Parcel E38  
Fort Ord FOSET 5  
City of Seaside Jurisdiction  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Not to Scale



Note: Course Numbers Refer to the  
Legal Description.

Parcel 1  
EDC Parcels E39, E40, E41 & E42  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

JA  
cm  
SC



Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 46" East, 298.43 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, leaving said common boundary

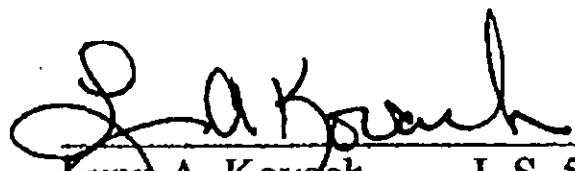
1. North 67° 46' 14" East for a distance of 963.05 feet; thence
2. South 59° 15' 04" East for a distance of 195.50 feet; thence
3. South 15° 42' 12" West for a distance of 450.85 feet; thence
4. North 54° 47' 09" East for a distance of 332.90 feet; thence
5. South 74° 05' 58" East for a distance of 430.52 feet; thence
6. South 65° 07' 58" East for a distance of 118.98 feet; thence
7. South 01° 56' 56" East for a distance of 59.05 feet; thence
8. South 68° 47' 10" East for a distance of 77.24 feet; thence
9. North 19° 14' 23" East for a distance of 336.79 feet; thence
10. North 77° 05' 31" East for a distance of 246.21 feet; thence
11. South 61° 54' 12" East for a distance of 267.56 feet; thence
12. South 76° 37' 26" East for a distance of 86.38 feet; thence
13. South 68° 31' 07" East for a distance of 630.78 feet; thence
14. South 24° 52' 08" West for a distance of 132.40 feet; thence

Parcel 1  
EDC Parcels E39, E40, E41 & E42  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

15. South 30° 53' 24" East for a distance of 225.90 feet; thence
16. South 13° 06' 23" West for a distance of 543.13 feet; thence
17. South 04° 07' 20" West for a distance of 483.32 feet; thence
18. South 06° 31' 33" East for a distance of 230.52 feet; thence
19. South 08° 45' 20" West for a distance of 241.64 feet; thence
20. South 29° 03' 59" West for a distance of 280.62 feet; thence
21. South 15° 38' 15" West for a distance of 515.65 feet; thence
22. South 26° 54' 57" West for a distance of 367.63 feet; thence
23. South 65° 46' 16" West for a distance of 641.08 feet; thence
24. North 60° 00' 53" West for a distance of 350.01 feet; thence
25. North 44° 43' 48" West for a distance of 368.70 feet; thence
26. North 55° 02' 55" West for a distance of 1130.89 feet; thence
27. North 62° 22' 55" West for a distance of 600.00 feet; thence
28. North 65° 56' 29" West for a distance of 467.91 feet; thence
29. North 52° 57' 06" West a distance of 102.50 feet to a point on the City of Seaside Corporate Boundary line; thence along said boundary line
30. North 18° 59' 46" East for a distance of 1847.47 feet to the POINT OF BEGINNING

Containing an area of 207.463 acres, more or less.

This legal description was prepared by

  
Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007

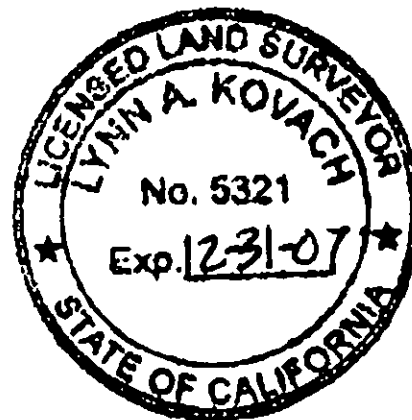
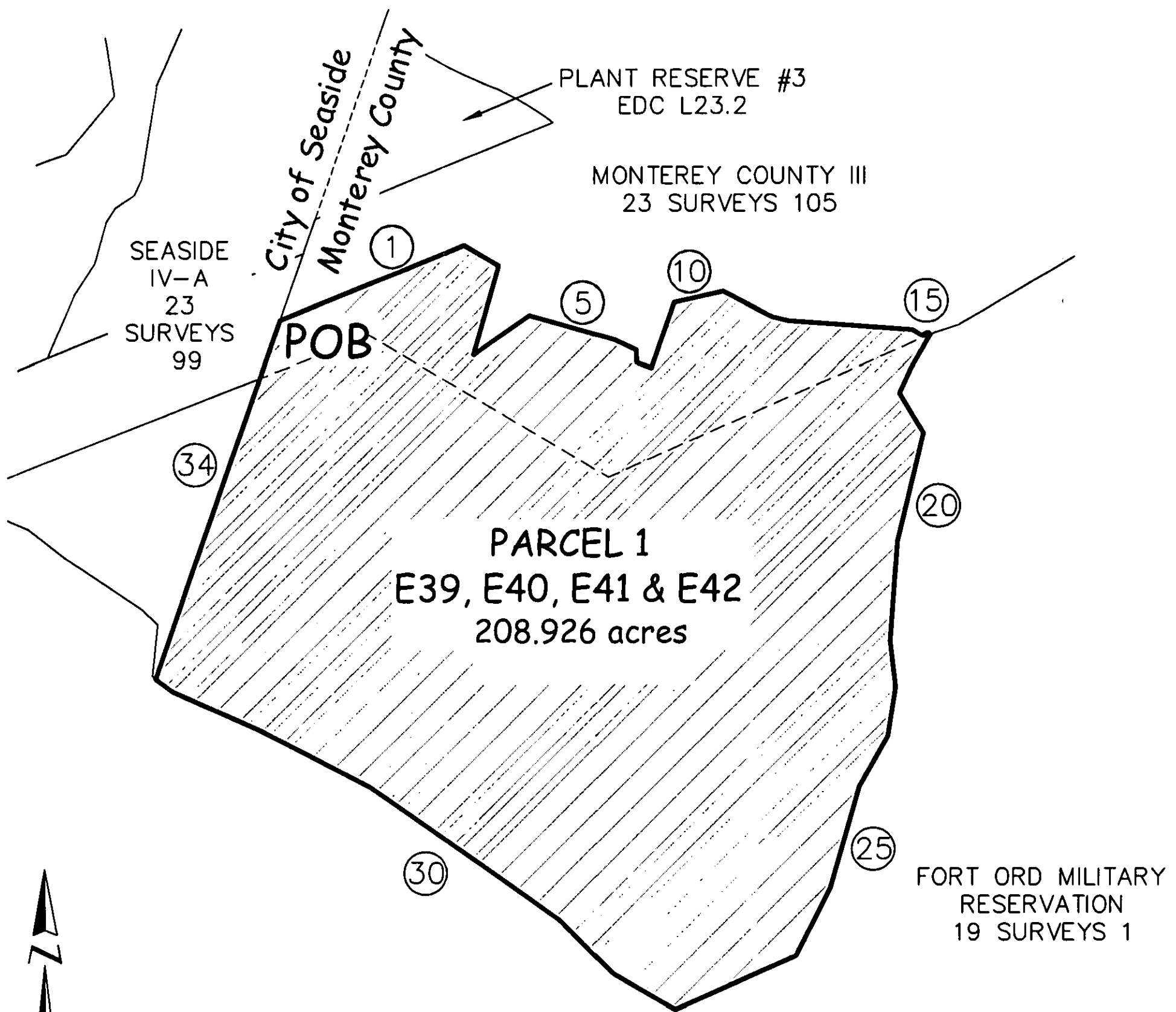


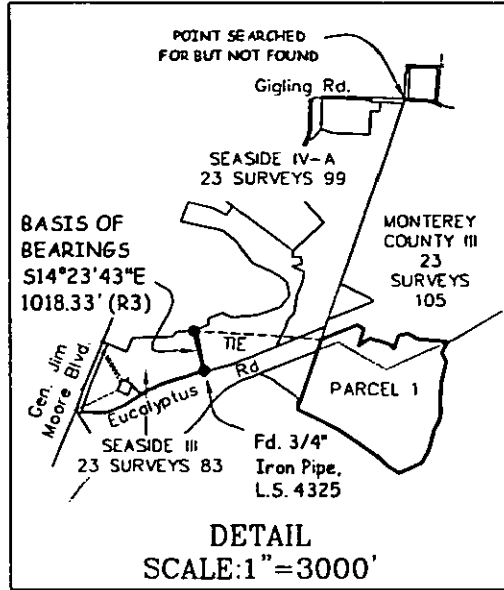


EXHIBIT  
of  
Parcel 1  
EDC Parcels E39, E40, E41, & E42  
Fort Ord FOSET 5  
Being a Portion of  
"Monterey County III (Parker Flats)" as shown on Vol. 23 of Surveys at Page 105 and  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Not to Scale

Note: Course Numbers Refer to the  
Legal Description.



See Detail For Basis of Bearings

"SEASIDE IV-A" 23 SURVEYS 99

PARCEL C EDC PARCEL E38

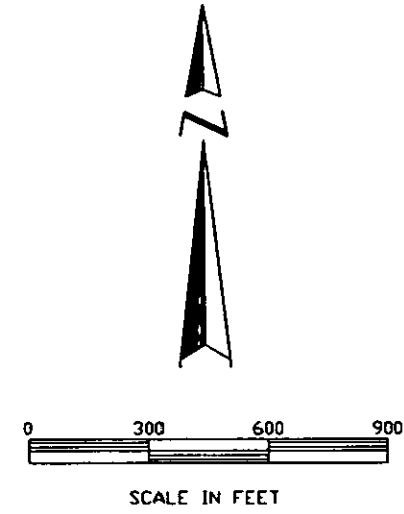
"MONTEREY COUNTY III" 23 SURVEYS 105

EDC PARCELS E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, E19a.5, E21b.3 & L20.18

Monterey County III Boundary

PARCEL 1 EDC PARCELS E39, E40, E41, & E42 208.926 Acres

FORT ORD MILITARY RESERVATION 19 SURVEYS 1



**BASIS OF BEARINGS**

THE BEARING OF S14°23'43"E ALONG THE WESTERLY BOUNDARY LINE OF PARCEL 1, "SEASIDE IV-A" AS SHOWN ON THE MAP RECORDED IN VOLUME 23 OF SURVEYS AT PAGE 99 AND THE EASTERLY BOUNDARY LINE OF "SEASIDE III" AS SHOWN ON THE MAP RECORDED IN VOLUME 23 OF SURVEYS AT PAGE 83, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

**NOTE**

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

**LEGEND**

- SET 5/8" IRON ROD TAGGED L.S. 5321 UNLESS NOTED OTHERWISE
- FOUND 1" IRON PIPE TAGGED R.C.E. 15310 UNLESS NOTED OTHERWISE
- R1 RECORD DATA PER VOL. 23 -SURVEYS- PG. 105
- R2 RECORD DATA PER VOL. 23 -SURVEYS- PG. 99
- R3 RECORD DATA PER VOL. 23 -SURVEYS- PG. 83

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF FORA, IN SEPTEMBER, 2006.

DATED \_\_\_\_\_

LYNN A. KOVACH  
L.S. 5321  
MY REGISTRATION EXPIRES  
DECEMBER 31, 2007

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS DAY OF \_\_\_\_\_ 2007.

BY \_\_\_\_\_  
RON LUNDQUIST COUNTY SURVEYOR JERRY COMBS DEPUTY COUNTY SURVEYOR

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007 AT \_\_\_\_\_ IN VOLUME \_\_\_\_\_ OF \_\_\_\_\_ SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF LYNN A. KOVACH.

COUNTY RECORDER \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY  
SERIAL NO. \_\_\_\_\_ FEE: \$ \_\_\_\_\_

**RECORD OF SURVEY**

OF PARCEL 1 EDC PARCELS E39, E40, E41, & E42 LYING WITHIN A PORTION OF "MONTEREY COUNTY III (PARKER FLATS)" AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 105.

BEING ALSO WITHIN FORT ORD MILITARY RESERVATION AS SHOWN ON VOL. 19 OF SURVEYS AT PAGE 1, BEING ALSO WITHIN MONTEREY CITY LANDS TRACT NO. 1

MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: FORT ORD REUSE AUTHORITY  
SURVEYED BY: *POCARIS CONSULTING*  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

SCALE: 1" = 300' VIEW: ROS PAR 1 DATE: APRIL 6, 2007  
FILE NAME: FORA F05ET 5 E39.DWG SHEET ONE OF ONE



Parcel F1.7.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point from which Monument No. 1, a granite monument marked "NB4A", on the Perimeter Boundary of the former Fort Ord Military Reservation, as it is shown on that certain map recorded in Vol. 19 of Surveys at Page 1, bears North  $81^{\circ} 45' 31''$  West a distance of 17,968.22 feet; thence from said Point of Beginning

1. North  $40^{\circ} 13' 06''$  East for a distance of 287.87 feet; thence
2. North  $43^{\circ} 01' 43''$  East for a distance of 227.34 feet; thence
3. North  $37^{\circ} 15' 12''$  East for a distance of 267.60 feet; thence
4. North  $41^{\circ} 10' 12''$  East for a distance of 332.51 feet; thence
5. North  $23^{\circ} 20' 24''$  East for a distance of 275.58 feet to the beginning of a tangent curve; thence
6. Along a curve to the right, through a central angle of  $64^{\circ} 24' 10''$ , having a radius of 419.00 feet, for an arc length of 470.97 feet, and whose long chord bears North  $55^{\circ} 32' 29''$  East for a distance of 446.57 feet to a point of intersection with a tangent line; thence
7. North  $87^{\circ} 44' 34''$  East for a distance of 14.60 feet; thence
8. North  $89^{\circ} 46' 29''$  East for a distance of 180.02 feet to the beginning of a tangent curve; thence
9. Along a curve to the left, through a central angle of  $37^{\circ} 50' 30''$ , having a radius of 461.00 feet, for an arc length of 304.47 feet, and whose long chord bears North  $70^{\circ} 51' 14''$  East for a distance of 298.97 feet to a point of intersection with a tangent line; thence
10. North  $51^{\circ} 55' 59''$  East for a distance of 7.01 feet; thence
11. North  $50^{\circ} 32' 05''$  East for a distance of 326.64 feet; thence
12. North  $54^{\circ} 38' 14''$  East for a distance of 396.86 feet; thence
13. North  $50^{\circ} 59' 24''$  East for a distance of 196.40 feet; thence

Parcel F1.7.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

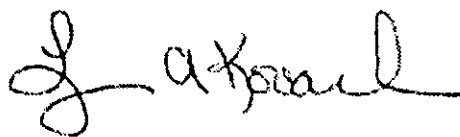
14. South 51° 23' 11" East for a distance of 331.15 feet; thence
15. South 06° 55' 36" East for a distance of 339.39 feet; thence
16. South 40° 05' 20" West for a distance of 166.04 feet; thence
17. South 15° 48' 13" East for a distance of 55.07 feet; thence
18. South 07° 42' 13" East for a distance of 81.71 feet; thence
19. South 26° 30' 43" West for a distance of 71.55 feet; thence
20. North 29° 46' 55" West for a distance of 64.55 feet; thence
21. South 46° 01' 07" West for a distance of 154.19 feet; thence
22. South 72° 19' 25" West for a distance of 52.51 feet; thence
23. North 79° 01' 05" West for a distance of 409.46 feet; thence
24. South 83° 05' 59" West for a distance of 208.51 feet; thence
25. North 43° 19' 16" West for a distance of 19.17 feet to the beginning of a tangent curve;  
thence
26. Along a curve to the left, through a central angle of 104° 56' 60", having a radius of 100.00 feet, for an arc length of 183.17 feet, and whose long chord bears South 84° 12' 14" West for a distance of 158.62 feet to a point of intersection with a tangent line; thence
27. South 31° 43' 44" West for a distance of 224.42 feet; thence
28. South 02° 31' 11" East for a distance of 385.38 feet; thence
29. South 19° 01' 30" West for a distance of 248.61 feet; thence
30. South 14° 39' 17" East for a distance of 229.41 feet; thence
31. South 23° 50' 00" West for a distance of 37.21 feet; thence
32. South 08° 29' 01" West for a distance of 230.50 feet; thence
33. South 18° 40' 02" West for a distance of 156.18 feet; thence

Parcel F1.7.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

34. South 24° 51' 08" West for a distance of 152.10 feet to the beginning of a tangent curve; thence
35. Along a curve to the right, through a central angle of 120° 15' 38", having a radius of 153.00 feet, for an arc length of 321.14 feet, and whose long chord bears South 84° 58' 57" West for a distance of 265.35 feet to a point of intersection with a tangent line; thence
36. North 34° 53' 14" West for a distance of 22.16 feet; thence
37. North 47° 09' 19" West for a distance of 130.89 feet; thence
38. North 06° 16' 21" West for a distance of 522.12 feet; thence
39. South 66° 30' 03" West for a distance of 544.15 feet; thence
40. South 46° 52' 48" West for a distance of 256.14 feet; thence
41. North 37° 32' 29" West for a distance of 201.82 feet; thence
42. North 52° 34' 51" West a distance of 123.44 feet to the POINT OF BEGINNING.

Containing an area of 51.206 acres, more or less.

This legal description was prepared by



Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

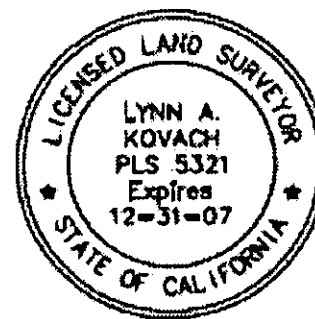
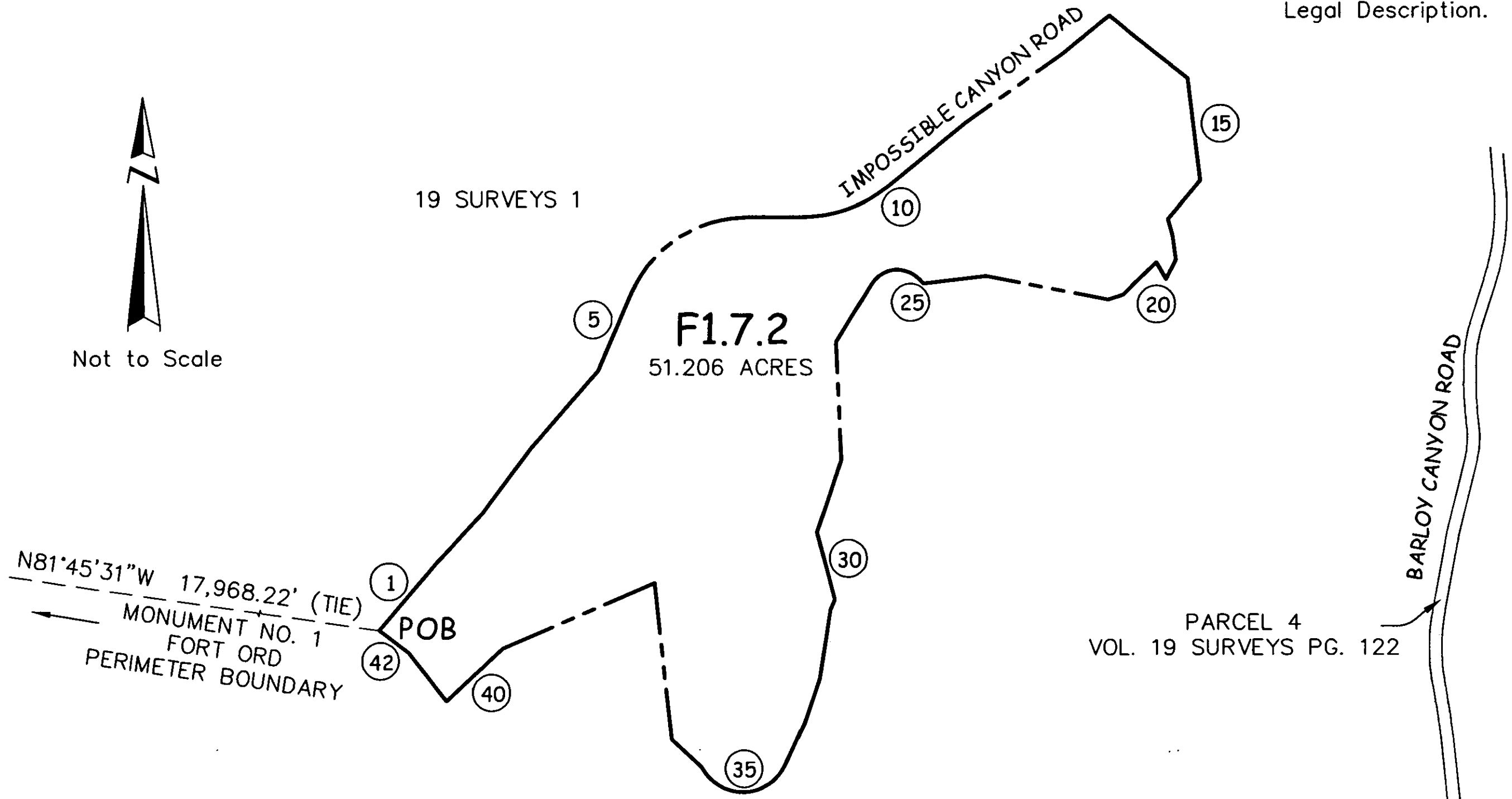


EXHIBIT  
of  
Parcel F1.7.2  
Fort Ord FOSET 5  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California

Note: Course Numbers Refer to the  
Legal Description.



Not to Scale

19 SURVEYS 1

**F1.7.2**  
51.206 ACRES

IMPOSSIBLE CANYON ROAD

BARLOY CANYON ROAD

N81°45'31"W 17,968.22' (TIE)  
MONUMENT NO. 1  
FORT ORD  
PERIMETER BOUNDARY

PARCEL 4  
VOL. 19 SURVEYS PG. 122

**BASIS OF BEARINGS**

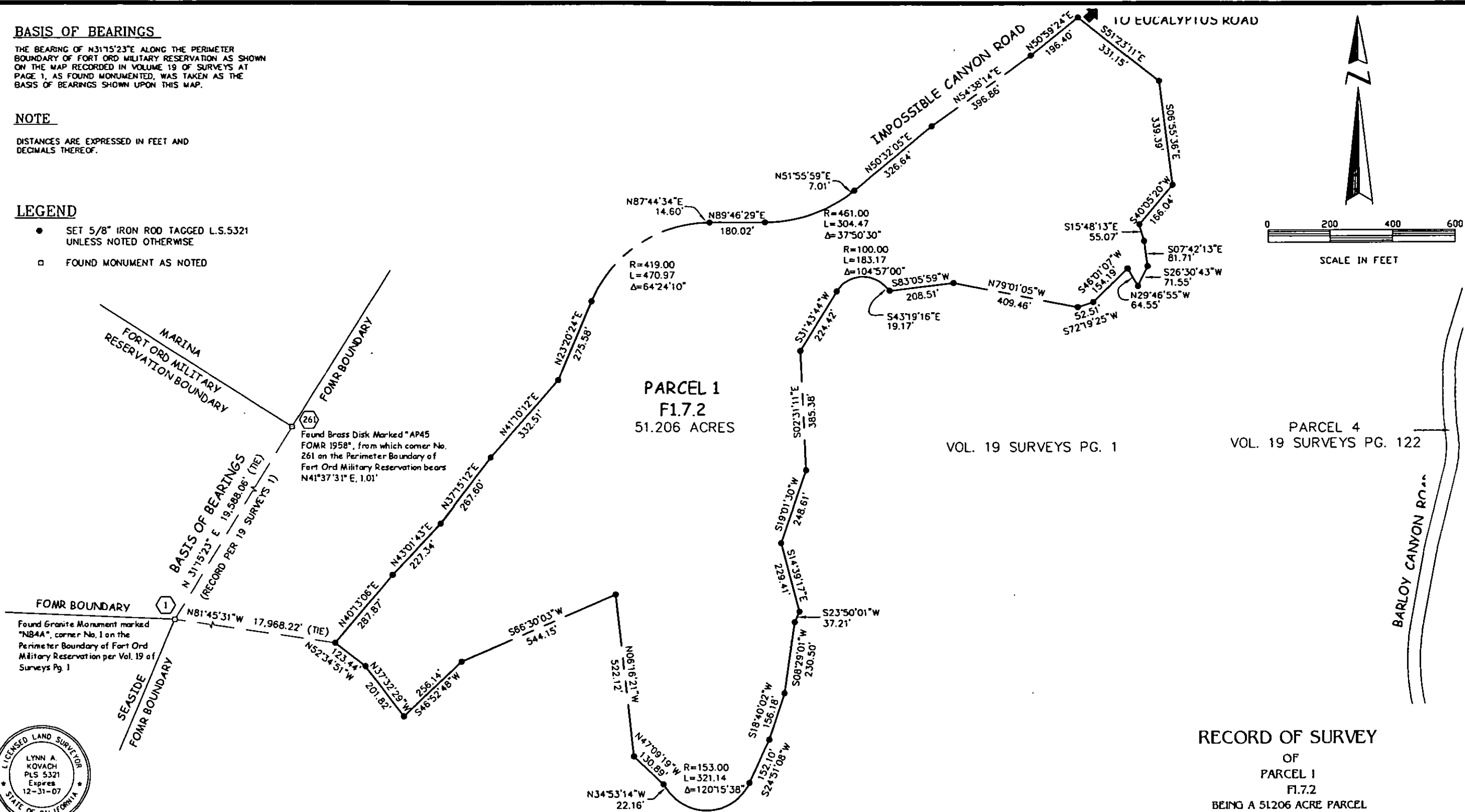
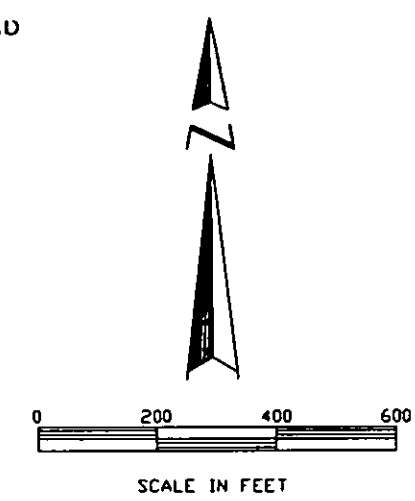
THE BEARING OF N31°15'23"E ALONG THE PERIMETER BOUNDARY OF FORT ORD MILITARY RESERVATION AS SHOWN ON THE MAP RECORDED IN VOLUME 19 OF SURVEYS AT PAGE 1, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

**NOTE**

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

**LEGEND**

- SET 5/8" IRON ROD TAGGED L.S.5321 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED



**PARCEL 1**  
F1.7.2  
51.206 ACRES

VOL. 19 SURVEYS PG. 1

PARCEL 4  
VOL. 19 SURVEYS PG. 122



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF FORA, IN SEPTEMBER, 2006.

DATED \_\_\_\_\_  
LYNN A. KOVACH  
L.S. 5321  
MY REGISTRATION EXPIRES  
DECEMBER 31, 2007

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS DAY OF \_\_\_\_\_ 2006.

BY \_\_\_\_\_  
RON LUNDOQUIST COUNTY SURVEYOR      JERRY COMBS DEPUTY COUNTY SURVEYOR

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006 AT \_\_\_\_\_, IN VOLUME \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF LYNN A. KOVACH.

BY \_\_\_\_\_  
COUNTY RECORDER      DEPUTY  
SERIAL NO. \_\_\_\_\_      FEE: \$ \_\_\_\_\_

**RECORD OF SURVEY**

OF  
PARCEL 1  
F1.7.2  
BEING A 51.206 ACRE PARCEL WITHIN FORT ORD MILITARY RESERVATION AS SHOWN ON VOL. 19 OF SURVEYS AT PAGE 1, BEING ALSO WITHIN MONTEREY CITY LANDS TRACT NO. 1 MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: FORT ORD REUSE AUTHORITY  
SURVEYED BY: POLARIS CONSULTING  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

SCALE: 1" = 200' VIEW: ROS 200 DATE: DECEMBER 12, 2006  
FILE NAME: FORA FOSET 5 F1-7-2.DWG SHEET ONE OF ONE

EDC Parcel L23.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

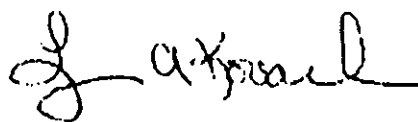
SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at an angle point on the westerly boundary of "Monterey County III" as shown on that certain map recorded in Volume 23 of Surveys at Page 105, from which the most southerly corner common to said "Monterey County III" and "Seaside IV-A" as it is shown on Volume 23 of Surveys at Page 99 bears South 18° 59' 46" West a distance of 817.41 feet; thence from said Point of Beginning leaving said westerly boundary

1. North 18° 59' 46" East for a distance of 949.84 feet to the beginning of a non-tangential curve, point also being an angle point on said westerly boundary of "Monterey County III"; thence following said westerly boundary
2. Along a curve to the right, the center of which bears South 15° 06' 21" West for a distance of 970.00 feet, through a central angle of 16° 42' 29", having a radius of 970.00 feet, for an arc length of 262.86 feet and whose long chord bears South 66° 32' 24" East for a distance of 281.86 feet to the beginning of a tangent reverse curve; thence
3. Along a curve to the left, the center of which bears North 31° 48' 50" East for a distance of 1430.00 feet, through a central angle of 10° 50' 30", having a radius of 1430.00 feet, for an arc length of 270.59 feet and whose long chord bears South 63° 36' 25" East for a distance of 270.19 feet to the beginning of a tangent reverse curve; thence
4. Along a curve to the right, the center of which bears South 20° 58' 20" West for a distance of 1370.00 feet through a central angle of 16° 36' 37", having a radius of 1370.00 feet, for an arc length of 397.17 feet, and whose long chord bears South 60° 43' 22" East for a distance of 395.78 feet to a point of intersection with a non-tangential line; thence
5. South 67° 45' 41" West a distance of 1247.79 feet to the POINT OF BEGINNING.

Containing an area of 10.572 acres, more or less.

This legal description was prepared by



Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007

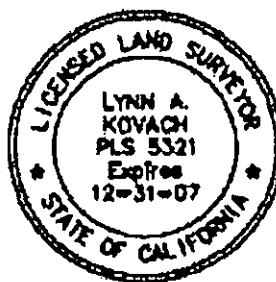
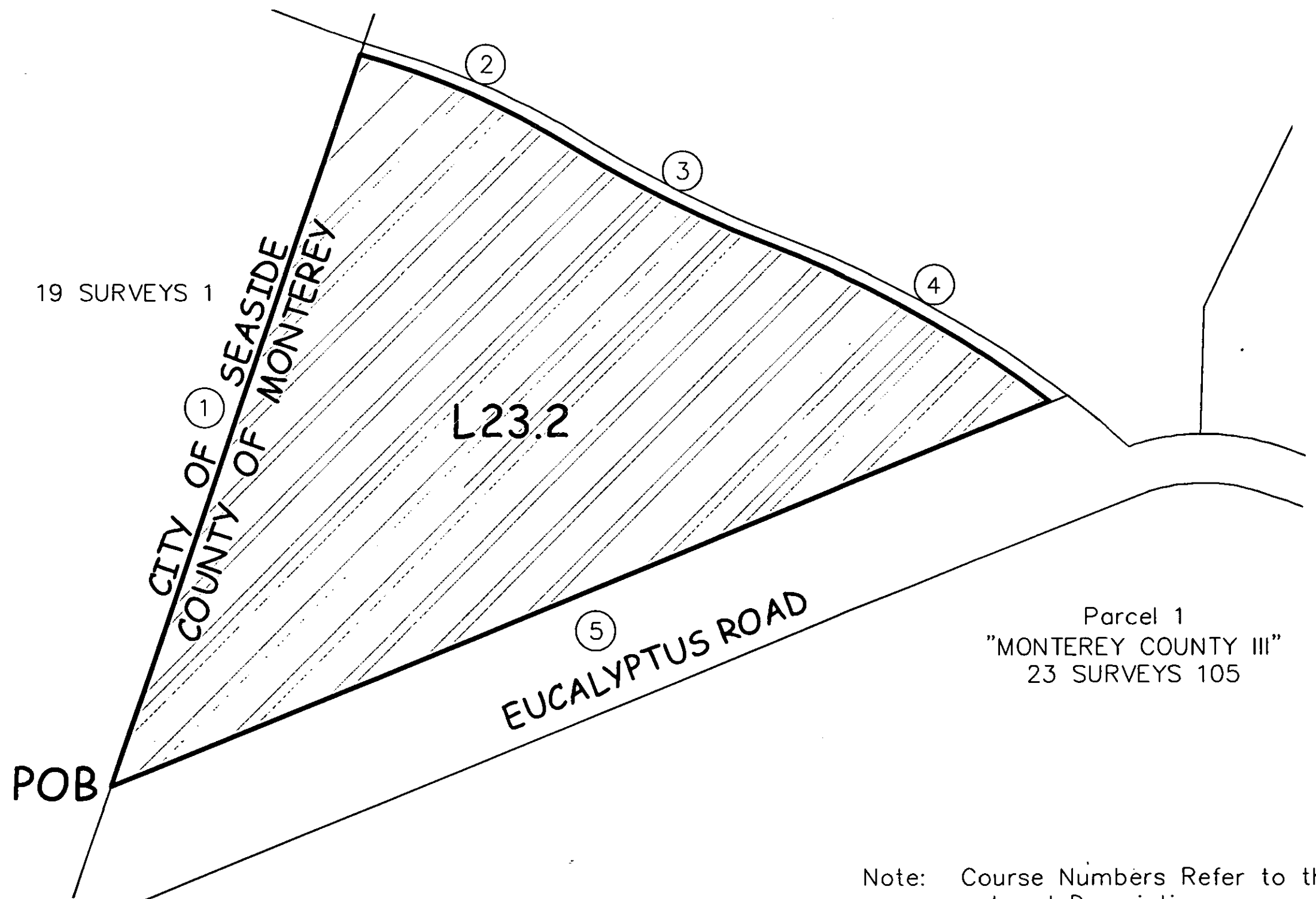
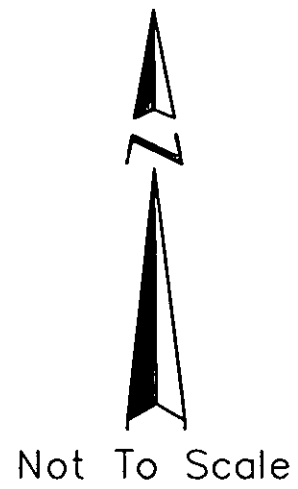




EXHIBIT  
of  
EDC Parcel L23.2  
Fort Ord FOSET 5  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Parcel 1  
"MONTEREY COUNTY III"  
23 SURVEYS 105

Note: Course Numbers Refer to the  
Legal Description.

**Exhibit B – Notification of Hazardous Substance Storage,  
Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
<b>County of Monterey</b>			
Parcel F1.7.2 – HA-35A	Lead (7439921); copper (7440508); antimony (7440360)	1975 to Present	Release of lead, copper and antimony associated with small arms ammunition use at the Combat Pistol Range (HA-35A). Because this range is still active, no action related to MC is recommended for HA-35A.
Parcel E4.7.2 – OUCTP	Carbon tetrachloride (56235)	Unknown	Migration of groundwater plume containing predominantly carbon tetrachloride at concentrations exceeding the MCL. The Army has completed an RI/FS for the OUCTP study area and selected a remedial alternative. Remediation of the OUCTP will commence after regulatory approval of the remedial alternative ( <i>Army, 2006b</i> ).
Parcel E11b.7.1.1 – IRP Site 41	Toluene (108883); pentachlorophenol (87865); dioxins; arsenic (7440382); beryllium (7440417); cadmium (7440439); total chromium (7440473); copper (7440508); lead (7439921); nickel (744020); selenium (7782492); silver (7440224); thallium (7440280); zinc (7440666)	Possibly the 1940s and 1950s	The interim action (IA) at IRP Site 41 (Crescent Bluff Fire Drill Area) included the excavation and removal of approximately 76 cubic yards of soil from three former burn pits. Results of the confirmation sampling indicated that soil with chemical concentrations above the target cleanup concentrations were removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended ( <i>HLA, 1997a</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at IRP Site 41 in letters dated April 14, 1997 and March 10, 2006, respectively.
Parcel E19a.4 – IRP Site 8	Diesel; hydrocarbons	Unknown	The IA at IRP Site 8 (Range 49) included the excavation and removal of approximately 102 cubic yards of soil and debris from the former Molotov Cocktail Range. Results of the confirmation sampling indicated that soil with TPH concentrations above the target cleanup concentration of 500 mg/kg was removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended ( <i>HLA, 1996c</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at Site 8 in letters dated April 14, 1997 and October 20, 2006.
<b>City of Marina</b>			
Parcel	Benzene (71432); Carbon	1956-2002	Release of VOCs from OU2 Fort Ord Landfills; SWMU FTO-002. Migration of groundwater plume containing VOCs at

**Exhibit B – Notification of Hazardous Substance Storage,  
Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
E4.3.2.2	tetrachloride (56235); Chloroform (67663); 1,1-dichlorethane (75343); 1,2-dichlorethane (107062); cis-1,2-dichlorethane (156605); 1,2-dichlorpropene (78875); dichloromethane (75092); tetrachloroethene (127184); trichloroethene (79016); vinyl chloride (75014)		concentrations exceeding MCLs from the Fort Ord Landfills. Groundwater remediation system in place. USEPA concurrence that OU2 groundwater treatment system is operating properly and successfully 1/4/96.
Parcels E4.3.2.2, E4.7.1, E5a.1, L5.10.1	Carbon tetrachloride (56235)	Unknown	Migration of groundwater plume containing predominantly carbon tetrachloride at concentrations exceeding the MCL. The Army has completed an RI/FS for the OUCTP study area and selected a remedial alternative. Remediation of the OUCTP will commence after regulatory approval of the preferred remedial alternative ( <i>Army, 2006b</i> ).
<b>City of Seaside</b>			
Parcel E23.1	Lead (7439921); copper (7440508); antimony (7440360)	1960 to 1993	Remediation at IRP Site 39, Range 18 (HA-18D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E23.2	Lead (7439921); copper (7440508); antimony (7440360)	Early 1960s to 1993	Remediation at IRP Site 39, Ranges 18 and 46 (HA-18D and HA-46D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action at Range 18 included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.  The remedial action at Range 46 included the removal of approximately 3,900 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 46 was 26 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E24	Lead (7439921); copper	1968 to	Remediation at IRP Site 39, Range 21 (HA-21D), was conducted to remove lead, copper, and antimony in soil from spent

**Exhibit B – Notification of Hazardous Substance Storage,  
Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
	(7440508); antimony (7440360)	1993	small arms ammunition. The remedial action included the removal of approximately 9,600 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 21 was 35 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E34	Lead (7439921); copper (7440508); antimony (7440360)	1950s to 1993	Remediation at IRP Site Range 19 (HA-19D) was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 1,400 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
<b>California State University, Monterey Bay</b>			
Parcel S1.3.2 – IRP Site 39B	Benzo(a)anthracene (56553); 1,4-dichlorobenzene (106467); total petroleum hydrocarbons	1950s to 1993	The IA at IRP Site 39B (Inter-Garrison Site) included the excavation and removal of approximately 164 cubic yards of soil mixed with debris from two locations. The soil contained semi-volatile organic compounds exceeding health based screening levels and total petroleum hydrocarbons exceeding the preliminary remediation goals. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health or the environment is expected and no further investigation or remediation was recommended ( <i>HLA, 1997b</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at Site 39B in letters dated January 13, 1998 and October 20, 2006, respectively.

\* The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or ‘Superfund’) 42 U.S.C. §9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substance’s CERCLA reportable quantity (which ever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantity. See 40 CFR Part 373.

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<b>Monterey Peninsula College</b> <b>ESCA acreage – 547 (approximately)</b> <b>Non-ESCA acreage – 0</b>				
<p>ESCA Parcel E19a.5 – 226.564-acre development parcel that borders the NRMA interface. The unoccupied buildings and structures on the parcel include air transportation mock-ups (3949, 3949A, and 3949B), field latrines (4A22, 4A29, 4A30, 4A35, 4A64, and 4B50), and an observation tower (3953B). This parcel contains all or portions of several MRSs that were identified during the archives search, including MRS-27G, MRS-50, MRS-50EXP, MRS-53, and MRS-53EXP.</p>	<p>Excavation Restriction</p> <p>Residential Use Restriction</p>	<p>The evaluation of HA-139 (MRS-27G) included a literature search and reconnaissance of the site. An expended signal flare was found within the portion of HA-139 that lies within the parcel. One fighting position was also observed. No targets, spent ammunition or range features were observed. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-139 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-180 (MRS-50 and MRS-50EXP) included a literature search, review of the information gathered during the munitions response, site reconnaissance, and site investigation sampling. Surface soil samples were collected to evaluate whether explosive residue was present in an area where high numbers of military munitions were found. Because no explosive related compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-183 (MRS-53 and MRS-53EXP) included a literature search, review of the information gathered during the munitions response, site reconnaissance, and site investigation sampling. Soil sample results indicated that low levels of metals, motor oil, and diesel were detected. No explosive compounds were detected. Because sample results were below cleanup levels, no further action was recommended for HA-183 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>Small portions of MRS-50 and MRS-50 EXP lie within Parcel E19a.5 (Plate 6). Please refer to the property description for Parcel E18.1.2 for a discussion of these sites.</p> <p>Parcel E19a.5 lies predominantly within MRS-53 and MRS-53 EXP (Plate 6). According to the ASR, MRS-53 was a Shoulder Launched Projectile Target Area from the 1940s through the 1960s. The hill between the two flats was a target area for rifle grenades and shoulder-launched projectiles. Rifle grenades and shoulder-launched projectiles were shot from the southeast at the hill. The hill south of the large flat at Parker Flats was a target area for rifle grenades and ground/tube launched projectiles. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI (<i>USAEDH, 1997</i>). During the munitions response, a 3-inch stokes mortar round was found and additional investigation was recommended. During a second munitions response (sampling investigation), a 75mm shrapnel projectile, two more 3-inch Stokes mortars and projectile fragments were found. Based on the sampling results, a 4-foot removal was conducted. Munitions responses (removals) resulted in discovery of MEC and live small arms ammunition. MRS-53 is included in the Parker Flats MRA. The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 465 MEC items and 5,163 munitions debris</p>	<p>MRS-53BLM lies adjacent to Parcel E19a.5 (Plate 6). Please refer to the property description for Parcel E19a.4 for a discussion of this site.</p>

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>items were removed from MRS-53. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-53EXP was identified as a MRS due to the expansion of the removal area associated with MRS-53. Please refer to the property description for Parcel E19a.1 for a discussion of this site.</p>	
<p>ESCA Parcel E21b.3 – 31.553-acre development parcel that borders the NRMA interface. This parcel lies within the former Fort Ord Impact Area and includes an unoccupied a covered training area (3991) and a field latrine (R9441). This parcel includes MRS-15 MOCO 02.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>The evaluation of HA-117 (MRS-15 MOCO 02) included a literature search, review of the information gathered during the munitions response at the site and a site reconnaissance. No suspect areas outside of the previously identified overlapping HAs were identified during the reconnaissance of the site and no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>The boundary of MRS-15 MOCO 02 was developed to support the transfer of Parcel E21b.3 and not on evidence of munitions use. MRS-15 MOCO 02 lies within the boundary of the former Fort Ord Impact Area and contains the firing lines for Ranges 44 and 45. Range 44 was used for firing of antitank weapons and Range 45 was a 40mm grenade range. Munitions response (investigation) at the site was performed in 1999 and approximately 100 military munitions-related items (MEC and munitions debris) were found (<i>USA, 2001g</i>). To address the threat to human health associated with MEC at MRS-15 MOCO 02, a non-time critical removal action (NTCRA) to a depth of 4 feet was completed across the northern portion of the site. According to the MMRP database 663 MEC items and 3,964 munitions debris items were removed from the site. All accessible areas within the northern portion of MRS-15 MOCO 02 were investigated to a depth of 4 feet. Based on the results of the NTCRA the threat to the public posed by the presence of MEC at the site has been mitigated (<i>Parsons,</i></p>	<p>MRS-44, MRS53EXP, MRS-Ranges 43-48, and MRS-15 SEA 04 lie adjacent to Parcel E21b.3 (Plate 6). Please refer to the property description for Parcel E18.1.2 for a discussion of MRS-44, and Parcel E19a.1 for a discussion of MRS-53EXP.</p> <p>MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Ranges 43-48, several munitions responses have been performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. MRS-Ranges 43-48 were investigated to a depth of 4 feet. Inaccessible areas (Special Case Areas [SCAs]) and pending areas underwent a surface removal only (Plate 7). The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2007</i>). According to the MMRP database 11,955 MEC items and 28,840 munitions debris items were removed from the site. MEC is not expected to remain at MRS-Ranges 43-48. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the</p>

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>2006c). MRS-15 MOCO 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MEC is not expected to remain at MRS-15 SEA 04. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
<p>ESCA Parcel E38 – 17.734-acre habitat reserve parcel. This parcel lies within the former Fort Ord Impact Area and lies within MRS-Ranges 43-48. The parcel includes portions of Ranges 46 and 47. No buildings are located on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>Remediation at IRP Site 39, Range 46 (HA-46D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action at Range 46 included the removal of approximately 3,900 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 46 was 26 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. No further action related to MC was recommended for HA-46D under the Fort Ord BRA</p>	<p>MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and</p>	<p>Parcel E38 lies adjacent to MRS-15 SEA 04 and MRS-15 BLM (Plate 7). Please refer to the property description for Parcel E23.2 for a discussion of these sites.</p>

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<p><i>(MACTEC/Shaw, 2006).</i></p> <p>The evaluation of HA-46H (Range 46) included a literature search, site reconnaissance, and investigation sampling for MC. Surface soil samples were collected to evaluate whether explosive residue or metals were present in areas where high numbers of military munitions or small arms ammunition were found. Because no explosive residues or elevated metals concentrations were found, no further action related to MC was recommended under the BRA <i>(MACTEC/Shaw, 2006).</i></p> <p>The evaluation of HA-47 (Range 47) included a literature search, review of the information gathered during the munitions response at MRS-Ranges 43-48 and sampling for MC. Surface soil samples were collected to evaluate whether explosive residue or metals were present in areas where high numbers of military munitions or small arms ammunition were found. Because no explosive residues or elevated metals concentrations were found, no further action related to MC was recommended under the BRA <i>(MACTEC/Shaw, 2006).</i></p>	<p>subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs and pending areas underwent a surface removal only. No SCAs were located within Parcel E38 (Plate 7). The immediate threat posed to the public by the SCAs in adjacent parcels has been significantly mitigated because the MEC on the ground surface was removed <i>(Parsons, 2007)</i>. According to the MMRP database 11,955 MEC items and 28,840 munitions debris items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	
<p>ESCA Parcel E39 – 166.152- acre habitat reserve parcel. This parcel lies within the former Fort Ord Impact Area and includes MRS-Ranges 43-48. The parcel includes portions of Ranges 43, 44, 45, 46 and 47. No buildings or structures are located within this parcel.</p>	<p>Excavation Restriction</p> <p>Residential Use Restriction</p> <p>Access Restriction</p>	<p>The evaluation of HA-43 (Range 43) included a literature search, review of the information gathered during the munitions response at the site, site reconnaissance and investigation sampling. Sampling results identified lead above ecological risk screening levels. Based on the presence of lead in soil it was recommended in the BRA that an evaluation of remedial alternatives be conducted in the Site 39 Feasibility Study Addendum <i>(MACTEC/Shaw, 2006)</i>.</p> <p>MC were detected at HA-44 (Range 44) during sampling conducted as part of the basewide RI/FS. Site reconnaissance and investigation sampling were performed under the BRA. Elevated concentrations of cadmium, lead and the explosive compound HMX, were detected during BRA sampling. Based on the presence of these compounds in soil it was recommended in the BRA that HA-44 be further evaluated <i>(MACTEC/Shaw, 2006)</i>.</p> <p>The evaluation of HA-45 (Range 45) included a literature search, and sampling conducted during the basewide RI/FS.</p>	<p>MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs (Plate 7) and pending areas underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed <i>(Parsons, 2007)</i>. According to the MMRP database 11,955 MEC items and 28,840 munitions debris</p>	<p>MRS-15 MOCO 02 and MRS-15 BLM lie adjacent to Parcel E39 (Plate 7). Please refer to the property description for Parcel E21b.3 for a discussion of MRS-15 MOCO 02 and refer to the property description for Parcel E19.4 for a discussion of MRS-15 BLM.</p> <p>Parcel E39 lies adjacent to portions of the former Fort Ord Impact Area (MRS-15 BLM) that have not been cleared of MEC. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing will be erected between Parcel E39 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>



### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<p>Site reconnaissance and investigation sampling were performed under the BRA. Because no explosive residues or elevated metals concentrations were found, no further action related to MC at HA-45 was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-46H (Range 46) included a literature search, site reconnaissance, and investigation sampling. Surface soil samples were collected to evaluate whether explosive residue or metals were present in areas where high numbers of military munitions or small arms ammunition were found. Because no explosive residues or elevated metals concentrations were found, no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-47 (Range 47) included a literature search and review of the information gathered during the munitions response (MEC removal) at MRS-Ranges 43-48. Surface soil samples were collected to evaluate whether explosive residue or metals were present in areas where high numbers of military munitions or small arms ammunition were found. Because no explosive residues or elevated metals concentrations were found, no further action related to MC was recommended under the BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	
<p>ESCA Parcel E40 – 25.32-acre development parcel that borders the NRMA interface parcel. The parcel contains three unoccupied buildings and structures, Building 2A41, Observation Tower 3917, and a field latrine (R9451). This parcel lies within the former Fort Ord Impact Area and includes MRS-Ranges 43-48. The parcel includes portions of Ranges 44 and 45.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>MC were detected at HA-44 (Range 44) during sampling conducted as part of the basewide RI/FS. Site reconnaissance and investigation sampling were performed under the BRA. Elevated concentrations of cadmium, lead and the explosive compound HMX, were detected during BRA sampling. Based on the presence of these compounds in soil it was recommended in the BRA that HA-44 be further evaluated (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-45 (Range 45) included a literature search, and sampling conducted during the basewide RI/FS. Site reconnaissance and investigation sampling were performed under the BRA. Because no explosive residues or elevated metals concentrations were found, no further action related to MC at HA-45 was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>MRS-Ranges 43-48 lie within Parcel E40 (Plate 7). Please refer to the property description for Parcel E39 for a discussion of this site.</p>	<p>MRS-15 MOCO 02 lies adjacent to Parcel E40 (Plate 7). Please refer to the property description for Parcel E21b.3 for a discussion of this site.</p>

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E41 – 9.14-acre habitat reserve parcel. This parcel lies within the former Fort Ord Impact Area and includes MRS-Ranges 43-48. The parcel includes a portion of Range 45. No buildings or structures are located within this parcel.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>The evaluation of HA-45 (Range 45) included a literature search, and sampling conducted during the basewide RI/FS. Site reconnaissance and investigation sampling were performed under the BRA. Because no explosive residues or elevated metals concentrations were found, no further action related to MC at HA-45 was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>MRS-Ranges 43-48 lie within Parcel E41 (Plate 7). MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs and pending areas underwent a surface removal only (Plate 7). The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). According to the MMRP database 2,329 MEC items and 138 munitions debris items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>MRS-15 MOCO 02 and MRS-15 SEA 04 lie adjacent to Parcel E41 (Plate 7). Please refer to the property description for Parcel E21b.3 for a discussion of this site.</p> <p>The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MEC is not expected to remain at MRS-15 MOCO 02. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
<p>ESCA Parcel E42 – 12.786-acre habitat reserve parcel. This parcel lies within the former Fort Ord Impact Area and includes MRS-Ranges 43-48. The parcel includes a portion of Range 44. No buildings or structures</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>MC were detected at HA-44 (Range 44) during sampling conducted as part of the basewide RI/FS. Site reconnaissance and investigation sampling were performed under the BRA. Elevated concentrations of cadmium, lead and the explosive compound HMX, were detected during BRA sampling. Based on the presence of these compounds in soil it was recommended in the BRA that HA-44 be further evaluated (<i>MACTEC/Shaw, 2006</i>).</p>	<p>MRS-Ranges 43-48 lie within Parcel E42 (Plate 7). Please refer to the property description for Parcel E39 for a discussion of this site.</p>	<p>MRS-15 MOCO 02 lies adjacent to Parcel E42 (Plate 7). Please refer to the property description for Parcel E21b.3 for a discussion of this site.</p>

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
are located within this parcel.				
ESCA Parcel F1.7.2 – 51.206-acre development parcel that contains the Military Operations on Urbanized Terrain (MOUT) training area (MRS-28) which is still active. The MOUT complex includes 42 unoccupied buildings and structures and a pistol range (Range 35A).	Excavation Restriction Residential Use Restriction Access Restriction	<p>The evaluation of HA-158 (MRS-28) included a literature search and reconnaissance of the site. Small arms ammunition including live blanks and expended blank casings were found. Additionally, MEC and munitions debris were observed. This site is still active as a training area for tactical training of military, federal, and local law enforcement agencies. Because this site is still active, no further investigation for MC is recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-35A (Combat Pistol Range) included a literature search and reconnaissance of the site. Because this range is still active, no further action related to MC is recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	MRS-28 includes Impossible City, a mock city training area that is currently used for tactical training of military, federal, and local law enforcement agencies. MRS-28 was investigated during two separate munitions responses. Additionally, a visual surface TCRA was performed following an accidental fire in the area (Eucalyptus Fire Area). According to the MMRP database, 118 MEC items and 293 munitions debris items were removed during the investigations and the TCRA. MEC is not expected to remain on the surface at MRS-28. MRS-28 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.	Parcel F1.7.2 lies within the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing will be erected between Parcel F1.7.2 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.
ESCA Parcel L23.2 – 10.572-acre development parcel. This parcel is overlapped by a portion of MRS-44PBC. No buildings are located on this parcel.	Excavation Restriction Residential Use Restriction	The evaluation of HA-174 (MRS-44PBC and MRS-44EDC) included a literature search, review of the information gathered during the munitions response, site reconnaissance and sampling for MC. Several blank small arms ammunition casings and one expended 75mm projectile casing were found. Surface soil samples were collected to evaluate whether MC were present in areas where high numbers of military munitions were found. Because no explosive related compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC was recommended under the Fort Ord BRA ( <i>MACTEC/Shaw, 2006</i> ).	A portion of MRS-44PBC lies within Parcel L23.2 (Plate 6). Please refer to the property description for Parcel E18.1.2 for a discussion of this site. MRS-44PBC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.	NA

<sup>1</sup> Resolution of anomalies detected below the depth specified in a project scope of work was at the discretion of the project managers and determined on a case-by-case basis considering, among other things, the likelihood that the anomaly was MEC or other material. At munitions response sites where 4-foot removal or removal-to-depth was conducted since June 1996, all detected anomalies were investigated or resolved (e.g. Parker Flats Munitions Response Area), or unresolved anomalies were recorded (e.g., special-case areas in MRS-15 SEA 01-4). For 1-foot and 3-foot removals, and 4-foot removals conducted prior to June 1996, after-action reports do not provide information about any detected but unresolved anomalies; further evaluation of site-specific information would be required to conclusively state that there were no such anomalies.

## EXHIBIT D

### ENVIRONMENTAL PROTECTION PROVISIONS

#### 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 (USEPA) Region 9, the State of California Department of Toxic Substances Control (DTSC) and the State of California Regional Water Quality Control, Central Coast Region (RWQCB), and the Department of the Army (Army), effective on November 19, 1990, and will provide the Grantee with a copy of the First Amendment to the Federal Facility Agreement and any further 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 United States Department of the 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.

**Applicable to Monterey Peninsula College Parcels E19a.5, E21b.3, E39, E40, E41, E42, F1.7.2, and L23.2:**

**B. Excavation Restriction.** 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.). The Grantee, its successors and assigns, or any approved contractor, shall not construct, make, or permit any alterations, additions, or improvements to the Property in any way that may violate this restriction.

**Applicable to Monterey Peninsula College Parcel E38:**

**C. Excavation Restriction.** The Grantee, its successors and assigns, shall comply with City of Seaside Municipal Code Chapter 15.34 when conducting or permitting others to conduct any ground disturbing or intrusive activities (e.g. digging, drilling, etc.). The Grantee, its successors and assigns, or any approved contractor, shall not construct, make, or permit any

alterations, additions, or improvements to the Property in any way that may violate this restriction.

**Applicable to Monterey Peninsula College Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, F1.7.2, and L23.2:**

**D. 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 DTSC pursuant to California Health and Safety Code sections 25222.1 and 215355.5 and Civil Code Section 1471. The USEPA also believes any proposals for the residential reuse of the Property should 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. The Army and the DTSC agree that the use of the Property will be restricted as set forth in the CRUP. For purposes of this provision, residential use includes, but is not limited to: single family or multi-family residences; child care facilities; nursing home or assisted living facilities; and any type of educational purpose for children/young adults in grades kindergarten through 12.

**Applicable to Monterey Peninsula College Parcels E19a.5, E21b.3, and L23.2:**

**E. Access Restriction.** Except as provided below, the Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. This Access Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.

**Applicable to Monterey Peninsula College Parcel F1.7.2:**

**F. Access Restriction.** The Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC, a facility for law enforcement tactical training (Military Operations on Urbanized Terrain (MOUT) training area), and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. The Property lies within the historical boundaries of the Impact Area of the former Fort Ord. The Grantor has performed munitions responses on the Property; however, these munitions responses are not complete. The Grantee, its successors and assigns shall not allow access to the Property by unauthorized personnel, and will ensure that personnel authorized to access the Property are provided MEC recognition training, a briefing on the potential explosive hazards present, and coordinate with the Grantee's designated UXO-Qualified Personnel during activities on the Property. The Grantor has not completed munitions responses in the portions of the Impact Area Munitions Response Area (MRA) adjacent to the

Property. The Grantee, its successors and assigns, shall not allow access to the Impact Area MRA adjacent to the Property, except as agreed to in writing with the Grantor.

**Applicable to Monterey Peninsula College Parcels E38, E40, E41, and E42:**

**G. Access Restriction.** The Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. The Property lies within the historical boundaries of the Impact Area of the former Fort Ord. The Grantor has performed munitions responses on the Property; however, these munitions responses are not complete. The Grantee, its successors and assigns shall not allow access to the Property by unauthorized personnel, and will ensure that personnel authorized to access the Property are provided MEC recognition training, a briefing on the potential explosive hazards present, and coordinate with the Grantee's designated UXO-Qualified Personnel during activities on the Property. The Grantor has not completed munitions responses in the portions of the Impact Area Munitions Response Area (MRA) adjacent to the Property. The Grantee, its successors and assigns, shall not allow access to the Impact Area MRA adjacent to the Property.

**Applicable to Monterey Peninsula College Parcel E39:**

**H. Access Restriction.** The Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. The Property lies within the historical boundaries of the Impact Area of the former Fort Ord. The Grantor has performed munitions responses on the Property; however, these munitions responses are not complete. The Grantee, its successors and assigns shall not allow access to the Property by unauthorized personnel, and will ensure that personnel authorized to access the Property are provided MEC recognition training, a briefing on the potential explosive hazards present, are either UXO qualified personnel or escorted by such personnel or by EOD personnel, and coordinate with the Grantee's designated UXO-Qualified Personnel during activities on the Property. The Grantor has not completed munitions responses in the portions of the Impact Area Munitions Response Area (MRA) adjacent to the Property. The Grantee, its successors and assigns, shall not allow access to the Impact Area MRA adjacent to the Property.

**I. 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 this EPP and the provisions of all applicable CRUP(s). 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.

**J. Submissions.** The Grantee, its successors and assigns, shall submit any requests for modifications to the above restrictions to the Grantor, the USEPA, and the DTSC, in accordance with the provisions of the applicable CRUP(s), 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 9  
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 basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord and this EPP, MEC does not include small arms ammunition (i.e. ammunition with projectiles that do not contain explosives, other than tracers, that is .50 caliber or smaller, or for shotguns).

B. The Property was previously used for a variety of munitions-related and other military related purposes, including operational ranges for live-fire training; demolitions training; chemical, biological and radiological training; engineering training; and tactical training. Munitions responses were conducted on the Property. Any MEC discovered were disposed of by a variety of methods, including open detonation (blown in place (BIP)) or in a consolidated shot, or destroyed using contained detonation technology. A summary of MEC discovered on the



Property is provided in Exhibit E. Site maps depicting the locations of munitions response sites are provided at Exhibit F.

C. After response actions are completed, if the Grantee, any subsequent owner, or any other person should find any MEC on the Property, they shall immediately stop any intrusive or ground-disturbing work in the area or in any adjacent areas and shall not attempt to disturb, remove or destroy it, but shall immediately notify the local law enforcement agency having jurisdiction on the Property so that appropriate explosive ordnance disposal (EOD) personnel can be dispatched to address such MEC as required under applicable laws and regulations and at no expense to the Grantee. The Grantee hereby acknowledges receipt of the "Ordnance and Explosives Safety Alert" pamphlet.

#### 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 munitions response action (e.g. investigation, sampling, testing, test-pitting, surface and subsurface removal) 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 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 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 Track 2 Munitions Response Remedial Investigation/Feasibility Study (Track 2 MR RI/FS) (August 2006).

#### **4. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT**

##### **Applicable to Monterey Peninsula College Parcels E19a.5, E38, and E40:**

A. The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing material (ACM) has been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency (USEPA) have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

B. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM content and condition and any hazardous or environmental conditions relating thereto. 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 with respect to any asbestos or ACM hazards or concerns.

#### **5. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE**

##### **Applicable to Monterey Peninsula College Parcels E19a.5, E21b.3, E40, and F1.7.2:**

A. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards.

Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. 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 with respect to any lead-based paint hazards or concerns.

## **6. NOTICE OF RARE, THREATENED AND ENDANGERED SPECIES MANAGEMENT**

### **Applicable to Monterey Peninsula College Parcels F1.7.2 and L23.2:**

The Grantee acknowledges and agrees to implement the following provisions, as applicable, relative to listed species:

A. The Property is within a Habitat Management Plan (HMP) Development Area. No resource conservation requirements are associated with the HMP for these parcels. However, small pockets of habitat may be preserved within and around the Property.

B. The March 30, 1999, Biological and Conference Opinion on the Closure and Reuse of Fort Ord, Monterey County, California (1-8-99-F/C-39R), the Biological Opinion on the Closure and Reuse of Fort Ord, Monterey County, California, as it affects Monterey Spineflower Critical Habitat, (1-8-01-F-70R), and the Biological Opinion for the Cleanup and Reuse of Former Fort Ord, Monterey County, California, as it affects California Tiger Salamander and Critical Habitat for Contra Costa Goldfields Critical Habitat (1-8-04-F-25R) identify sensitive biological resources that may be salvaged for use in restoration activities within reserve areas, and allows for development of the Property.

C. The HMP does not exempt the Grantee from complying with environmental regulations enforced by Federal, State, or local agencies; however, CERCLA remedial actions undertaken by the Grantee will be conducted in accordance with the Army's requirements identified in Chapter 3 of the HMP and in existing Biological Opinions. Reuse activities not involving CERCLA may require the Grantee to obtain Endangered Species Act (ESA) (16 U.S.C. §§ 1531 - 1544 et seq.) Section 7 or Section 10(a) permits from the U.S. Fish and Wildlife Service (USFWS); comply with prohibitions against take of listed animals under ESA Section 9; comply with prohibitions against the removal of listed plants occurring on federal land or the destruction of listed plants in violation of any state laws; comply with measures for conservation of state-listed threatened and endangered species and other special-status species recognized by California ESA, or California Environmental Quality Act (CEQA); and comply with local land use regulations and restrictions.

D. The HMP serves as a management plan for both listed and candidate species, and is a prelisting agreement between the USFWS and the local jurisdiction for candidate species that may need to be listed because of circumstances occurring outside the area covered by the HMP.

E. Implementation of the HMP would be considered suitable mitigation for impacts to HMP species within HMP prevalent areas and would facilitate the USFWS procedures to authorize incidental take of these species by participating entities as required under ESA Section 10. No further mitigation will be required to allow development on the Property unless species other than HMP target species are proposed for listing or are listed.

F. The HMP does not authorize incidental take of any species listed as threatened or endangered under the ESA by entities acquiring land at the former Fort Ord except for those lands undergoing a CERCLA remedial action. The USFWS has recommended that all non-federal entities acquiring land at former Fort Ord apply for ESA Section 10(a)(1)(B) incidental take permits for the species covered in the HMP. The definition of "take" under the ESA includes to harass, harm, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct. Although the USFWS will not require further mitigation from these entities that are in conformation with the HMP, those entities without incidental take authorization would be in violation of the ESA if any of their actions resulted in the take of a listed animal species. To apply for a Section 10 (a)(1)(B) incidental take permit, an entity must submit an application form (Form 3-200), a complete description of the activity sought to be covered by the permit, and a conservation plan (50 CFR 17.22[b]).

**Applicable to Monterey Peninsula College Parcels E19a.5, E21b.3, E38, E39, E40, E41, and E42:**

G. The Property contains habitat occupied and/or potentially occupied by several sensitive wildlife and plant species, some of which are listed or proposed for listing as threatened or endangered under the Endangered Species Act (ESA). Applicable laws and regulations restrict activities that involve the potential loss of populations and habitats of listed species. To fulfill Grantor's commitment in the Fort Ord Disposal and Reuse Environmental Impact Statement Record of Decision, made in accordance with the National Environmental Policy Act of 1969, 42 U.S.C § 4321 et seq., this deed requires the conservation in perpetuity of these sensitive wildlife and plant species and their habitats consistent with the U.S. Fish and Wildlife Service Biological Opinions for disposal of the former Fort Ord lands issued pursuant to Section 7 of the ESA on March 30, 1999, October 22, 2002, and March 14, 2005, respectively. By requiring Grantee, and its successors and assigns to comply with the Installation-Wide Multispecies Habitat Management Plan (HMP), Grantor intends to fulfill its responsibilities under Section 7 of the ESA and to minimize future conflicts between species protection and economic development of portions of the Property.

H. Grantee acknowledges that it has received a copy of the HMP dated April 1997. The HMP, which is incorporated herein by reference, provides a basewide framework for disposal of lands within former Fort Ord wherein development and potential loss of species and/or habitat is anticipated to occur in certain areas of the former Fort Ord (the HMP Development Areas) while

permanent species and habitat conservation is guaranteed within other areas of the former Fort Ord (i.e., the HMP Reserve and Corridor parcels). Disposal of former Fort Ord lands in accordance with and subject to the restrictions of the HMP is intended to satisfy the Army's responsibilities under Section 7 of the ESA.

I. The following parcels of land within the Property hereby conveyed or otherwise transferred to Grantee are subject to the specific use restrictions and/or conservation, management, monitoring, and reporting requirements identified for the parcel in the HMP:

- 1) Habitat Reserve Parcels: E38, E39, E41, and E42;
- 2) Borderland Development Areas along Natural Resources Management Area (NRMA) Interface Parcels numbered: E19a.5, E21b.3, and E40.

J. Any boundary modifications to the Development with Reserve Areas or Development with Restrictions parcels or the Borderland Development Areas Along NRMA Interface must be approved in writing by the U.S. Fish and Wildlife Service (USFWS) and must maintain the viability of the HMP for permanent species and habitat conservation.

K. The HMP describes existing habitat and the likely presence of sensitive wildlife and plant species that are treated as target species in the HMP. Some of the target species are currently listed or proposed for listing as threatened or endangered under the ESA. The HMP establishes general conservation and management requirements applicable to the Property to conserve the HMP species. These requirements are intended to meet mitigation obligations applicable to the Property resulting from the Army disposal and development reuse actions. Under the HMP, all target species are treated as if listed under the ESA and are subject to avoidance, protection, conservations and restoration requirements. Grantee shall be responsible for implementing and funding each of the following requirements set forth in the HMP as applicable to the Property:

- 1) Grantee shall implement all avoidance, protection, conservation and restoration requirements identified in the HMP as applicable to the Property and shall cooperate with adjacent property owners in implementing mitigation requirements identified in the HMP for adjacent sensitive habitat areas.

- 2) Grantee shall protect and conserve the HMP target species and their habitats within the Property, and, other than those actions required to fulfill a habitat restoration requirement applicable to the Property, shall not remove any vegetation, cut any trees, disturb any soil, or undertake any other actions that would impair the conservation of the species or their habitats. Grantee shall accomplish the Resource Conservation Requirements and Management Requirements identified in Chapters 3 and 4 of the HMP as applicable to any portion of the Property.

- 3) Grantee shall manage, through an agency or entity approved by USFWS, each HMP parcel, or portion thereof, within the Property that is required in the HMP to be managed

for the conservation of the HMP species and their habitats, in accordance with the provisions of the HMP.

4) Grantee shall either directly, or indirectly through its USFWS approved habitat manager, implement the management guidelines applicable to the parcel through the development of a site-specific management plan. The site-specific habitat management plan must be developed and submitted to USFWS (and, for non-Federal recipients, California Department of Fish and Game (CDFG) as well) for approval within six months from the date the recipient obtains title to the parcel. Upon approval by USFWS (and, as appropriate, CDFG) the recipient shall implement the plan. Such plans may thereafter be modified through the Coordinated Resource Management and Planning (CRMP) process or with the concurrence of USFWS (and, as appropriate, CDFG) as new information or changed conditions indicate the need for adaptive management changes. The six-month deadline for development and submission of a site-specific management plan may be extended by mutual agreement of USFWS, CDFG (if appropriate), and the recipient.

5) Grantee shall restrict access to the Property in accordance with the HMP, but shall allow access to the Property, upon reasonable notice of not less than 48 hours, by USFWS and its designated agents, for the purpose of monitoring Grantee's compliance, and for such other purposes as are identified in the HMP.

6) Grantee shall comply with all monitoring and reporting requirements set forth in the HMP that are applicable to the Property, and shall provide an annual monitoring report, as provided for in the HMP, to the Bureau of Land Management (BLM) on or before November 1 of each year, or such other date as may be hereafter agreed to by USFWS and BLM.

7) Grantee shall not transfer, assign, or otherwise convey any portion of, or interest in, the Property subject to the habitat conservation, management or other requirements of the HMP, without the prior written consent of Grantor, acting by and through the USFWS (or designated successor agency), which consent shall not be unreasonably withheld. Grantee covenants for itself, its successors and assigns, that it shall include and otherwise make legally binding the provisions of the HMP in any deed, lease, right of entry, or other legal instrument by which Grantee divests itself of any interest in all or a portion of the Property. The covenants, conditions, restrictions and requirements of this deed and the provisions of the HMP shall run with the land. The covenants, conditions, restrictions and requirements of this deed and the HMP benefit the lands retained by the Grantor that formerly comprised Fort Ord, as well as the public generally. Management responsibility for the Property may only be transferred as a condition of the transfer of the Property, with the consent of the USFWS. USFWS may require the establishment of a perpetual trust fund to pay for the management of the Property as a condition of transfer of management responsibility from Grantee.

8) This conveyance is made subject to the following ENFORCEMENT PROVISIONS:

a) Grantor hereby reserves a reversionary interest in all of the Property. If Grantor (or its assigns), acting through the USFWS or a designated successor agency, determines that those parcels identified in Paragraph 6.I. above or any other portion of the Property subject to a restriction or other requirement of the HMP is not being conserved and/or managed in accordance with the provisions of the HMP, then Grantor may, in its discretion, exercise a right to reenter the Property, or any portion thereof, in which case, the Property, or those portions thereof as to which the right of reentry is exercised, shall revert to Grantor. In the event that Grantor exercises its right of reentry as to all or portions of the Property, Grantee shall execute any and all documents that Grantor deems necessary to perfect or provide recordable notice of the reversion and for the complete transfer and reversion of all right, title and interest in the Property or portions thereof. Subject to applicable federal law, Grantee shall be liable for all costs and fees incurred by Grantor in perfecting the reversion and transfer of title. Any and all improvements on the Property, or those portions thereof reverting back to Grantor, shall become the property of Grantor and Grantee shall not be entitled to any payment therefore.

b) In addition to the right of reentry reserved in paragraph a. above, if Grantor (or its assigns), acting through the USFWS or a successor designated agency, determines that Grantee is violating or threatens to violate the provisions of Paragraph 6 of this deed exhibit or the provisions of the HMP, Grantor shall provide written notice to Grantee of such violation and demand corrective action sufficient to cure the violation, and where the violation involves injury to the Property resulting from any use or activity inconsistent with the provisions of Paragraph 6 of this deed exhibit or the provisions of the HMP, to restore the portion of the Property so injured. If Grantee fails to cure a violation within sixty (60) days after receipt of notice thereof from Grantor, or under circumstances where the violation cannot reasonably be cured within a sixty (60) day period, or fails to continue to diligently cure such violation until finally cured, Grantor may bring an action at law or in equity in a court of competent jurisdiction to enforce the covenants, conditions, reservations and restrictions of this deed and the provisions of the HMP, to enjoin the violation, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the covenants, conditions, reservations and restrictions of this deed or the provisions of the HMP, or injury to any conservation value protected by this deed or the HMP, and to require the restoration of the Property to the condition that existed prior to such injury. If Grantor, in its good faith and reasonable discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the species and habitat conservation values of the Property, Grantor may pursue its remedies under this paragraph without prior notice to Grantee, or without waiting for the period provided for the cure to expire. Grantor's rights under this paragraph apply equally in the event of either actual or threatened violations of covenants, conditions, reservations and restrictions of this deed or the provisions of the HMP, and Grantee acknowledges that Grantor's remedies at law for any of said violations are inadequate and Grantor shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantor may be entitled, including specific performance of the covenants, conditions, reservations and restrictions of this deed and the provisions of the HMP.

c) Enforcement of the covenants, conditions, reservations and restrictions in this deed and the provisions of the HMP shall be at the discretion of Grantor, and any

forbearance by Grantor to exercise its rights under this deed and the HMP in the event of any such breach or violation of any provision of this deed or the HMP by Grantee shall not be deemed or construed to be a waiver by Grantor of such provision or of any subsequent breach or violation of the same or any other provision of this deed or the HMP or of any of Grantor's rights under this deed or the HMP. No delay or omission by Grantor in the exercise of any right or remedy upon any breach or violation by Grantee shall impair such right or remedy or be construed as a waiver.

d) In addition to satisfying Army's responsibilities under Section 7 of the ESA, Grantee's compliance with the covenants, conditions, reservations and restrictions contained in this deed and with the provisions of the HMP are intended to satisfy mitigation obligations included in any future incidental take permit issued by USFWS pursuant to Section 10(a)(1)(B) of the Endangered Species Act which authorizes the incidental take of a target HMP species on the Property. Grantee acknowledges that neither this deed nor the HMP authorizes the incidental take of any species listed under the ESA except while conducting CERCLA remedial actions consistent with Chapter 3 of the HMP and in accordance with the existing biological opinions. Authorization to incidentally take any target HMP wildlife species as a result of reuse activities must be obtained by Grantee separately, or through participation in a broader habitat conservation plan and Section 10(a)(1)(B) permit based on the HMP and approved by USFWS.



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-3 Old Demolition Training Area, Range 49 (Parcel E19a.4)	Munitions Debris (MD) Munitions and Explosives of Concern (MEC)	Unknown	As noted in the Archives Search Report (ASR), the site served as a land mine warfare, anti-armor, Molotov Cocktail training and demolition area with a ¼ - pound explosive limit. Site is adjacent to MRS-37, MRS-53EXP and MRS-54. A munitions response (sampling investigation) at this site resulted in discovery of 153 inert 81mm practice mortars, 34 inert antitank (AT) training mines and miscellaneous firing devices, including two MEC items (a blasting cap and mine fuze). A munitions response (removal) to a depth of 4 feet <sup>1</sup> was performed. According to the MMRP database 44 MEC items (firing devices, signals and practice grenades) and 794 munitions debris items were removed. Review of military munitions clearance grid records identified several ammunition burn pits and empty and burned 55-gallon drums. MRS-3 is included in the Parker Flats Munitions Response Area (MRA; Plate 6). The Parker Flats MRA was evaluated in the Track 2 Munitions Response Remedial Investigation/Feasibility Study (Parker Flats MR RI/FS). No MEC is expected to remain at MRS-3 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-4A Chemical, Biological, and Radiological (CBR) Training Area (Parcels E18.1.3, E18.4 and E19a.1)	MD MEC	At least from 1957 to 1964	According to the ASR, the CBR Training Areas appear on the 1957 and 1958 Fort Ord Training Areas and Facilities Training maps. Three munitions responses were conducted on MRS-4A, including two phases of grid investigation and a removal over the entire site. All grid investigations and the removal were to a depth of 4 feet. According to the MMRP database 72 MEC items (mostly grenade fuzes) and 13 munitions debris items (mostly practice hand grenades) were removed. One MEC item was found in Parcel E18.1.3 and no MEC were found in Parcel E18.4. Three munitions debris items were found in Parcel E18.4 and no munitions debris was found in Parcel E18.1.3. No MEC is expected to remain at MRS-4A and no further munitions response was recommended ( <i>USA, 2000a</i> ). MRS-4A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-4B CBR Training Area (Parcel E19a.3)	MD MEC	At least from 1958	A CBR Training Area (MRS-4B) is shown on the 1958 Fort Ord Training Areas & Facilities map. The ASR noted classroom training using chemical agents similar to tear gas. A munitions response (sampling investigation) in 1993 found one MEC item (40mm practice cartridge), two munitions debris items and small arms ammunition. Additional sampling conducted in 1997 found three MEC items (smoke grenades) and munitions debris. In 1998, USA Environmental, Inc. performed a munitions response (removal) and found 293 MEC items, primarily blasting caps, simulators, smoke signals, and fuzes. The USA After Action Report notes nine burial pits, ranging in depth from 6 inches to 42 inches, containing grenades, grenade fuzes, simulators, pyrotechnics and blasting caps. Trash, including tires and wire, was found in one pit. A battery was found in a second pit. MRS-4B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-4B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-11 Demolition Training Area (Parcel E11b.7.1.1)	MD MEC	At least from 1946 to 1957	As noted in the ASR, MRS-11 was identified as an old EOD range. The 1946 Historic Map Master Plan Fort Ord shows a live hand grenade training range. Additionally, the 1957 Fort Ord Training Areas & Facilities map shows a Frag Zone and Engineer Training Area "C". MRS-11 underwent a munitions response (removal) to a depth of 1 foot in the southern half of the site using geophysical equipment. Twenty MEC items, including nine MKII fragmentation hand grenades, and 2,316 munitions debris items (mostly hand grenade fuzes) were found and removed during the 1-foot removal. The northern half of MRS-11 was investigated (sampled) using SiteStats/GridStats (SS/GS) methodology. No MEC was found during SS/GS investigation. Based on the results of the munitions responses, additional munitions response (investigation) was recommended within MRS-11 and to the east of the site ( <i>USA, 2001e</i> ). MRS-11 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-13B Practice Mortar Range (Parcels E19a.2 and E19a.3)	CWM MD MEC	1950s	MRS-13B is labeled as Sinkhole Training Area and Sinkhole Practice Mortar on 1950s training maps. A munitions response (sampling) was conducted in 57 grids in 1993 and 1994. Based on the results of the investigation, MRS-13B underwent removal actions to a depth of 4 feet from August 1995 to April 1998 using geophysical equipment. According to the MMRP database, a total of 343 MEC items and 2,014 munitions debris items were found during investigation and removal actions. Numerous trash pits containing range-related debris were also observed at MRS-13B. Two chemical agent identification sets (CAIS) were found in a burial pit. The CAIS, chemical warfare materiel (CWM), were used to train soldiers to recognize and protect themselves from chemical agents. The CAIS contain dilute solutions of chemical agents in small (1-ounce) hermetically sealed glass containers. All glass containers were found to be intact and were removed by the Army's Technical Escort Unit from Dugway Proving Ground, Utah ( <i>Army, 1997b</i> ). No MEC items or trash pits were found in the portion of MRS-13B within Parcel E19a.2. MRS-13B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-13B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-13C CSU Footprint – Wedge (Parcel S1.3.2)	MD MEC	1940s through 1950s	MRS-13C is comprised of a wedge shaped strip of land lying between MRS-31 to the north and MRS-13B to the south. MRS-13C is located within a larger area identified as a Tactical Training Area on historical training maps. A portion of a mortar square (non-firing area) was also identified on historical training maps in the site vicinity. Based on the results of munitions responses (investigation) conducted in adjacent sites in 1994, a munitions response (removal) to a depth of 4 feet was conducted over all of MRS-13C in 1997 and all MEC and munitions debris found was removed. According to the Fort Ord MMRP database, 59 MEC items and 203 munitions debris items were recovered during the removal. No MEC is expected to remain at MRS-13C and no further munitions response was recommended ( <i>USA, 2000c</i> ). MRS-13C will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-14A Lookout Ridge II (LOR2) (Parcel L20.5.1 and	MD MEC	At least since 1957	This site is part of MRS-14, which is divided into five areas, 14A through 14E. This site was believed to be an impact location for 7-inch to 8-inch naval gun projectiles that overshot the Impact Area. As mentioned in the ASR, a 1957 Fort Ord Training Areas & Facilities map shows a mortar position in this area. MRS-14A has undergone munitions responses (one investigation and two removals). MEC found during investigation included 22mm sub-caliber cartridges, pyrotechnic signals, rifle-fired smoke grenades, and practice projectiles. To support the use of a portion of the parcel as a parking area for the Laguna Seca Raceway, a munitions response (removal) to a depth of 3 feet using geophysical equipment was performed over a portion of the parcel in 1994.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
L20.5.2)			All MEC detected was removed. Follow-up munitions responses (removals) to depths of 1 foot and 4 feet were performed in June 1997 through April 1998. The 1-foot removal was conducted in habitat reserve areas. A 4-foot removal was conducted in development areas (parking). The area where the 4-foot removal was performed included the area previously cleared to 3 feet. All MEC detected was removed. No high explosive MEC was encountered and no further munitions response was recommended (USA, 2001b). It was also recommended that grids not investigated due to vegetation and terrain constraints be investigated in a future munitions response. According to the MMRP database, 66 MEC items and 577 munitions debris items were recovered during the munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-14A. MEC is not expected to remain at MRS-14A. MRS-14A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-23 (Parcel E11b.7.1.1)	MEC MD		MRS-23 was formerly an Engineer Training Area and Field Expedient Area. A munitions response (removal) to a depth of 4 feet was completed in 1997. One MEC item (½ pound of TNT) and one munitions debris item (practice antitank mine) were found during the munitions response. Based on the results of the munitions response, no further munitions response was recommended within MRS-23 (USA, 2001d). MEC is not expected to remain at MRS-23. MRS-23 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27A Training Site 1 (Parcels E19a.2 and E19a.3)	MD MEC	1970s through facility closure	MRS-27A is one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (USAEDH, 1994). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The USACE conducted a munitions response (site walk) of MRS-27A in 1996 as part of a PA/SI (USADEH, 1997). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27A. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. One MEC item (hand grenade fuze) was found and removed (Parsons, 2002a). The southern portion of MRS-27A overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27A underwent a munitions response (removal) to a depth of 4 feet. According to the former Fort Ord MMRP database, munitions debris and MEC were found within the portion of MRS-27A that overlaps the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27A and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27B Training Site 2 (Parcels E19a.2, E19a.3 and	MD MEC	1970s through facility closure	MRS-27B was one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (USAEDH, 1994). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The ASR also notes this site is located northeast of Parker Flats Training Area. The USACE conducted a munitions response (site walk) of MRS-27B in 1996 as part of a PA/SI (USADEH, 1997). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27B. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
E19a.4)			munitions response contractors under the direction of the USACE in 2001 and 2002. No MEC items were found at MRS-27B during the visual surface removal ( <i>Parsons, 2002a</i> ). According to the MMRP database, one munitions debris item (a smoke grenade) was detected in a latrine within the site boundaries. Miscellaneous pyrotechnic items have also been discovered within the site boundaries. No MEC or munitions debris were found during the visual surface removal conducted within MRS-27B. The southern portion of MRS-27B overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27B underwent a munitions response (removal) to a depth of 4 feet. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27B will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27C Training Site 3 (Parcel E19a.4)	MD	1970s through facility closure	The ASR states that MRS-27C is located northeast of TS-2 (MRS-27B) and south of the Tactical Training Area (MRS-45; Plate 4). This area was used from the 1970s as an overnight bivouac area. Munitions responses (investigations) conducted within Parcel E19a.4 included a site walk of MRS-27C completed by the USACE in 1996 during the Archives Search ( <i>USADEH, 1997</i> ). Only spent blank small arms ammunition and expended pyrotechnics (munitions debris) were found at MRS-27C. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. No MEC items were found at MRS-27C ( <i>Parsons, 2002a</i> ). A reconnaissance of MRS-27C was also completed as part of the Basewide Range Assessment. No targets or range features were observed. Several fighting positions were mapped. An expended smoke grenade (munitions debris) was found in one of the fighting positions. No MEC is expected to be present at MRS-27C. MRS-27C will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27E Training Site 5 (Parcel L20.2.1)	MD	1970s through facility closure	This area was used since the 1970s as an overnight bivouac area. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27E as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris including expended flares and illumination signals were found. No evidence of other types of training or use as an impact area was observed. No MEC is expected to be present at MRS-27E. MRS-27E will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27F Training Site 6 (Parcel L20.2.1)	MEC MD	1970s through facility closure	This site is located in the northern portion of MRS-59. This area was used as an overnight bivouac area since the 1970s. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27F and MRS-59 as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris (expended pyrotechnics) were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. Additionally, a review of Range Control files included the incomplete entry for an item reportedly located within Training Site 6. No other information in the entry was provided. MRS-27F was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at MRS-27F and no further action related to MEC was

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			recommended for the site ( <i>Army, 2006b</i> ). The USEPA and the DTSC concurred in letters dated July 21 and July 26, 2006, respectively.
MRS-27G Training Site 7 (Parcel E19a.5)	MD MEC	1970s through facility closure	This area was incorporated into Site MRS-53. See MRS-53.
MRS-27O Training Site 15 (Parcel L20.8)	MD MEC	1964 through facility closure	The northern portion of Barloy Canyon Road passes through MRS-27O (Plate 10). MRS-27O is identified as a former training site in the 1994 supplement to the ASR and was used as a bivouac area since at least 1964. In support of the ASR, a UXO Safety Specialist performed a munitions response (site walk) in March 1996 and found expended small arms blanks and expended pyrotechnic items ( <i>USADEH, 1997</i> ). A follow-up munitions response was performed by a munitions response contractor. This munitions response was completed in October 1999 and included a surface investigation conducted over a large portion of Barloy Canyon Road. No MEC or munitions debris were found on the parcel. Two MEC items (pyrotechnics) and munitions debris (expended grenade fuze) were found on a trail that parallels Parcel L20.8, south of MRS-27O. Additionally, a visual surface Time-Critical Removal Action (TCRA) was performed that included MRS-27O following an accidental fire in the area (Eucalyptus Fire Area). One MEC item (pyrotechnic signal) was found within MRS-27O ( <i>Shaw, 2005b</i> ). MEC is not expected to be present on Parcel L20.8. MRS-27O and the surrounding area will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-28 Military Operations on Urbanized Terrain (MOUT) Site (Parcel F1.7.2)	MD MEC	Ongoing	This site includes Impossible City, a mock city training area that is currently used for tactical training of military, federal, and local law enforcement agencies. MRS-28 was investigated during two separate munitions responses. Additionally, a visual surface TCRA was performed following an accidental fire in the area (Eucalyptus Fire Area). According to the MMRP database, 118 MEC items and 293 munitions debris items were removed during the investigations and the TCRA. MEC is not expected to remain on the surface at MRS-28. MRS-28 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-29 Laguna Seca Bus Turn Around (Parcels L20.5.2 and L20.5.3)	MEC MD	Unknown	This area was believed to be an impact location for 7-inch to 8-inch naval gun projectiles. A munitions response (sampling investigation) that included over 50% of MRS-29 was conducted in 1995 ( <i>HFA, 1995</i> ). Following investigation, a munitions response (removal) to a depth of 4 feet using geophysical equipment was completed. According to the MMRP database, one MEC item (smoke grenade) and 208 munitions debris items were discovered during these munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-29 or in adjacent MRS-14A. Based on the results of the munitions responses, no further munitions responses were recommended within MRS-29 ( <i>USA, 2000d</i> ). MEC is not expected to remain at MRS-29. MRS-29 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			MMRP.
MRS-30 Laguna Seca Turn 11 (Parcels L20.3.1, L20.3.2 and L20.5.4)	MD MEC	At least since 1945	The December 1956 Training Areas map shows the area as a training site. The ASR notes this site is considered a military munitions site because it lies within the boundaries of the Impact Area and is adjacent to the Wolf Hill Training Area (Plate 11). A munitions response (removal) to a depth of 4 feet was conducted using geophysical equipment. According to the MMRP database, two MEC items and eight munitions debris items were removed. Based on the results of the munitions response, no further munitions response was recommended within MRS-30 ( <i>UXB, 1995b</i> ). Upon completion of the munitions response, approximately 30 feet to 40 feet of fill material was placed over most of MRS-30 in support of construction activities associated with the expansion of Turn 11 of Laguna Seca Raceway. MEC is not expected to be found at MRS-30. MRS-30 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-31 CSU Footprint (Parcel S1.3.2)	MD MEC	1940s through 1990s	MRS-31 encompasses MRS-4C, MRS-7, MRS-8, and MRS-18 (Plate 4). The boundary of MRS-31 was established to correspond to the boundary of transfer Parcel S1.3.2 and to include each of the MRSs. Initial munitions response (investigation) at MRS-31 was conducted in 1994. Based on the results, 3-foot and 4-foot removals were conducted throughout the site. According to the MMRP database, 1,831 MEC items and 2,485 munitions debris items were found during munitions responses at MRS-4C, MRS-7, MRS-8, MRS-18, and MRS-31. MEC is not expected to remain at MRS-31 and no further munitions response was recommended ( <i>UXB, 1995c</i> ). MRS-31, as well as the MRSs within MRS-31, will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-37 Parker Flats Practice Mortar Range (Parcel E19a.3 and E19a.4)	MD MEC	Unknown	According to the ASR, this site appeared on an undated map from the Fort Ord Fire Department. This area was most likely used for firing practice mortars or in non-firing drills (dry-fire). A munitions response (sampling investigations) were performed in March and June of 1998. All munitions responses were to a depth of 4 feet. According to the MMRP database, 58 MEC items and 994 munitions debris items were found and removed during munitions responses. MRS-37 is included in the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-37 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-40 Parker Flats Gas House (Parcel E18.1.2)	MD MEC	Unknown	MRS-40 is identified as the Parker Flats Gas House and included a facility to train troops in the use of gas masks. According to the ASR, this site has the same characteristics as Sites MRS-4A and MRS-4B. Tear gas agents (CS and CN) may have been used in the gas chambers. Based on a review of a 1983 U.S. Chemical Systems Laboratory document, classroom training occurred in Building 2820 on this site, and part of the training involved use of minute quantities of mustard gas. SiteStats/GridStats sampling investigation was performed at this site in October 1997. No MEC was found. Three munitions debris items (unknown fragments) were found. MRS-40 is included in the Parker Flats MRA and the entire site underwent a munitions response (removal) to a depth

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			of 4 feet using geophysical equipment. The data associated with the removal at MRS-40 was included with the data for adjacent MRS-50 and MRS-50EXP (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-40 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-42/MRS-42EXP Demolition Area-Rifle Grenade Area (Parcels E11b.7.1.1, E11b.8 and L20.19.1.1)	MD MEC	1940s	MRS-42 was formerly the Fort Ord Ammunition Supply Point (ASP) Rifle Grenade Area, as identified on a 1946 training map. This area includes the northern portion of the ASP (Plate 5). MRS-42 underwent a munitions response (removal) to a depth of 4 feet using geophysical equipment. Due to the presence of MEC and munitions debris at the edge of the site the munitions response extended beyond the original boundary of MRS-42. The extended area is identified as MRS-42EXP. According to the former Fort Ord MMRP database, 61 MEC items (primarily M9 series antitank rifle grenades) and 27 munitions debris items (mostly MKII hand grenade fragments and practice antitank rifle grenades) were removed. It was recommended additional investigation be conducted within MRS-42 ( <i>USA, 2001f</i> ). MRS-42 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-43 South Boundary Area (Parcels E29.1, L6.2, L20.13.1.2 and L20.13.3.1)	MD MEC	1942 to 1944	According to the former Fort Ord Fire Chief, a portion of the ridge in this site was used as a backstop for rifle grenades and shoulder launched projectiles from 1942-1944. During a munitions response (investigation) by an UXO Safety Specialist, a 37mm fragment was discovered at the northwest end of the site. In 1999, nineteen 100-foot by 200-foot grids were investigated using SS/GS and 100% grid sampling, and 19 munitions debris items were recovered. Based on the sampling results a munitions response (removal) to a depth of 4 feet was conducted at the northwest end of MRS-43 (Parcels E29.1 and L6.2). Upon completion of the removal, the removal area was investigated using digital geophysical equipment. The digital geophysical investigation of MRS-43 included the unpaved shoulder of South Boundary Road (Parcels L20.13.1.2 and L20.13.3.1; Plate 9). All munitions responses were conducted to a depth of 4 feet. According to the MMRP database 28 MEC items and 36 munitions debris items were removed during the munitions responses. Five of the 28 MEC items removed from MRS-43 were found in Parcels L20.13.3.1 and L6.2 and only one MEC item was found in Parcel E29.1. No MEC items were found within Parcel L23.13.1.2. Based on the results of the munitions responses, no further munitions response was recommended within the Del Rey Oaks (DRO) Group, which includes MRS-43 ( <i>USA, 2001c</i> ). No MEC is expected to remain at MRS-43. MRS-43 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP. Also see MRS-15 DRO 01.



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-44EDC (Parcels E18.1.1, E18.1.2 and E20c.2)	MD MEC	Unknown	MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of the PA/SI (USAEDH, 1997). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigations) were conducted at the site. The sampling investigations were completed to a depth of 4 feet. According to the MMRP database, 11 MEC items and 53 munitions debris items were removed during investigation. It was recommended that a munitions response (removal) to 4 feet be conducted at MRS-44EDC (USA, 2001i). MRS-44EDC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-44PBC (Parcels L20.18 and L23.2)	MD MEC	Unknown	MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of a PA/SI (USAEDH, 1997). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigation and a removal action) were conducted at MRS-44PBC. All munitions responses were to a depth of 4 feet. According to the MMRP database, 16 MEC items and 73 munitions debris items were removed during munitions responses. MRS-44PBC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-45 Tactical Training Area-TTA (Parcels L20.2.1, L5.7, E19a.3, and E19a.4)	MD MEC	Unknown	A portion of MRS-45 lies within Parcel L20.2.1 (Plate 4). Munitions response (sampling investigation) of MRS-45 was conducted in 1997. According to the MMRP database, a total of 5 MEC items (all pyrotechnic or practice/training-related items) and 224 munitions debris items were found during the sampling investigation in MRS-45. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas, including the eastern portion of MRS-45, was performed by a munitions response contractor under the direction of the USACE. Three MEC items (pyrotechnic signals) and small arms ammunition were found and removed. None of these items were found in the portion of MRS-45 that lies within Parcel L20.2.1 (Parsons, 2002b). Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to remain at MRS-45. MRS-45 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-47 Wolf Hill (Parcels L20.3.1 and L20.3.2)	MD MEC	1950s	MRS-47 was identified on a 1957 training map as the Wolf Hill Training Area. MRS-47 has undergone munitions responses (two sampling investigations and a removal). During investigation, evidence that the site was used as an impact area was found. The MEC items found included high explosive mortars and projectiles. A removal to a depth of 4 feet using geophysical equipment was performed. According to the MMRP database, 261 MEC items and 127 munitions debris items were removed from MRS-47. Seventy of the MEC items were rifle-fired smoke grenades found intentionally buried in a pit at a depth of 3 feet. MEC is not expected to remain at MRS-47. No further military munitions investigation was recommended (USA, 2000b). MRS-47 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-48 Former Dummy Grenade Range (Parcel L20.19.1.1)	MD MEC	1940s through 1950s	MRS-48 lies is located on the west side of Barloy Canyon Road (Plate 5). The eastern boundary of MRS-48 overlaps portions of the right-of-way associated with Barloy Canyon Road. MRS-48 was identified on a 1946 Fort Ord Master Plan as a “Dummy Grenade Range.” During a munitions response (investigation) by a UXO Safety Specialist, fragments from 4.2-inch mortars and other debris were discovered. A munitions response (grid sampling) was completed at the site in 1988. According to the MMRP database, 3 MEC items (practice hand grenade fuze, a rifle-fired signal, and a screening smoke pot) and 22 munitions debris items were removed. Additionally, over 100 pounds of fragments, mostly from 4.2-inch smoke mortars and smoke grenades, were removed. No sampling occurred within Parcel L20.19.1.1. It was concluded that a grenade and 4.2-inch mortar impact area existed within or near the site and that additional munitions responses be conducted within, to the north and to the south of the site ( <i>USA, 2001h</i> ). MRS-48 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-50 Artillery Hill (Parcels E18.1.1 and E18.1.2)	MD MEC	1940s through 1960s	This area was identified during interviews conducted as part of the ASR. Artillery Hill was reportedly used as a target area for rifle grenades and shoulder launched projectiles in the 1940s, 1950s and 1960s. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI. During the munitions response, fragments from 37mm projectiles and 75mm high explosive (HE) projectiles were discovered. A munitions response (removal) to a depth of 4 feet was completed over all of the Parker Flats MRA, including MRS-50, using digital geophysical equipment. According to the MMRP database, 442 MEC items and 724 munitions debris items were removed from the site. MRS-50 is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-50EXP (Parcels E18.1.1, E18.1.2 and E19a.1)	MD MEC	1940s through 1960s	MRS-50EXP was identified as a MRS due to the expansion of the removal area associated with MRS-50. MEC and munitions debris were found at the boundary of MRS-50, which warranted an expansion of the investigation area in all directions. The investigation of MRS-50 and its expansion areas included a munitions response (removal) conducted over the entire site to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 430 MEC items and 1,186 munitions debris items were found and removed from MRS-50EXP. MRS-50EXP is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50EXP and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-52 Rifle Grenade and Projectile Target Area (Parcel E19a.3 and E19a.4)	MD MEC	1950s	This site was identified during interviews conducted as part of the ASR and a 1958 map of Fort Ord Training Areas & Facilities shows a Rifle Grenade and Projectile Target Area. During a site inspection, a 37mm fragment and an AT mine (inert) were discovered. Because of the expansion of the removal area associated with adjacent MRS-53, MRS-52 is now part of MRS-53 and included in the Parker Flats MRA (Plate 6). The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. The munitions data for MRS-52 is reported with the MRS-53 data. The items found included both MEC and munitions debris. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-52 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-53 Shoulder-Launched Projectile Area (Parcel E19a.5)	MD MEC	1940s through 1960s	Parcel E19a.5 lies predominantly within MRS-53 and MRS-53 EXP (Plate 6). According to the ASR, MRS-53 was a Shoulder Launched Projectile Target Area from the 1940s through the 1960s. The hill between the two flats was a target area for rifle grenades and shoulder-launched projectiles. Rifle grenades and shoulder-launched projectiles were shot from the southeast at the hill. The hill south of the large flat at Parker Flats was a target area for rifle grenades and ground/tube launched projectiles. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI (USAEDH, 1997). During the munitions response, a 3-inch stokes mortar round was found and additional investigation was recommended. During a second munitions response (sampling investigation), a 75mm shrapnel projectile, two more 3-inch Stokes mortars and projectile fragments were found. Based on the sampling results, a 4-foot removal was conducted. Munitions responses (removals) resulted in discovery of MEC and live small arms ammunition. MRS-53 is included in the Parker Flats MRA. The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 465 MEC items and 5,163 munitions debris items were removed from MRS-53. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-53EXP (Parcels E19a.1, E19a.3, E19a.4, and E19a.5)	MD MEC	1940s - 1960s	MRS-53EXP was identified as a MRS due to the expansion of the removal area associated with MRS-53. MEC and munitions debris were found at the boundary of MRS-53, which warranted an expansion of the investigation area in all directions. MRS-53EXP and the adjacent sites now comprise the Parker Flats MRA (Plate 6). The munitions response at MRS-53 and its expansion areas included a removal conducted over the entire site to a depth of 4 feet below ground surface. According to the MMRP database, 803 MEC items and 4,500 munitions debris items were removed from MRS-53EXP. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53EXP and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-54EDC Canyon Target Area (Parcel E19a.4)	MD MEC	Unknown	MRS-54EDC is the portion of MRS-54 within Parcel E19a.4, which is slated for development. MRS-54 (Canyon Target Area) was identified during interviews conducted during the PA/SI Phase of the Archives Search. The area was reportedly used for flamethrowers, but was also a firing point and range for hand grenades (unknown type), rifle grenades (unknown type), and shoulder-launched projectiles (unknown type). During a munitions response (investigation) conducted in 1996 by a USACE UXO Safety Specialist, munitions debris was discovered, including a 2.36-inch practice rocket, two 75mm shrapnel projectiles, and three 81mm practice mortars. A munitions response (removal) to a depth of 4 feet over the entire site using digital geophysical equipment was performed in 1999. According to the MMRP database, 18 MEC items and 192 munitions debris items were removed from MRS-54EDC. MRS-54EDC is part of the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-54EDC and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-55 Parker Flats (Parcels	MD MEC	Unknown	This area was identified during interviews conducted as part of the ASR and was reportedly a firing point and range for hand grenades, rifle grenades, shoulder-launched projectiles, and artillery. This site includes portions of MRS-27A and MRS-27B. During a munitions response (investigation) in 1996, an expended 75mm shrapnel projectile, and two fragments from 37mm

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
E19a.3 and E19a.4)			practice projectiles, and one mine fuze were discovered. SS/GS sampling investigation was conducted in March 1998. Following the investigation, a removal over the entire site using digital geophysical equipment was performed. All munitions responses were to a depth of 4 feet. According to the MMRP database, 144 MEC items and 1,608 munitions debris items were removed from MRS-55. Items removed include simulators, smoke pots, and grenades. MRS-55 is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-55 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-57 Unnamed (Parcel L20.2.1)	MD MEC	1940's – 1960's	MRS-57 was identified during interviews conducted as part of the ASR (Plate 4). This area was reportedly used in the 1940s, 1950s, and 1960s. The intersection of Hennekens Ranch Road and Watkins Gate Road was reportedly a firing point for machine guns, M-1, rifle grenades, smoke grenades, and shoulder-launched projectiles. Rifle grenades and bazooka rounds were reportedly found on the hill at Watkins Gate Road and Parker Flats Road intersection. This area was often burned to detonate the UXO. A munitions response (site walk) that included MRS-57 was conducted in January 1996 by a USACE UXO Safety Specialist as part of a PA/SI. Military munitions found included an expended 75mm shrapnel projectile, a smoke grenade, and illumination signals. The data was insufficient to determine if the smoke grenade and the illumination signals were MEC or munitions debris. Additionally, 4 expended smoke grenades were found on a dirt road adjacent to MRS-57 during a munitions response (investigation) completed in October 1999. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. The visual surface removal included MRS-57. No MEC items were found at MRS-57 ( <i>Parsons, 2002b</i> ). Historical research and field investigations identified past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. No evidence of other types of training or use as an impact area was observed. MEC is not expected to be found at MRS-57. MRS-57 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-59 Unnamed (Parcel L20.2.1)	MD	Unknown	A small portion of MRS-59 overlaps Parcel L20.2.1 (Plate 4). MRS-59 was identified during interviews conducted as part of the ASR and was reported to have included a 2.36-inch rocket range in the early 1940s. A munitions response (investigation) that included MRS-59 and MRS-27F was conducted by a USACE UXO Safety Specialist as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris (expended pyrotechnics) and two fragments from the incomplete detonation of a 60mm mortar were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. MEC is not expected to be present within MRS-59. MRS-59 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 DRO 01 (Parcels L20.13.1.2 and L20.13.3.1)	MD MEC	Unknown	MRS-15 DRO 01 and Parcel L6.1 lie adjacent to Parcel L6.2 (Plate 9). Sites MRS-15 DRO 01, MRS-15 DRO 02, and MRS-43 are collectively called the DRO Group (Plate 9). The initial munitions responses (investigations) conducted at MRS-15 DRO 01 included random grid sampling, a removal to a depth of 4 feet along a fuel break on the east side of MRS-15 DRO 01, a removal to a depth of 4 feet on the roads and trails within the site, SS/GS sampling at MRS-15 DRO 01 and MRS-43, and removal of spent small arms ammunition in Ranges 24, 25 and 26 (HA-24, HA-25 and HA-26). MEC and munitions debris were identified within the eastern portion of MRS-15 DRO 01 and the area was subjected to a munitions response (removal) to a depth of 4 feet. Upon

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
and adjacent to Parcel L6.2)			completion of the removal, the removal area and the rest of MRS-15 DRO 01 were resurveyed using digital geophysical equipment. The digital geophysical survey on the southern margin of MRS-15 DRO 01 included investigation up to the fence-line running parallel to South Boundary Road (Parcels L20.13.3.1 and L20.13.1.2). According to the MMRP database 168 MEC items and 15,300 munitions debris items were removed from MRS-15 DRO 01. The removal at MRS-15 DRO 01 is complete and no MEC is expected to remain in the portions of MRS-15 DRO 01 overlapping Parcels L20.13.1.2 and L20.13.3.1. MRS-15 DRO 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 MOCO 02 (Parcel E21b.3)	MD MEC	Unknown	The boundary of MRS-15 MOCO 02 was developed to support the transfer of Parcel E21b.3 and not on evidence of munitions use. MRS-15 MOCO 02 lies within the boundary of the former Fort Ord Impact Area and contains the firing lines for Ranges 44 and 45. Range 44 was used for firing of antitank weapons and Range 45 was a 40mm grenade range. Munitions response (investigation) at the site was performed in 1999 and approximately 100 military munitions-related items (MEC and munitions debris) were found ( <i>USA, 2001g</i> ). To address the threat to human health associated with MEC at MRS-15 MOCO 02, a non-time critical removal action (NTCRA) to a depth of 4 feet was completed across the northern portion of the site. According to the MMRP database 663 MEC items and 3,964 munitions debris items were removed from the site. All accessible areas within the northern portion of MRS-15 MOCO 02 were investigated to a depth of 4 feet. Based on the results of the NTCRA the threat to the public posed by the presence of MEC at the site has been mitigated ( <i>Parsons, 2006c</i> ). MRS-15 MOCO 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-Ranges 43-48 (Parcels E38, E39, E40, E41, and E42)	MD MEC	1940s through 1990s	MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs <sup>2</sup> (Plate 7, Attachment 1) and pending areas underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2007</i> ). According to the MMRP database 11,955 MEC items and 28,840 munitions debris items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 SEA 01 (Parcel E24)	MD MEC	Unknown	The boundary of MRS-15 SEA 01 was developed to support the transfer of Parcel E24 and not on evidence of munitions use. MRS-15 SEA 01 included the firing points and some of the targets associated with three small arms ranges (Ranges 21, 22, and 23) and a non-firing target detection range. Several munitions responses were conducted on MRS-15 SEA 01, including an investigation of field latrines, road clearances, grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 01 not covered by the NTCRA. According to the MMRP database, 203 MEC items and 17,845 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 01 have been conducted to a depth of 4 feet. Inaccessible SCAs <sup>3</sup> (Plate 8, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be

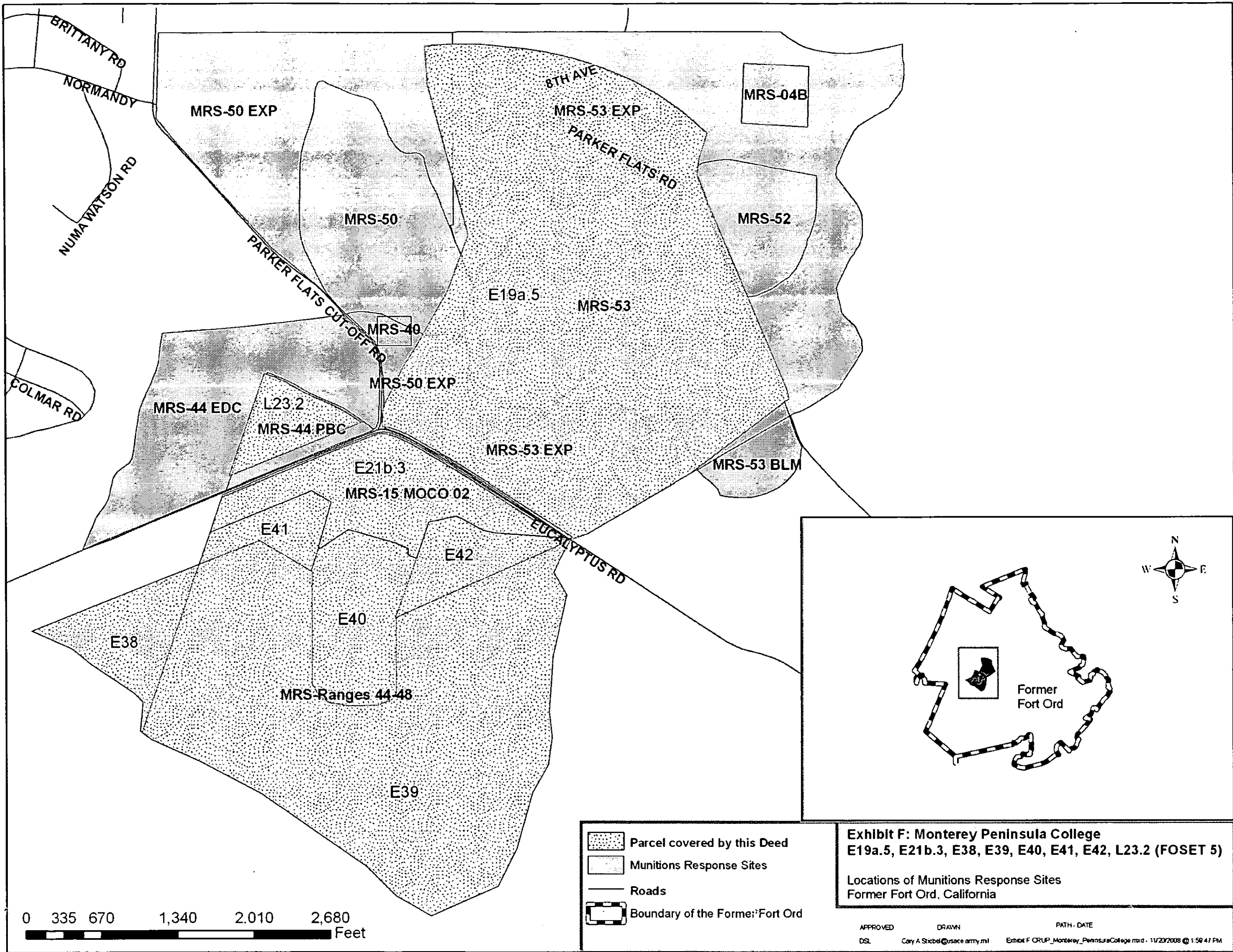
**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			addressed in a follow-up investigation. MRS-15 SEA 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 SEA 02 (Parcel E34)	MD MEC	Unknown	The boundary of MRS-15 SEA 02 was developed to support the transfer of Parcel E34 and not on evidence of munitions use. MRS-15 SEA 02 included the firing points and some of the targets associated with two small arms ranges (Ranges 19 and 20). Several munitions responses were conducted on MRS-15 SEA 02, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 02 not covered by the NTCRA. According to the MMRP database, 12 MEC items and 1,390 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 02 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 8, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 SEA 03 (Parcel E23.1)	MD MEC	Unknown	The boundary of MRS-15 SEA 03 was developed to support the transfer of Parcel E23.1 and not on evidence of munitions use. MRS-15 SEA 03 includes a portion of Range 18, a former small arms range. Features associated with Range 18 that lie within Parcel E23.1 include some of the firing points and some of the targets. Several munitions responses were conducted on MRS-15 SEA 03, including grid sampling, removals within the small arms range, roads and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 03 not covered by the NTCRA. According to the MMRP database, 124 MEC items and 220 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 03 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 03 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 SEA 04 (Parcel E23.2)	MD MEC	Unknown	The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.





**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
<p>*<b>Munitions and Explosives of Concern (MEC)</b>U. 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); (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.</p> <p><sup>1</sup> Resolution of anomalies detected below the depth specified in a project scope of work was at the discretion of the project managers and determined on a case-by-case basis considering, among other things, the likelihood that the anomaly was MEC or other material. At munitions response sites where 4-foot removal or removal-to-depth was conducted since June 1996, all detected anomalies were investigated or resolved (e.g. Parker Flats Munitions Response Area), or unresolved anomalies were recorded (e.g. special-case areas in MRS-15 SEA 01-4). For 1-foot and 3-foot removals, and 4-foot removals conducted prior to June 1996, after-action reports do not provide information about any detected but unresolved anomalies; further evaluation of site-specific information would be required to conclusively state that there were no such anomalies.</p> <p><sup>2</sup> SCA is an area in the MRS in which MEC removal cannot be completed within the scope of work due to metallic clutter or obstructions that compromise instrument performance or technician safety or because the removal process would cause a serious adverse impact to the habitat. The specific types of SCAs at MRS-Ranges 43-48 are high density munitions debris and range-related debris areas (Ranges 44 and 48); high density MEC and range-related debris (Range 47); target box trench (Range 45); non-completed areas; steel-reinforced concrete observation bunker; and metallic fence. See the <i>Final MRS-Ranges 43-48 Interim Action Technical Information Paper, Former Fort Ord, Monterey, California, Military Munitions Response Program</i>, January 26, 2007, for additional information.</p> <p><sup>3</sup> SCA is an area in the MRS in which MEC removal cannot be completed within the scope of work due to metallic clutter or obstructions that compromise instrument performance or technician safety or because the removal process would cause a serious adverse impact to the habitat. The specific types of SCAs at MRS-15 SEA 01-4 are metallic fence; asphalt and concrete paved areas; non-completed backhoe excavation areas; heavy equipment excavation areas (concrete bunkers, fighting positions, flag poles, target boxes, tie downs, utility poles and wood stairs); berms (wood retaining walls with metal connectors); structures and latrines; former remote automated weather station (Range 46); and debris piles. See the <i>Final Technical Information Paper MRS-15 SEA 01-4, Time-Critical Removal Action and Geophysical Operations (Phase I), Former Fort Ord, Monterey, Military Munitions Response Program</i>, February 11, 2006, for additional information.</p>			





0 335 670 1,340 2,010 2,680 Feet

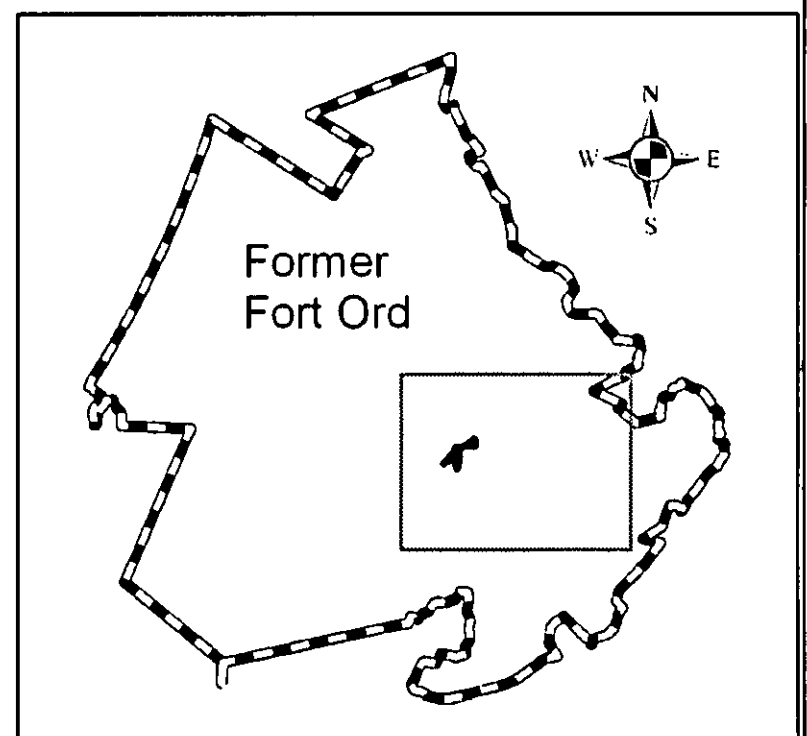
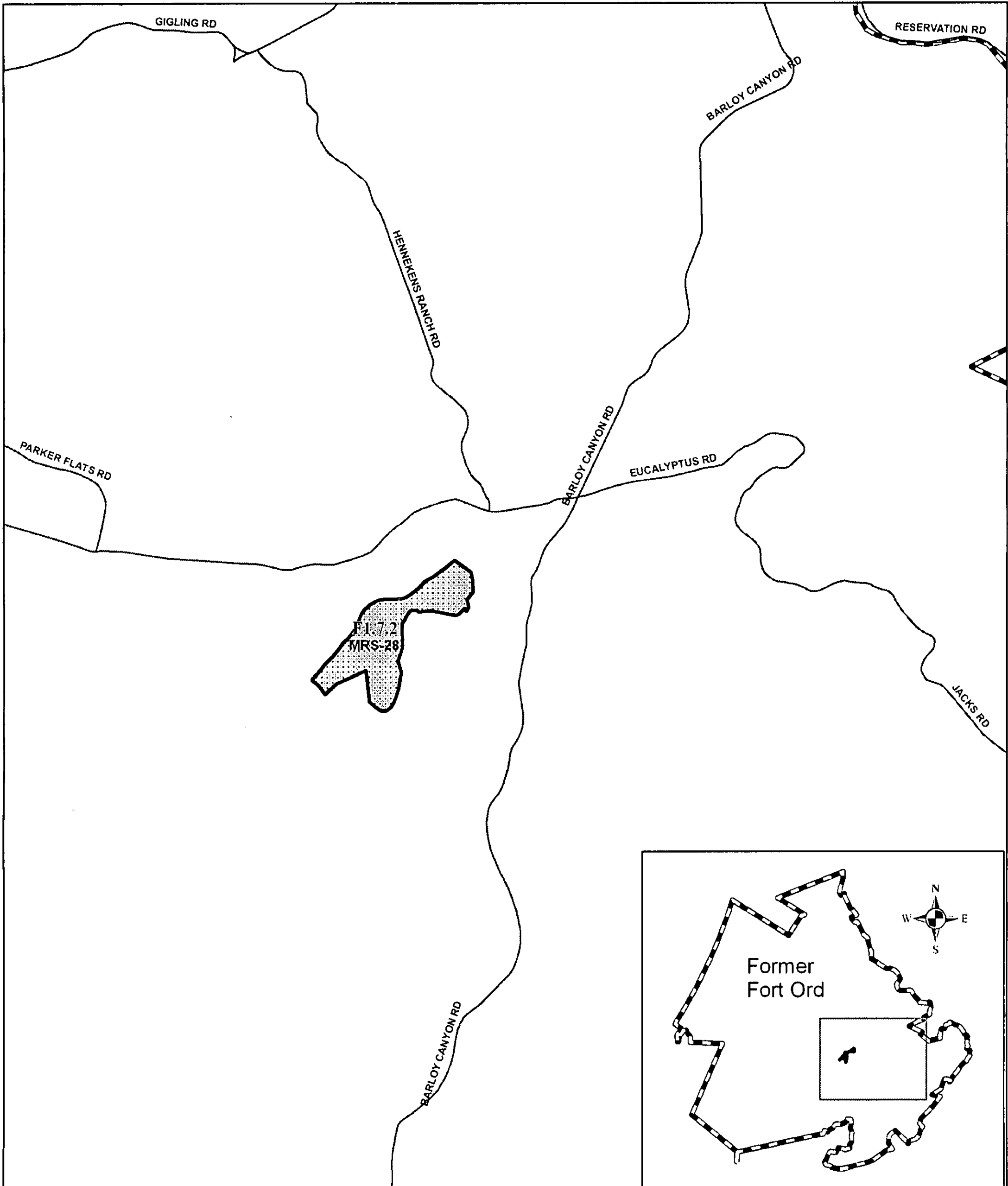
-  Parcel covered by this Deed
-  Munitions Response Sites
-  Roads
-  Boundary of the Former Fort Ord





**Exhibit F: Monterey Peninsula College**  
**E19a.5, E21b.3, E38, E39, E40, E41, E42, L23.2 (FOSET 5)**

Locations of Munitions Response Sites  
 Former Fort Ord, California

APPROVED: \_\_\_\_\_ DRAWN: \_\_\_\_\_ PATH-DATE: \_\_\_\_\_  
 DSL: Cary A Sicbel@usace.army.mil Exhibit F CRUP\_Monterey\_PeninsulaCollege.mxd - 11/29/2008 @ 1:50:47 PM

EXHIBIT "F"



-  Parcel covered by this Deed
-  Munitions Response Sites
-  Roads
-  Boundary of the Former Fort Ord

**Exhibit F: Monterey Peninsula College Parcel F1.7.2 (FOSET 5)**  
 Locations of Munitions Response Sites  
 Former Fort Ord, California

0 1 2 4 Miles

APPROVED: DSL  
 DRAWN: Cary.A.Stiebel@usace.army.mil  
 PATH - DATE: Exhibit F Monterey Peninsula College F1.7.2d.mxd - 11/20/2008 @ 1:47:41 PM

S BOUNDARY ROAD

**EXHIBIT G**

**UNRECORDED EASEMENTS AND ENCUMBRANCES**

Existing utilities, if any, along Impossible Canyon Road.

Existing utilities, if any, along paved roads within these parcels including Normandy Road, Parker Flats Road, Parker Flats Cut-Off and Eucalyptus Road, which may currently service U.S. Department of the Interior, Bureau of Land Management (BLM) facilities.

**END OF DOCUMENT**



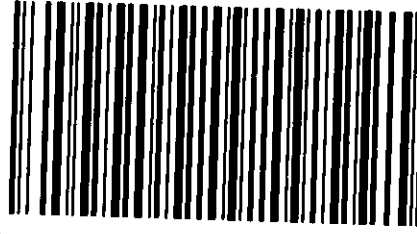
Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**Chicago Title**

CRMELISSA  
5/08/2009  
8:00:00

**FORT ORD REUSE AUTHORITY  
OFFICIAL BUSINESS  
REQUEST DOCUMENT TO BE RECORDED  
AND EXEMPT FROM RECORDING FEES  
PER GOVERNMENT CODE 6103**

DOCUMENT: **2009028280**

Titles: 1/ Pages: 134



Fees....  
Taxes...  
Other...  
AMT PAID \_\_\_\_\_

**Recording requested by and  
when recorded mail to:**

George R. Schlossberg, Esq.  
Kutak Rock LLP  
1101 Connecticut Avenue, NW  
Suite 1000  
Washington, DC 20036

Space Above This Line Reserved for Recorder's Use

**QUITCLAIM DEED FOR  
FORT ORD REUSE AUTHORITY (FORA)  
COUNTY OF MONTEREY, CALIFORNIA**

**(Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7,  
L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and  
L32.1)**

Documentary Transfer Tax \$0-government agency, exempt from DTT

\_\_\_\_ Computed on full value of property conveyed

\_\_\_\_ Computed on full value less liens and encumbrances  
remaining at time of sale

Signature of Declarant or agent - Firm name

**FORT ORD REUSE AUTHORITY  
OFFICIAL BUSINESS  
REQUEST DOCUMENT TO BE RECORDED  
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L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and  
L32.1)**

**THIS QUITCLAIM DEED**, made and entered into between the **UNITED STATES OF AMERICA**, acting by and through the **SECRETARY OF THE ARMY** (the "**Grantor**"), under and pursuant to the power and authority contained in the Defense Base Closure and Realignment Act of 1990, as amended (Public Law No. 101-510, 10 U.S.C. § 2687) ("**DBCRA**"), and the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. § 101 *et seq.*); and the **FORT ORD REUSE AUTHORITY** ("**FORA**") (the "**Grantee**"), created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive, commencing with Section 67650, *et seq.*, and selected provisions of the California Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, *et seq.*, and Article 4, commencing with Section 33492.70, *et seq.*, and recognized as the Local Redevelopment Authority for the former Fort Ord Army Base, California, by the Office of Economic Adjustment on behalf of the Secretary of Defense.

**WITNESSETH THAT:**

**WHEREAS**, the Secretary of the Army may convey surplus property to a local redevelopment authority at a closing military installation for economic development purposes pursuant to the power and authority provided by DBCRA and the implementing regulations of the Department of Defense (32 CFR 174 and 176);

**WHEREAS**, Grantee, by application, requested an economic development conveyance of portions of the former Fort Ord, California, consistent with the redevelopment plan prepared by the Grantee;

**WHEREAS**, Section 334 of Public Law 104-201 allows, with the approval of the Administrator of the EPA and the concurrence of the Governor of the State of California, for the deferral of the requirement of 42 U.S.C. § 9620 (h)(3)(A)(ii)(I) prior to completion of all the necessary environmental remediation actions required under the CERCLA, which approval and concurrence have been received.

**WHEREAS**, the Grantor and the State of California Department of Toxic Substances Control have entered into a Munitions and Explosives of Concern ("MEC") Covenant to Restrict Use of Property, dated 4/21/09 2009 and recorded on May 8<sup>th</sup> 2009, Series Number 2009028279 cr

**NOW THEREFORE**, the GRANTOR, for good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM unto the GRANTEE, its successors and assigns, all its right, title, and interest in the property situated, lying and being in the County of Monterey, in the State of California, Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1, containing approximately 1,767.261 acres as shown on Exhibit A, attached hereto and made a part hereof (hereinafter referred to as the "Property").

**AND IT IS FURTHER AGREED AND UNDERSTOOD** by and between the parties hereto that the GRANTEE, by its acceptance of this Deed, agrees that, as part of the consideration for this Deed, the GRANTEE covenants and agrees for itself, its successors and assigns, forever, that this Deed is made and accepted upon each of the following covenants, which covenants shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity by the United States and other interested parties as allowed by federal, state or local law; that the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS set forth herein are a binding servitude on the Property herein conveyed and shall be deemed to run with the land in perpetuity; and that the failure to include the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in subsequent conveyances does not abrogate the status of these restrictions as binding upon the parties, their successors and assigns:

**I. PROPERTY DESCRIPTION:**

The Property includes:

1. All buildings, facilities, roadways, and other improvements, including the storm drainage systems and the telephone system infrastructure, and any other improvements thereon;
2. All appurtenant easements and other rights appurtenant thereto, permits, licenses, and privileges not otherwise excluded herein; and
3. All hereditaments and tenements therein and reversions, remainders, issues, profits, privileges and other rights belonging or related thereto.

**II. EXCLUSIONS AND RESERVATIONS**

This conveyance is made subject to the following **EXCLUSIONS** and **RESERVATIONS**:

1. The Property is taken by the Grantee subject to any and all valid and existing recorded outstanding liens, leases, easements, and any other encumbrances made for the purpose of roads, streets, utility systems, rights-of-way, pipelines, and/or covenants, exceptions, interests, liens, reservations, and agreements of record; and any unrecorded easements and any other encumbrances made for the limited purpose of roads, streets, utility systems, and pipelines set forth in Exhibit G.

2. The reserved rights and easements set forth in this section are subject to the following terms and conditions:

A. The Grantee is to comply with all applicable Federal law and lawful existing regulations;

B. The Grantor is to allow the occupancy and use by the Grantee, its successors, assigns, permittees, or lessees of any part of the easement areas not actually occupied or required for the purpose of the full and safe utilization thereof by the Grantor, so long as such occupancy and use does not compromise the ability of the Grantor to use the easements for their intended purposes, as set forth herein;

C. The easements previously granted or granted herein shall be for the specific use described and may not be construed to include the further right to authorize any other use

within the easements unless approved in writing by the fee holder of the land subject to the easement;

D. Any transfer of the easements by assignment, lease, operating agreement, or otherwise must include language that the transferee agrees to comply with and be bound by the terms and conditions of the original grant;

E. Unless otherwise provided, no interest reserved shall give the Grantor any right to remove any material, earth, or stone for consideration or other purpose except as necessary in exercising its rights hereunder; and

F. The Grantor is to restore the area of any easement or right of access so far as it is reasonably possible to do so upon abandonment or release of any easement as provided herein, unless this requirement is waived in writing by the then owner of the Property.

3. Grantor reserves mineral rights that Grantor owns with the right of surface entry in a manner that does not unreasonably interfere with Grantee's development and quiet enjoyment of the Property.

**TO HAVE AND TO HOLD** the Property granted herein to the GRANTEE and its successors and assigns, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, or claim whatsoever of the GRANTOR, either in law or in equity and subject to the terms, reservations, restrictions, covenants, and conditions set forth in this Deed.

### **III. CERCLA NOTICE, ASSURANCES, WARRANTY, AND ACCESS PROVISIONS**

#### **1. CERCLA NOTICE**

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

A. Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in Exhibit B, attached hereto and made a part hereof. Additional information regarding the storage, release, and disposal of hazardous substances on the Property has been provided to the Grantee in the Finding of Suitability for Early Transfer (FOSET) and the documents referenced therein, receipt of which the Grantee hereby acknowledges.

B. 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 C, attached hereto and made a part hereof. Additional information regarding the remedial action taken, if any, has been provided to the Grantee in the Finding of Suitability for Early Transfer (FOSET) and the documents referenced therein, receipt of which the Grantee hereby acknowledges.

## **2. CERCLA RESPONSE ACTION ASSURANCES**

For the Property, the Grantor provides the following description and assurances:

A. Pursuant to section 120(h)(3)(C)(ii)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(I) and (II)), the Environmental Protection Provisions located at Exhibit D, attached hereto and made a part hereof, provide the conditions, restrictions, and notifications necessary 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.

B. Pursuant to section 120(h)(3)(C)(ii)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(III)), all corrective, remedial, or response actions necessary to protect human health and the environment will be taken with respect to any hazardous substance remaining on the Property as a result of storage, release, or disposal prior to the date of transfer, in accordance with the compliance schedule. The schedule will be developed in cooperation with the U.S. Environmental Protection Agency and the State of California. The schedules may be changed as provided by the Fort Ord Federal Facility Agreement (FFA), as amended, and the Administrative Order on Consent (AOC).

C. Any corrective, remedial, or response action found to be necessary after the date of transfer shall be conducted by the Grantor, except those actions conducted by the Grantee on behalf of the Grantor. This warranty shall not apply in any case in which the person or entity to whom the Property is transferred is a potentially responsible party with respect to such property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to the presence of 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.

D. Pursuant to section 120(h)(3)(C)(ii)(IV) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(IV)), the

Grantor has submitted and will continue to submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required. Expenditure of any federal funds for such investigations or response actions is subject to Congressional authorization and appropriation of funds for that purpose. The Grantor will submit its funding request for the projects needed to meet the schedule of necessary response actions.

### 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 in any case in which a remedial 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 and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee, 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 covenant, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, 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. In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

**IV. "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 or lead-based paint. 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 law.

**V. 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 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 law.

## **VI. 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.

## **VII. ENVIRONMENTAL PROTECTION PROVISIONS**

The Environmental Protection Provisions are at Exhibit D, 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 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.

## **VIII. AIR NAVIGATION RESERVATION AND RESTRICTIONS**

The Monterey Peninsula Airport and the former Fritzsche Army Airfield, now known as the Marina Municipal Airport, are in close proximity to the Property. Accordingly, in coordination with the Federal Aviation Administration, the Grantee covenants and agrees, on behalf of itself, its successors and assigns and every successor in interest to the Property herein described, or any part thereof, that there will be no construction or alteration unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulations, Part 77, entitled, "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

## **IX. ENFORCEMENT AND NOTICE REQUIREMENT**

A. The provisions of this Deed benefit the governments of the United States of America, the State of California, acting on behalf of the public in general, the local governments, and the

lands retained by the Grantor and, therefore, are enforceable, by resort to specific performance or legal process by the United States, the State of California, the local governments, and by the Grantor, and its successors and assigns. Enforcement of this Deed shall be at the discretion of the parties entitled to enforcement hereof, and any forbearance, delay or omission to exercise their rights under this Deed in the event of a breach of any term of this Deed, shall not be deemed to be a waiver by any such party of such term or of any subsequent breach of the same or any other terms, or of any of the rights of said parties under this Deed. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including CERCLA. The enforcement rights set forth in this Deed against the Grantee, or its successors and assigns, shall only apply with respect to the Property conveyed herein and held by such Grantee, its successors or assigns, and only with respect to matters occurring during the period of time such Grantee, its successors or assigns, owned or occupied such Property or any portion thereof.

#### **X. NOTICE OF NON-DISCRIMINATION**

With respect to activities related to the Property, the Grantee covenants for itself, its successors and assigns, that the Grantee, and such successors and assigns, shall not discriminate upon the basis of race, color, religion, sex, age, handicap, or national origin in the use, occupancy, sale or lease of the Property, or in their employment practices conducted thereon in violation of the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); and the Rehabilitation Act of 1973, as amended, (29 U.S.C. § 794). This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The Grantor shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed, and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

#### **XI. ANTI-DEFICIENCY ACT STATEMENT**

The Grantor's obligation to pay or reimburse any money under this Deed is subject to the availability of appropriated funds to the Department of the Army, and nothing in this Deed shall be interpreted to require obligations or payments by the Grantor in violation of the Anti-Deficiency Act (Public Law 97-258, 31 U.S.C. § 1341).

#### **XII. GENERAL PROVISIONS**

A. SEVERABILITY. If any provision of this Deed, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

B. CAPTIONS. The captions in this Deed have been inserted solely for convenience of reference and are not a part of this Deed and shall have no effect upon construction or interpretation.

C. RIGHT TO PERFORM. Any right which is exercisable by the Grantee, and its successors and assigns, to perform under this Deed may also be performed, in the event of default by the Grantee, or its successors and assigns, by a lender of the Grantee and its successors and assigns.

### **XIII. OTHER CONDITIONS**

Should the Property be considered for the proposed acquisition and construction of school properties utilizing State funding; at any time in the future, a separate environmental review process in compliance with the California Education Code Section 17210 *et seq.*, will need to be conducted and approved by DTSC.

### **XIV. THE CONDITIONS, RESTRICTIONS, AND COVENANTS**

The conditions, restrictions, and covenants set forth in this deed are a binding servitude on the herein conveyed Property and will be deemed to run with the land in perpetuity. Restrictions, stipulations and covenants contained herein will be inserted by the Grantee verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any portion thereof. All rights and powers reserved to the Grantor, and all references in this deed to Grantor shall include its successor in interest and assigns. The Grantor may agree to waive, eliminate, or reduce the obligations contained in the covenants, **PROVIDED, HOWEVER**, that the failure of the Grantor or its successor to insist in any one or more instances upon complete performance of any of the said conditions shall not be construed as a waiver or a relinquishment of the future performance of any such conditions, but the obligations of the Grantee, its successors and assigns, with respect to such future performance shall be continued in full force and effect.

### **XV. LIST OF EXHIBITS**

The following listed Exhibits are made a part of this Deed:

- Exhibit A: Legal Description of Property
- Exhibit B: FOSET Hazardous Substance, Storage, Release and Disposal Table
- Exhibit C: FOSET Description of Property Table
- Exhibit D: Environmental Protection Provisions

- Exhibit E: Notification of Munitions and Explosives of Concern (MEC)
- Exhibit F: Site maps depicting the locations of munitions response sites
- Exhibit G: Unrecorded Easements and Encumbrances

**[Signature Pages Follow]**

IN WITNESS WHEREOF, the Grantor, the UNITED STATES OF AMERICA, acting by and through the SECRETARY OF THE ARMY, has caused these presents to be executed on this 19<sup>TH</sup> day of MARCH 2009.

UNITED STATES OF AMERICA

By [Signature]  
Joseph F. Calcara  
Deputy Assistant Secretary of the Army  
(Installations and Housing)  
OASA (I&E)

COMMONWEALTH OF VIRGINIA )  
 ) ss  
COUNTY OF ARLINGTON )

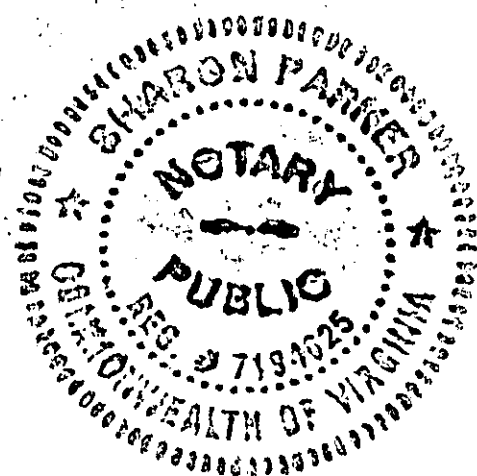
On 19 March 2009 before me, the undersigned, a Notary Public in and for said state, personally appeared Joseph F. Calcara, Deputy Assistant Secretary of the Army (Installations and Housing), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Notary Public, Commonwealth of Virginia

My commission expires: 31 Mar 2012



ACCEPTANCE:

In Testimony Whereof, witness the signature of the Fort Ord Reuse Authority ("Authority"), an organization organized and existing under the laws of the State of California under the Fort Ord Reuse Authority Act created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive, commencing with Section 67650, et seq., and selected provisions of the California Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, et seq., and Article 4, commencing with Section 33492.70, et seq., this ~~SEVENTEENTH~~ day of MARCH 2009 hereby accepts and approves this Quitclaim Deed for itself, its successors and assigns, and agrees to all the conditions, reservations, restrictions, and terms contained therein.

FORT ORD REUSE AUTHORITY  
LOCAL REDEVELOPMENT AUTHORITY

By:

Michael A. Houlemard, Jr.  
Executive Officer

STATE OF CALIFORNIA

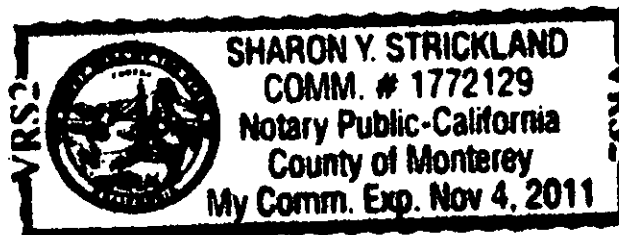
COUNTY OF MONTEREY

On 3-17-09 before me, Sharon Y. Strickland, (name of notary public) personally appeared Michael Houlemard, Jr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon Y. Strickland  
(Signature of Notary)



FOSET 5

Fort Ord Military Reservation  
Monterey County, California

## Legal Description

SITUATE in a portion of Parcel 1, "Monterey County IV", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 104, also being a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the most westerly corner of Parcel C, as said parcel is shown on that certain map recorded in Volume 28 of Surveys at Page 143; thence from said Point of Beginning along the southerly boundary of said Parcel C

1. South 79° 42' 05" East for a distance of 266.22 feet; thence
2. North 86° 28' 56" East for a distance of 234.92 feet; thence
3. North 55° 08' 30" East for a distance of 263.54 feet; thence
4. North 68° 58' 45" East for a distance of 222.12 feet; thence
5. North 79° 25' 03" East for a distance of 234.60 feet to the beginning of a non-tangential curve on the westerly boundary of Parcel 17, as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along said westerly boundary
6. Along a curve to the right, through a central angle of 12° 44' 31", having a radius of 730.00 feet, for an arc length of 162.34 feet, and whose long chord bears North 58° 46' 04" East for a distance of 162.01 feet to a point of intersection with a tangent line; thence
7. North 65° 08' 20" East for a distance of 762.95 feet to the beginning of a tangent curve; thence
8. Along a curve to the left, through a central angle of 09° 18' 32", having a radius of 300.00 feet, for an arc length of 48.74 feet, and whose long chord bears North 60° 29' 04" East for a distance of 48.69 feet to a point of intersection with a non-tangential line; thence leaving said westerly boundary of Parcel 17 and continuing along said southerly boundary of Parcel C

9. South 64° 20' 35" East for a distance of 194.33 feet; thence
10. North 80° 57' 08" East for a distance of 995.89 feet; thence
11. North 73° 39' 30" East for a distance of 310.00 feet; thence
12. North 53° 57' 45" East for a distance of 128.65 feet; thence
13. North 11° 41' 33" East for a distance of 114.45 feet; thence
14. North 40° 57' 32" East (shown on said map recorded in Volume 28 of Surveys at Page 143 as North 40° 50' 58" East) for a distance of 37.76 feet; thence leaving said southerly boundary of Parcel C and following the westerly boundary of Parcel E11b.7.1.2
15. South 24° 38' 38" East for a distance of 213.55 feet; thence
16. South 27° 21' 27" East for a distance of 230.78 feet; thence
17. South 38° 10' 16" East for a distance of 24.19 feet; thence
18. North 57° 19' 19" East for a distance of 251.86 feet; thence
19. South 37° 46' 00" East for a distance of 411.32 feet; thence
20. South 77° 51' 15" East for a distance of 246.61 feet; thence
21. South 00° 02' 57" West for a distance of 332.86 feet to the boundary of said Parcel 1, "Monterey County IV"; thence leaving said westerly boundary of Parcel E11b.7.1.2 and running along the boundary of said Parcel 1, "Monterey County IV"
22. South 19° 51' 16" West for a distance of 162.04 feet; thence
23. North 75° 57' 30" West for a distance of 907.03 feet; thence
24. South 78° 04' 37" West for a distance of 109.65 feet; thence
25. South 51° 30' 12" West for a distance of 239.89 feet; thence
26. South 16° 31' 14" West for a distance of 243.69 feet; thence
27. South 03° 52' 00" West for a distance of 302.09 feet; thence
28. South 45° 19' 32" West for a distance of 429.04 feet; thence



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29. South 04° 20' 02" East for a distance of 194.19 feet; thence
30. South 05° 11' 18" East for a distance of 103.37 feet; thence
31. South 14° 03' 06" West for a distance of 409.72 feet; thence
32. South 10° 25' 47" East for a distance of 165.34 feet; thence
33. South 05° 47' 54" East for a distance of 151.56 feet; thence
34. South 70° 02' 49" West for a distance of 107.15 feet; thence
35. South 76° 48' 38" West for a distance of 103.38 feet; thence
36. South 33° 59' 13" West for a distance of 71.97 feet; thence
37. South 05° 40' 51" West for a distance of 170.80 feet; thence
38. South 19° 10' 09" West for a distance of 317.20 feet; thence
39. South 79° 08' 31" West for a distance of 165.10 feet; thence
40. South 66° 07' 20" West for a distance of 227.73 feet; thence
41. South 78° 18' 26" West for a distance of 426.71 feet; thence
42. South 37° 24' 04" West for a distance of 405.24 feet; thence
43. South 60° 11' 20" West for a distance of 157.83 feet; thence
44. South 77° 37' 10" West for a distance of 604.84 feet; thence
45. North 86° 39' 21" West for a distance of 300.78 feet; thence
46. North 81° 43' 15" West for a distance of 60.02 feet to the beginning of a non-tangential curve on the westerly boundary of said Parcel 17; thence following said westerly boundary
47. Along a curve to the left, through a central angle of 16° 10' 12", having a radius of 445.00 feet, for an arc length of 125.59 feet, and whose long chord bears North 01° 23' 04" West for a distance of 125.17 feet to a point of intersection with a tangent line; thence
48. North 09° 28' 10" West for a distance of 304.65 feet to the beginning of a tangent curve; thence

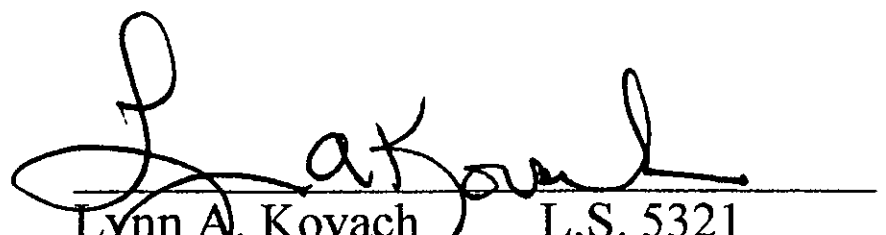
FOSET 5

Fort Ord Military Reservation  
Monterey County, California

49. Along a curve to the right, through a central angle of 30° 30' 23", having a radius of 680.00 feet, for an arc length of 362.06 feet, and whose long chord bears North 05° 47' 08" East for a distance of 357.80 feet to a point of intersection with a tangent line; thence
50. North 21° 02' 20" East for a distance of 453.89 feet; thence leaving said westerly boundary of Parcel 17 and continuing along the boundary of said Parcel 1, "Monterey County IV"
51. South 42° 37' 56" West for a distance of 161.20 feet; thence
52. South 74° 32' 59" West for a distance of 127.14 feet; thence
53. North 80° 11' 35" West for a distance of 143.17 feet; thence
54. South 87° 14' 25" West for a distance of 200.49 feet; thence
55. North 84° 29' 14" West for a distance of 236.48 feet; thence
56. North 23° 00' 40" West for a distance of 115.19 feet; thence
57. North 55° 12' 30" West for a distance of 237.06 feet; thence
58. North 09° 00' 50" East for a distance of 533.04 feet; thence
59. North 08° 24' 49" East for a distance of 814.99 feet; thence
60. North 09° 05' 29" East for a distance of 208.24 feet; thence
61. North 24° 06' 33" East for a distance of 86.18 feet (shown on said map as South 24° 18' 40" West, 86.40 feet); thence
62. North 41° 48' 01" East a distance of 335.44 feet to the POINT OF BEGINNING;

Containing an area of 251.797 acres, more or less.

This legal description was prepared by

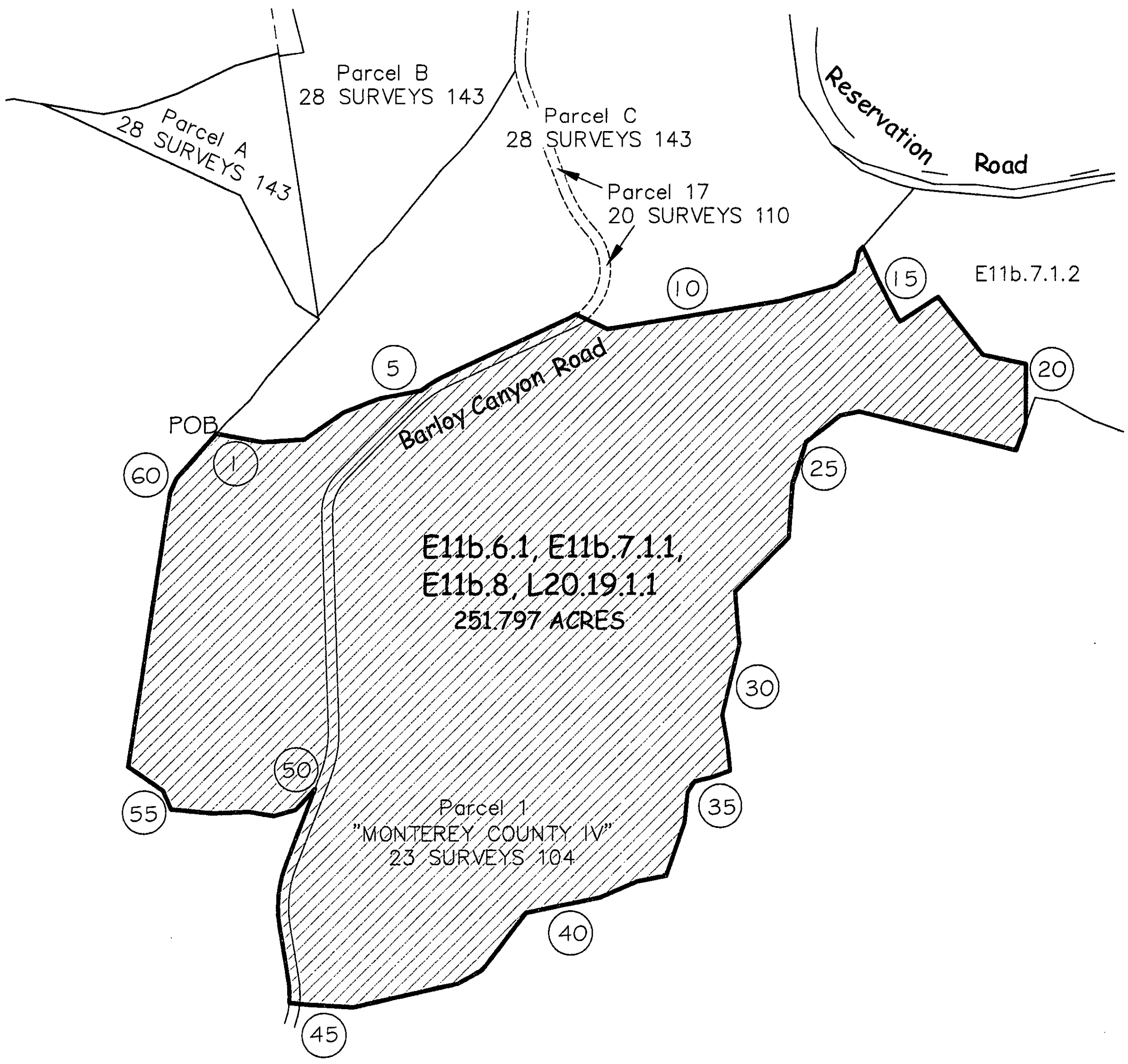
  
Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007



LAND  
 of  
 EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
 Being a Portion of  
 Parcel 1 "Monterey County IV" as shown on Vol. 23 of Surveys at Page 104  
 Monterey County Jurisdiction  
 Fort Ord FOSET 5  
 Lying within the Fort Ord Military Reservation  
 as shown on Vol. 19 of Surveys at Page 1  
 Being also within Monterey City Lands Tract No. 1  
 Monterey County, California



Not To Scale



Note: Course Numbers Refer to the Legal Description.

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North  $18^{\circ} 59' 35''$  East (shown on said map as North  $18^{\circ} 59' 46''$  East), 298.43 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

1. North  $18^{\circ} 59' 35''$  East for a distance of 4944.59 feet; thence leaving said common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A"
2. North  $56^{\circ} 06' 54''$  East for a distance of 80.01 feet to a point on the southerly boundary of Parcel 1, L23.4.2, as it is shown on that certain map recorded in Volume 27 of Surveys at Page 17; thence along the southerly boundary of said Parcel 1, L23.4.2
3. South  $86^{\circ} 42' 26''$  East (shown on said map as South  $86^{\circ} 35' 49''$  East) for a distance of 59.64 feet to the southeast corner of said Parcel 1, L23.4.2 at Gigling Road, being also corner numbered 13 in the southerly boundary of Parcel 3 as it is shown on that certain map recorded in Volume 25 of Surveys at Page 54; thence along the southerly boundary of said Parcel 3,
4. South  $86^{\circ} 45' 00''$  East for a distance of 492.62 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of  $12^{\circ} 17' 46''$ , having a radius of 532.00 feet, for an arc length of 114.17 feet, and whose long chord bears South  $80^{\circ} 36' 07''$  East for a distance of 113.95 feet to the beginning of a tangent curve at an angle point in the southerly boundary of said Parcel 1, L23.4.2; thence along the southerly boundary of said Parcel 1, L23.4.2
6. Along a curve to the right, through a central angle of  $14^{\circ} 16' 14''$ , having a radius of 532.00 feet, for an arc length of 132.50 feet, and whose long chord bears South  $67^{\circ} 19' 07''$  East for a distance of 132.16 feet to a point of intersection with a tangent line; thence
7. South  $60^{\circ} 11' 00''$  East for a distance of 153.83 feet to the beginning of a tangent curve, at 2.05 feet, leaving the southerly boundary of said Parcel 1, L23.4.2 and following the

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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common boundary of said "Monterey County III" and "MST Parcel 2" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; thence continuing along the boundary of said "Monterey County III"

8. Along a curve to the left, through a central angle of  $31^{\circ} 35' 00''$ , having a radius of 418.00 feet, for an arc length of 230.42 feet, and whose long chord bears South  $75^{\circ} 58' 30''$  East for a distance of 227.51 feet to a point of intersection with a tangent line; thence
9. North  $88^{\circ} 14' 00''$  East for a distance of 107.55 feet to the beginning of a tangent curve; thence
10. Along a curve to the left, through a central angle of  $26^{\circ} 00' 00''$ , having a radius of 568.00 feet, for an arc length of 257.75 feet, and whose long chord bears North  $75^{\circ} 14' 00''$  East for a distance of 255.54 feet to a point of intersection with a tangent line; thence
11. North  $62^{\circ} 14' 00''$  East for a distance of 25.58 feet to the beginning of a tangent curve; thence
12. Along a curve to the right, through a central angle of  $19^{\circ} 25' 00''$ , having a radius of 482.00 feet, for an arc length of 163.34 feet, and whose long chord bears North  $71^{\circ} 56' 30''$  East for a distance of 162.56 feet to the beginning of a tangent curve; thence
13. Along a curve to the right, through a central angle of  $14^{\circ} 13' 51''$ , having a radius of 1632.00 feet, for an arc length of 405.35 feet, and whose long chord bears North  $88^{\circ} 45' 56''$  East for a distance of 404.31 feet to a point of intersection with a non-tangent line; thence
14. North  $04^{\circ} 50' 13''$  East for a distance of 768.48 feet to a point on the common boundary of "Monterey County III" and Parcel 7 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence along said common boundary
15. South  $83^{\circ} 34' 21''$  East for a distance of 382.09 feet to the southeasterly corner of said Parcel 7; thence
16. North  $06^{\circ} 30' 01''$  East for a distance of 985.25 feet to a point on the common boundary of said "Monterey County III" and Parcel 3C as it is shown on that certain map recorded in Volume 19 of Surveys at Page 86; thence along said common boundary
17. North  $06^{\circ} 27' 43''$  East for a distance of 66.72 feet to a point on the common boundary of said "Monterey County III" and Parcel 3 as it is shown on that certain map recorded in Volume 19 of Surveys at Page 15; thence leaving said common boundary of "Monterey County III" and Parcel 3C and following said common boundary of "Monterey County III" and Parcel 3
18. South  $87^{\circ} 45' 00''$  East for a distance of 4,791.91 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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19. North 02° 15' 00" East for a distance of 645.13 feet to a point on the common boundary of said "Monterey County III" and Parcel 1 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 64; thence leaving said common boundary of "Monterey County III" and Parcel 3 and following said common boundary of "Monterey County III" and Parcel 1
20. North 87° 27' 00" East for a distance of 577.00 feet; thence
21. North 79° 00' 00" East for a distance of 351.00 feet; thence
22. South 82° 51' 00" East for a distance of 359.00 feet; thence
23. South 89° 38' 00" East for a distance of 244.00 feet; thence
24. North 84° 00' 00" East for a distance of 199.00 feet; thence
25. North 68° 44' 00" East for a distance of 163.00 feet to a point on the common boundary of said "Monterey County III" and Parcel 1 "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89; thence along said common boundary of "Monterey County III" and Parcel 1 "Travel Camp"
26. South 07° 51' 00" East for a distance of 198.34 feet; thence
27. South 13° 25' 00" East for a distance of 206.15 feet; thence
28. South 26° 14' 00" East for a distance of 145.60 feet; thence
29. South 24° 41' 00" West for a distance of 96.00 feet; thence
30. South 30° 56' 00" East for a distance of 170.50 feet; thence
31. South 14° 47' 00" East for a distance of 137.30 feet; thence
32. South 38° 48' 00" East for a distance of 112.50 feet; thence
33. South 13° 07' 00" East for a distance of 170.90 feet; thence
34. South 28° 52' 00" East for a distance of 253.18 feet (shown on said map of "Monterey County III" as 253.20 feet); thence
35. South 34° 13' 00" West for a distance of 24.50 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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36. South 55° 46' 46" East for a distance of 60.00 feet (shown on said map of Parcel 1 "Travel Camp" as South 54° 47' 00" East, 60.00 feet) (shown on said map of "Monterey County III" as South 54° 40' 49" East, 59.38 feet); thence leaving said common boundary of "Monterey County III" and Parcel 1 "Travel Camp" and following the boundary of said "Monterey County III"
37. South 52° 45' 14" West for a distance of 85.69 feet (shown on said map as 85.68 feet); thence
38. South 57° 36' 32" West for a distance of 133.91 feet (shown on said map as 133.90 feet); thence
39. South 62° 57' 50" West for a distance of 427.70 feet (shown on said map as 427.67 feet); thence
40. South 61° 05' 51" West for a distance of 584.54 feet (shown on said map as 584.50 feet); thence
41. South 63° 53' 31" West for a distance of 221.98 feet (shown on said map as 221.96 feet); thence
42. South 65° 18' 13" West for a distance of 428.37 feet (shown on said map as 428.34 feet); thence
43. South 38° 21' 27" West for a distance of 78.55 feet (shown on said map as 78.54 feet); thence
44. South 20° 57' 08" West for a distance of 89.62 feet (shown on said map as 89.61 feet); thence
45. South 19° 29' 14" West for a distance of 673.04 feet (shown on said map as 672.99 feet); thence
46. South 31° 41' 09" West for a distance of 132.84 feet (shown on said map as 132.83 feet); thence
47. South 46° 19' 42" West for a distance of 160.39 feet (shown on said map as 160.38 feet); thence
48. South 61° 30' 46" West for a distance of 508.42 feet (shown on said map as 508.39 feet); thence
49. South 50° 40' 25" West for a distance of 223.70 feet (shown on said map as 223.68 feet); thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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50. South 49° 16' 25" West for a distance of 135.48 feet (shown on said map as 135.47 feet);  
thence
51. South 36° 37' 42" West for a distance of 162.54 feet (shown on said map as 162.53 feet);  
thence
52. South 33° 25' 09" West for a distance of 265.19 feet (shown on said map as 265.17 feet);  
thence
53. South 49° 49' 05" West for a distance of 123.54 feet (shown on said map as 123.53 feet);  
thence
54. South 62° 19' 42" West for a distance of 168.15 feet (shown on said map as 168.14 feet);  
thence
55. South 43° 50' 29" West for a distance of 115.37 feet (shown on said map as 115.36 feet);  
thence
56. South 38° 11' 13" West for a distance of 200.82 feet (shown on said map as 200.81 feet);  
thence
57. South 40° 27' 38" West for a distance of 271.06 feet (shown on said map as 271.04 feet);  
thence
58. South 53° 08' 07" West for a distance of 144.59 feet (shown on said map as 144.58 feet);  
thence
59. South 69° 49' 08" West for a distance of 193.33 feet (shown on said map as 193.32 feet);  
thence
60. South 54° 59' 05" West for a distance of 72.44 feet; thence
61. South 41° 12' 49" West for a distance of 81.00 feet (shown on said map as 80.99 feet);  
thence
62. South 24° 33' 59" West for a distance of 55.05 feet; thence
63. South 05° 54' 51" West for a distance of 88.85 feet (shown on said map as 88.84 feet);  
thence
64. South 08° 19' 42" East for a distance of 329.24 feet (shown on said map as 329.22 feet);  
thence



EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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65. South 00° 05' 57" West for a distance of 78.53 feet (shown on said map as 78.52 feet);  
thence
66. South 08° 37' 33" West for a distance of 97.39 feet (shown on said map as 97.38 feet);  
thence
67. South 18° 58' 46" West for a distance of 165.56 feet (shown on said map as 165.55 feet);  
thence
68. South 44° 37' 32" West for a distance of 95.78 feet (shown on said map as 95.77 feet);  
thence
69. South 60° 52' 39" West for a distance of 254.56 feet (shown on said map as 254.54 feet);  
thence
70. South 37° 26' 54" West for a distance of 126.63 feet (shown on said map as 126.62 feet);  
thence
71. South 10° 48' 03" West for a distance of 68.50 feet; thence
72. South 29° 22' 04" West for a distance of 156.15 feet (shown on said map as 156.14 feet);  
thence
73. South 34° 57' 59" West for a distance of 139.63 feet (shown on said map as 139.62 feet);  
thence
74. South 56° 21' 39" West for a distance of 59.71 feet; thence
75. South 82° 29' 44" West for a distance of 194.59 feet (shown on said map as 194.58 feet);  
thence
76. North 83° 42' 42" West for a distance of 287.16 feet (shown on said map as 287.14 feet);  
thence
77. North 66° 01' 20" West for a distance of 147.40 feet (shown on said map as 147.39 feet);  
thence
78. North 79° 00' 34" West for a distance of 251.38 feet (shown on said map as 251.36 feet);  
thence
79. South 77° 12' 53" West for a distance of 55.92 feet; thence
80. South 46° 42' 29" West for a distance of 87.19 feet (shown on said map as 87.18 feet);  
thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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81. South 58° 47' 57" West for a distance of 75.86 feet (shown on said map as 75.85 feet);  
thence
82. South 80° 55' 21" West for a distance of 132.37 feet (shown on said map as 132.36 feet);  
thence
83. South 87° 12' 11" West for a distance of 112.48 feet (shown on said map as 112.47 feet);  
thence
84. South 71° 38' 58" West for a distance of 176.74 feet (shown on said map as 176.73 feet);  
thence
85. South 56° 09' 46" West for a distance of 97.72 feet (shown on said map as 97.71 feet);  
thence
86. South 37° 48' 47" East for a distance of 90.92 feet (shown on said map as 90.91 feet);  
thence
87. South 17° 07' 11" East for a distance of 62.89 feet; thence
88. South 02° 33' 03" West for a distance of 88.27 feet (shown on said map as 88.26 feet);  
thence
89. South 18° 58' 47" West for a distance of 63.58 feet; thence
90. South 36° 47' 12" West for a distance of 201.49 feet (shown on said map as 201.48 feet);  
thence
91. South 31° 02' 57" West for a distance of 121.85 feet (shown on said map as 121.84 feet);  
thence
92. South 51° 55' 07" West for a distance of 113.24 feet (shown on said map as 113.23 feet);  
thence
93. South 61° 32' 12" West for a distance of 269.69 feet (shown on said map as 269.67 feet);  
thence
94. South 75° 50' 25" West for a distance of 66.11 feet; thence
95. South 59° 39' 37" West for a distance of 1066.26 feet; thence
96. North 52° 52' 17" East for a distance of 1103.36 feet to a 5/8" rebar with cap stamped LS  
5321; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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Monterey County, California

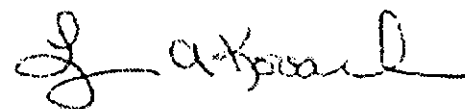
97. North 12° 53' 13" West for a distance of 90.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
98. North 23° 03' 02" West for a distance of 1755.77 feet to a 5/8" rebar with cap stamped LS 5321; thence
99. North 20° 08' 36" West for a distance of 268.73 feet to a 5/8" rebar with cap stamped LS 5321; thence
100. North 06° 42' 03" East for a distance of 153.53 feet to a 5/8" rebar with cap stamped LS 5321; thence
101. North 17° 38' 14" East for a distance of 226.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
102. North 48° 03' 46" West for a distance of 283.49 feet; thence
103. North 55° 11' 28" West for a distance of 278.91 feet to a 5/8" rebar with cap stamped LS 5321; thence
104. North 62° 41' 36" West for a distance of 227.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
105. North 65° 01' 11" West for a distance of 250.60 feet; thence
106. North 71° 11' 51" West for a distance of 335.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
107. North 79° 30' 16" West for a distance of 483.47 feet to a 5/8" rebar with cap stamped LS 5321; thence
108. North 84° 57' 11" West for a distance of 320.10 feet; thence
109. South 89° 14' 18" West for a distance of 321.74 feet to a 5/8" rebar with cap stamped LS 5321; thence
110. South 85° 32' 01" West for a distance of 169.80 feet; thence
111. South 04° 34' 26" East for a distance of 338.58 feet; thence
112. South 14° 47' 14" East for a distance of 1369.35 feet; thence
113. South 20° 28' 20" West for a distance of 520.37 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
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Monterey County, California

114. South 30° 46' 05" West for a distance of 753.57 feet; thence
115. South 25° 53' 24" West for a distance of 427.12 feet; thence
116. South 01° 39' 30" West for a distance of 156.63 feet to the beginning of a non-tangent curve; thence
117. Along a curve to the left, the center of which bears South 00° 33' 41" East for a distance of 280.00 feet, through a central angle of 22° 52' 50", having a radius of 280.00 feet, for an arc length of 111.82 feet, and whose long chord bears South 77° 59' 54" West for a distance of 111.07 feet to the beginning of a non-tangent curve; thence
118. Along a curve to the left, the center of which bears South 41° 45' 33" West for a distance of 1,370.00 feet, through a central angle of 04° 10' 37", having a radius of 1,370.00 feet, for an arc length of 99.87 feet, and whose long chord bears North 50° 19' 45" West for a distance of 99.85 feet to a point on a curve, being the most easterly corner of "Plant Reserve #3, EDC Parcel L23.2; thence continuing along said curve and along the northerly boundary of said "Plant Reserve #3"
119. Along a compound curve to the left, through a central angle of 16° 36' 37", having a radius of 1,370.00 feet, for an arc length of 397.17 feet, and whose long chord bears North 60° 43' 22" West for a distance of 395.78 feet to the beginning of a tangent curve; thence
120. Along a reverse curve to the right, through a central angle of 10° 50' 30", having a radius of 1,430.00 feet, for an arc length of 270.59 feet, and whose long chord bears North 63° 36' 25" West for a distance of 270.19 feet to the beginning of a tangent curve; thence
121. Along a reverse curve to the left, through a central angle of 16° 42' 49", having a radius of 970.00 feet, for an arc length of 282.96 feet, and whose long chord bears North 66° 32' 34" West for a distance of 281.95 feet to the POINT OF BEGINNING.

Containing an area of 896.981 acres, more or less.

This legal description was prepared by



Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007

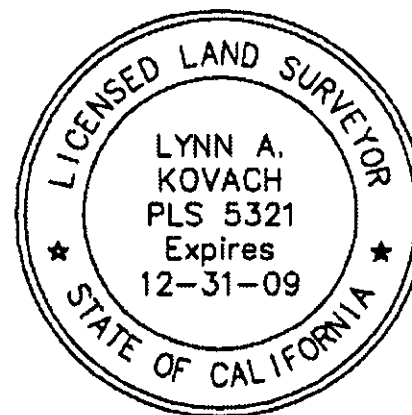
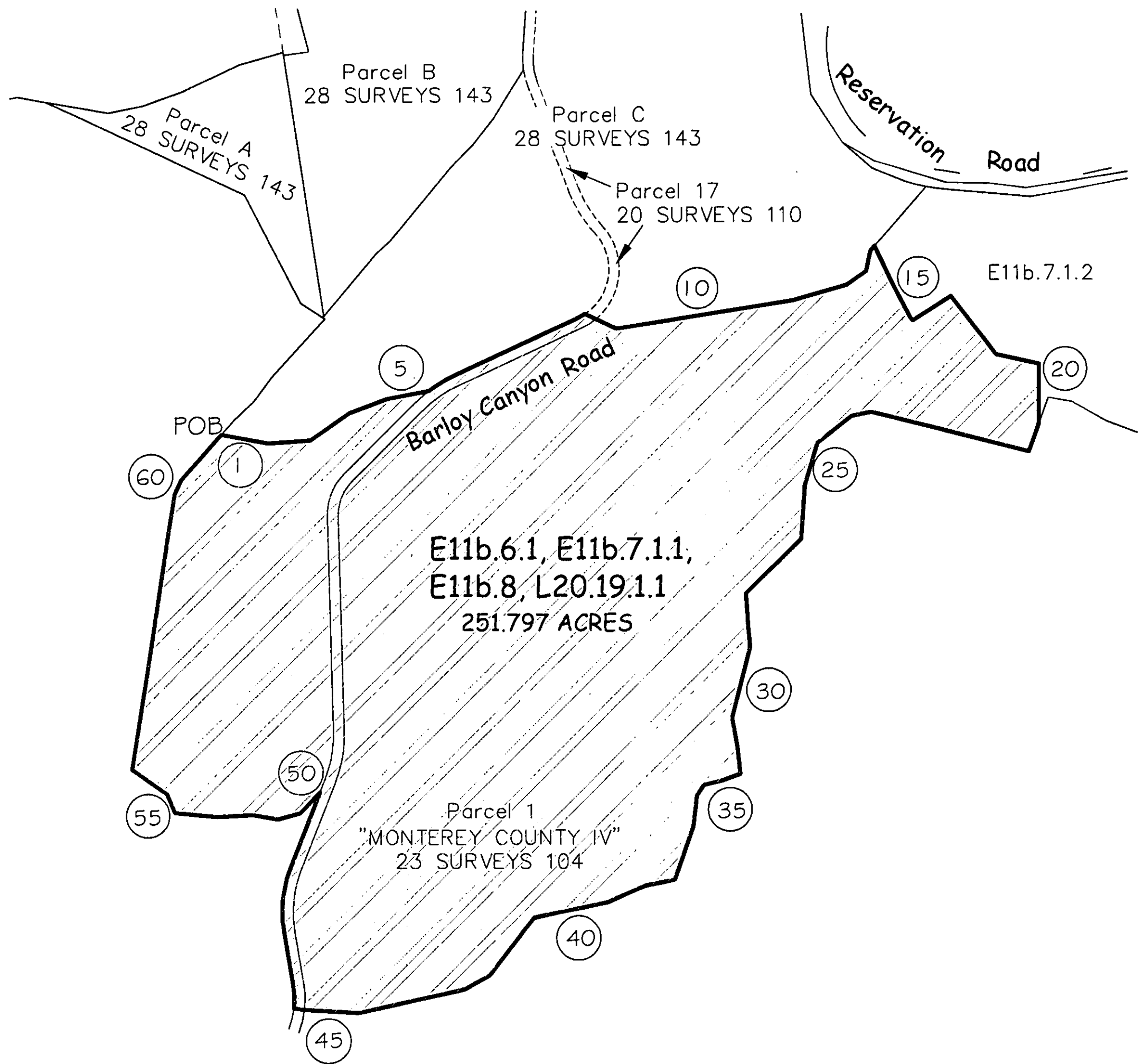


EXHIBIT  
of  
EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
Being a Portion of  
Parcel 1 "Monterey County IV" as shown on Vol. 23 of Surveys at Page 104  
Monterey County Jurisdiction  
Fort Ord FOSET 5  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Not To Scale



Note: Course Numbers Refer to the Legal Description.

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 35" East (shown on said map as North 18° 59' 46" East), 298.43 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

1. North 18° 59' 35" East for a distance of 4944.59 feet; thence leaving said common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A"
2. North 56° 06' 54" East for a distance of 80.01 feet to a point on the southerly boundary of Parcel 1, L23.4.2, as it is shown on that certain map recorded in Volume 27 of Surveys at Page 17; thence along the southerly boundary of said Parcel 1, L23.4.2
3. South 86° 42' 26" East (shown on said map as South 86° 35' 49" East) for a distance of 59.64 feet to the southeast corner of said Parcel 1, L23.4.2 at Gigling Road, being also corner numbered 13 in the southerly boundary of Parcel 3 as it is shown on that certain map recorded in Volume 25 of Surveys at Page 54; thence along the southerly boundary of said Parcel 3,
4. South 86° 45' 00" East for a distance of 492.62 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of 12° 17' 46", having a radius of 532.00 feet, for an arc length of 114.17 feet, and whose long chord bears South 80° 36' 07" East for a distance of 113.95 feet to the beginning of a tangent curve at an angle point in the southerly boundary of said Parcel 1, L23.4.2; thence along the southerly boundary of said Parcel 1, L23.4.2
6. Along a curve to the right, through a central angle of 14° 16' 14", having a radius of 532.00 feet, for an arc length of 132.50 feet, and whose long chord bears South 67° 19' 07" East for a distance of 132.16 feet to a point of intersection with a tangent line; thence
7. South 60° 11' 00" East for a distance of 153.83 feet to the beginning of a tangent curve, at 2.05 feet, leaving the southerly boundary of said Parcel 1, L23.4.2 and following the

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
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common boundary of said "Monterey County III" and "MST Parcel 2" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; thence continuing along the boundary of said "Monterey County III"

8. Along a curve to the left, through a central angle of  $31^{\circ} 35' 00''$ , having a radius of 418.00 feet, for an arc length of 230.42 feet, and whose long chord bears South  $75^{\circ} 58' 30''$  East for a distance of 227.51 feet to a point of intersection with a tangent line; thence
9. North  $88^{\circ} 14' 00''$  East for a distance of 107.55 feet to the beginning of a tangent curve; thence
10. Along a curve to the left, through a central angle of  $26^{\circ} 00' 00''$ , having a radius of 568.00 feet, for an arc length of 257.75 feet, and whose long chord bears North  $75^{\circ} 14' 00''$  East for a distance of 255.54 feet to a point of intersection with a tangent line; thence
11. North  $62^{\circ} 14' 00''$  East for a distance of 25.58 feet to the beginning of a tangent curve; thence
12. Along a curve to the right, through a central angle of  $19^{\circ} 25' 00''$ , having a radius of 482.00 feet, for an arc length of 163.34 feet, and whose long chord bears North  $71^{\circ} 56' 30''$  East for a distance of 162.56 feet to the beginning of a tangent curve; thence
13. Along a curve to the right, through a central angle of  $14^{\circ} 13' 51''$ , having a radius of 1632.00 feet, for an arc length of 405.35 feet, and whose long chord bears North  $88^{\circ} 45' 56''$  East for a distance of 404.31 feet to a point of intersection with a non-tangent line; thence
14. North  $04^{\circ} 50' 13''$  East for a distance of 768.48 feet to a point on the common boundary of "Monterey County III" and Parcel 7 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence along said common boundary
15. South  $83^{\circ} 34' 21''$  East for a distance of 382.09 feet to the southeasterly corner of said Parcel 7; thence
16. North  $06^{\circ} 30' 01''$  East for a distance of 985.25 feet to a point on the common boundary of said "Monterey County III" and Parcel 3C as it is shown on that certain map recorded in Volume 19 of Surveys at Page 86; thence along said common boundary
17. North  $06^{\circ} 27' 43''$  East for a distance of 66.72 feet to a point on the common boundary of said "Monterey County III" and Parcel 3 as it is shown on that certain map recorded in Volume 19 of Surveys at Page 15; thence leaving said common boundary of "Monterey County III" and Parcel 3C and following said common boundary of "Monterey County III" and Parcel 3
18. South  $87^{\circ} 45' 00''$  East for a distance of 4,791.91 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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19. North 02° 15' 00" East for a distance of 645.13 feet to a point on the common boundary of said "Monterey County III" and Parcel 1 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 64; thence leaving said common boundary of "Monterey County III" and Parcel 3 and following said common boundary of "Monterey County III" and Parcel 1
20. North 87° 27' 00" East for a distance of 577.00 feet; thence
21. North 79° 00' 00" East for a distance of 351.00 feet; thence
22. South 82° 51' 00" East for a distance of 359.00 feet; thence
23. South 89° 38' 00" East for a distance of 244.00 feet; thence
24. North 84° 00' 00" East for a distance of 199.00 feet; thence
25. North 68° 44' 00" East for a distance of 163.00 feet to a point on the common boundary of said "Monterey County III" and Parcel 1 "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89; thence along said common boundary of "Monterey County III" and Parcel 1 "Travel Camp"
26. South 07° 51' 00" East for a distance of 198.34 feet; thence
27. South 13° 25' 00" East for a distance of 206.15 feet; thence
28. South 26° 14' 00" East for a distance of 145.60 feet; thence
29. South 24° 41' 00" West for a distance of 96.00 feet; thence
30. South 30° 56' 00" East for a distance of 170.50 feet; thence
31. South 14° 47' 00" East for a distance of 137.30 feet; thence
32. South 38° 48' 00" East for a distance of 112.50 feet; thence
33. South 13° 07' 00" East for a distance of 170.90 feet; thence
34. South 28° 52' 00" East for a distance of 253.18 feet (shown on said map of "Monterey County III" as 253.20 feet); thence
35. South 34° 13' 00" West for a distance of 24.50 feet; thence



EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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36. South 55° 46' 46" East for a distance of 60.00 feet (shown on said map of Parcel 1 "Travel Camp" as South 54° 47' 00" East, 60.00 feet) (shown on said map of "Monterey County III" as South 54° 40' 49" East, 59.38 feet); thence leaving said common boundary of "Monterey County III" and Parcel 1 "Travel Camp" and following the boundary of said "Monterey County III"
37. South 52° 45' 14" West for a distance of 85.69 feet (shown on said map as 85.68 feet); thence
38. South 57° 36' 32" West for a distance of 133.91 feet (shown on said map as 133.90 feet); thence
39. South 62° 57' 50" West for a distance of 427.70 feet (shown on said map as 427.67 feet); thence
40. South 61° 05' 51" West for a distance of 584.54 feet (shown on said map as 584.50 feet); thence
41. South 63° 53' 31" West for a distance of 221.98 feet (shown on said map as 221.96 feet); thence
42. South 65° 18' 13" West for a distance of 428.37 feet (shown on said map as 428.34 feet); thence
43. South 38° 21' 27" West for a distance of 78.55 feet (shown on said map as 78.54 feet); thence
44. South 20° 57' 08" West for a distance of 89.62 feet (shown on said map as 89.61 feet); thence
45. South 19° 29' 14" West for a distance of 673.04 feet (shown on said map as 672.99 feet); thence
46. South 31° 41' 09" West for a distance of 132.84 feet (shown on said map as 132.83 feet); thence
47. South 46° 19' 42" West for a distance of 160.39 feet (shown on said map as 160.38 feet); thence
48. South 61° 30' 46" West for a distance of 508.42 feet (shown on said map as 508.39 feet); thence
49. South 50° 40' 25" West for a distance of 223.70 feet (shown on said map as 223.68 feet); thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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50. South 49° 16' 25" West for a distance of 135.48 feet (shown on said map as 135.47 feet);  
thence
51. South 36° 37' 42" West for a distance of 162.54 feet (shown on said map as 162.53 feet);  
thence
52. South 33° 25' 09" West for a distance of 265.19 feet (shown on said map as 265.17 feet);  
thence
53. South 49° 49' 05" West for a distance of 123.54 feet (shown on said map as 123.53 feet);  
thence
54. South 62° 19' 42" West for a distance of 168.15 feet (shown on said map as 168.14 feet);  
thence
55. South 43° 50' 29" West for a distance of 115.37 feet (shown on said map as 115.36 feet);  
thence
56. South 38° 11' 13" West for a distance of 200.82 feet (shown on said map as 200.81 feet);  
thence
57. South 40° 27' 38" West for a distance of 271.06 feet (shown on said map as 271.04 feet);  
thence
58. South 53° 08' 07" West for a distance of 144.59 feet (shown on said map as 144.58 feet);  
thence
59. South 69° 49' 08" West for a distance of 193.33 feet (shown on said map as 193.32 feet);  
thence
60. South 54° 59' 05" West for a distance of 72.44 feet; thence
61. South 41° 12' 49" West for a distance of 81.00 feet (shown on said map as 80.99 feet);  
thence
62. South 24° 33' 59" West for a distance of 55.05 feet; thence
63. South 05° 54' 51" West for a distance of 88.85 feet (shown on said map as 88.84 feet);  
thence
64. South 08° 19' 42" East for a distance of 329.24 feet (shown on said map as 329.22 feet);  
thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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65. South 00° 05' 57" West for a distance of 78.53 feet (shown on said map as 78.52 feet);  
thence
66. South 08° 37' 33" West for a distance of 97.39 feet (shown on said map as 97.38 feet);  
thence
67. South 18° 58' 46" West for a distance of 165.56 feet (shown on said map as 165.55 feet);  
thence
68. South 44° 37' 32" West for a distance of 95.78 feet (shown on said map as 95.77 feet);  
thence
69. South 60° 52' 39" West for a distance of 254.56 feet (shown on said map as 254.54 feet);  
thence
70. South 37° 26' 54" West for a distance of 126.63 feet (shown on said map as 126.62 feet);  
thence
71. South 10° 48' 03" West for a distance of 68.50 feet; thence
72. South 29° 22' 04" West for a distance of 156.15 feet (shown on said map as 156.14 feet);  
thence
73. South 34° 57' 59" West for a distance of 139.63 feet (shown on said map as 139.62 feet);  
thence
74. South 56° 21' 39" West for a distance of 59.71 feet; thence
75. South 82° 29' 44" West for a distance of 194.59 feet (shown on said map as 194.58 feet);  
thence
76. North 83° 42' 42" West for a distance of 287.16 feet (shown on said map as 287.14 feet);  
thence
77. North 66° 01' 20" West for a distance of 147.40 feet (shown on said map as 147.39 feet);  
thence
78. North 79° 00' 34" West for a distance of 251.38 feet (shown on said map as 251.36 feet);  
thence
79. South 77° 12' 53" West for a distance of 55.92 feet; thence
80. South 46° 42' 29" West for a distance of 87.19 feet (shown on said map as 87.18 feet);  
thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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Fort Ord Military Reservation  
Monterey County, California

81. South 58° 47' 57" West for a distance of 75.86 feet (shown on said map as 75.85 feet);  
thence
82. South 80° 55' 21" West for a distance of 132.37 feet (shown on said map as 132.36 feet);  
thence
83. South 87° 12' 11" West for a distance of 112.48 feet (shown on said map as 112.47 feet);  
thence
84. South 71° 38' 58" West for a distance of 176.74 feet (shown on said map as 176.73 feet);  
thence
85. South 56° 09' 46" West for a distance of 97.72 feet (shown on said map as 97.71 feet);  
thence
86. South 37° 48' 47" East for a distance of 90.92 feet (shown on said map as 90.91 feet);  
thence
87. South 17° 07' 11" East for a distance of 62.89 feet; thence
88. South 02° 33' 03" West for a distance of 88.27 feet (shown on said map as 88.26 feet);  
thence
89. South 18° 58' 47" West for a distance of 63.58 feet; thence
90. South 36° 47' 12" West for a distance of 201.49 feet (shown on said map as 201.48 feet);  
thence
91. South 31° 02' 57" West for a distance of 121.85 feet (shown on said map as 121.84 feet);  
thence
92. South 51° 55' 07" West for a distance of 113.24 feet (shown on said map as 113.23 feet);  
thence
93. South 61° 32' 12" West for a distance of 269.69 feet (shown on said map as 269.67 feet);  
thence
94. South 75° 50' 25" West for a distance of 66.11 feet; thence
95. South 59° 39' 37" West for a distance of 1066.26 feet; thence
96. North 52° 52' 17" East for a distance of 1103.36 feet to a 5/8" rebar with cap stamped LS  
5321; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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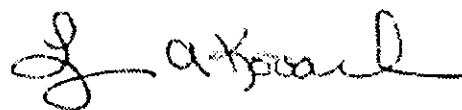
97. North 12° 53' 13" West for a distance of 90.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
98. North 23° 03' 02" West for a distance of 1755.77 feet to a 5/8" rebar with cap stamped LS 5321; thence
99. North 20° 08' 36" West for a distance of 268.73 feet to a 5/8" rebar with cap stamped LS 5321; thence
100. North 06° 42' 03" East for a distance of 153.53 feet to a 5/8" rebar with cap stamped LS 5321; thence
101. North 17° 38' 14" East for a distance of 226.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
102. North 48° 03' 46" West for a distance of 283.49 feet; thence
103. North 55° 11' 28" West for a distance of 278.91 feet to a 5/8" rebar with cap stamped LS 5321; thence
104. North 62° 41' 36" West for a distance of 227.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
105. North 65° 01' 11" West for a distance of 250.60 feet; thence
106. North 71° 11' 51" West for a distance of 335.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
107. North 79° 30' 16" West for a distance of 483.47 feet to a 5/8" rebar with cap stamped LS 5321; thence
108. North 84° 57' 11" West for a distance of 320.10 feet; thence
109. South 89° 14' 18" West for a distance of 321.74 feet to a 5/8" rebar with cap stamped LS 5321; thence
110. South 85° 32' 01" West for a distance of 169.80 feet; thence
111. South 04° 34' 26" East for a distance of 338.58 feet; thence
112. South 14° 47' 14" East for a distance of 1369.35 feet; thence
113. South 20° 28' 20" West for a distance of 520.37 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
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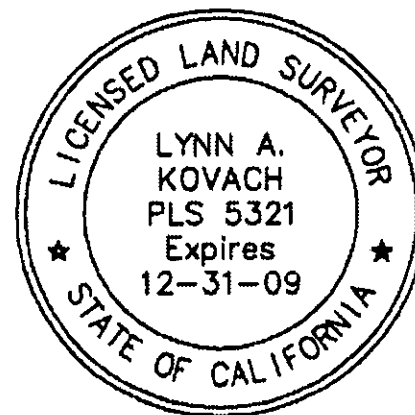
114. South 30° 46' 05" West for a distance of 753.57 feet; thence
115. South 25° 53' 24" West for a distance of 427.12 feet; thence
116. South 01° 39' 30" West for a distance of 156.63 feet to the beginning of a non-tangent curve; thence
117. Along a curve to the left, the center of which bears South 00° 33' 41" East for a distance of 280.00 feet, through a central angle of 22° 52' 50", having a radius of 280.00 feet, for an arc length of 111.82 feet, and whose long chord bears South 77° 59' 54" West for a distance of 111.07 feet to the beginning of a non-tangent curve; thence
118. Along a curve to the left, the center of which bears South 41° 45' 33" West for a distance of 1,370.00 feet, through a central angle of 04° 10' 37", having a radius of 1,370.00 feet, for an arc length of 99.87 feet, and whose long chord bears North 50° 19' 45" West for a distance of 99.85 feet to a point on a curve, being the most easterly corner of "Plant Reserve #3, EDC Parcel L23.2; thence continuing along said curve and along the northerly boundary of said "Plant Reserve #3"
119. Along a compound curve to the left, through a central angle of 16° 36' 37", having a radius of 1,370.00 feet, for an arc length of 397.17 feet, and whose long chord bears North 60° 43' 22" West for a distance of 395.78 feet to the beginning of a tangent curve; thence
120. Along a reverse curve to the right, through a central angle of 10° 50' 30", having a radius of 1,430.00 feet, for an arc length of 270.59 feet, and whose long chord bears North 63° 36' 25" West for a distance of 270.19 feet to the beginning of a tangent curve; thence
121. Along a reverse curve to the left, through a central angle of 16° 42' 49", having a radius of 970.00 feet, for an arc length of 282.96 feet, and whose long chord bears North 66° 32' 34" West for a distance of 281.95 feet to the POINT OF BEGINNING.

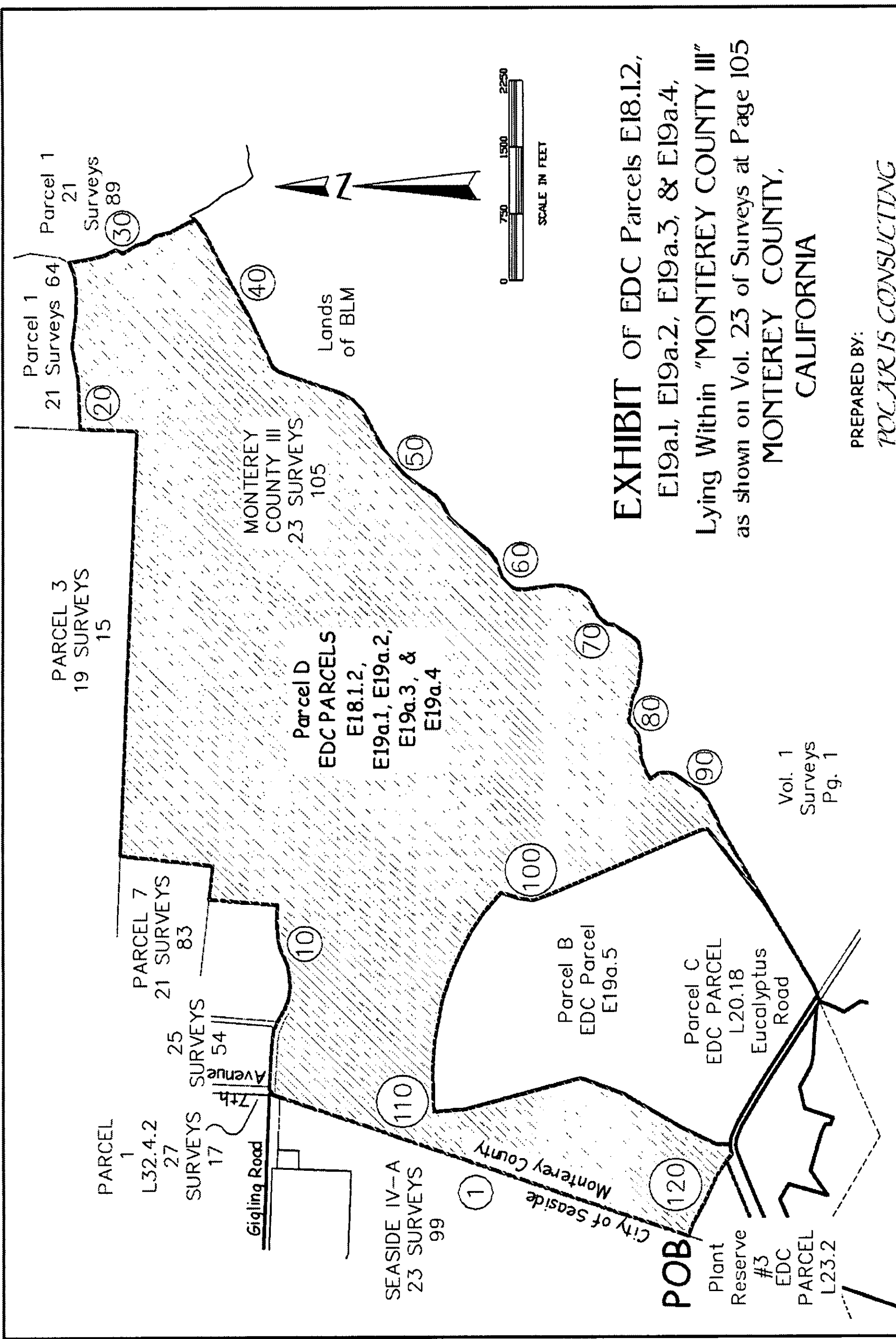
Containing an area of 896.981 acres, more or less.

This legal description was prepared by



Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007





**EXHIBIT OF EDC Parcels E18.1.2,  
E19a.1, E19a.2, E19a.3, & E19a.4,  
Lying Within "MONTEREY COUNTY III"  
as shown on Vol. 23 of Surveys at Page 105  
MONTEREY COUNTY,  
CALIFORNIA**

PREPARED BY:  
**POCARIS CONSULTING**  
 P.O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 SCALE: 1" = 1500' VIEW: E19.a1 DATE: 10-26-2007  
 FILE NAME: FORA FOSSET5 MPC2.DWG 26114

Vol. 1  
 Surveys  
 Pg. 1

PBC Parcel L5.7  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being all of Parcel 1 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 64; being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 1 being also the southeast corner of Parcel 6 and the southwest corner of Parcel 9, as said parcels are shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence from said Point of Beginning

1. North 88° 53' 00" East along the common boundary of said Parcels 1 and 9 for a distance of 1237.33 feet; thence
2. North 88° 50' 07" East for a distance of 722.04 feet to the northeast corner of said Parcel 1 being also the northwest corner of Parcel 1, "Travel Camp," as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89; thence leaving said common boundary with said Parcel 9 and continuing along the common boundary of said Parcel 1 and said "Travel Camp" the following courses
3. South 19° 18' 00" West for a distance of 473.58 feet; thence
4. South 4° 09' 00" East for a distance of 474.00 feet; thence
5. South 14° 40' 00" East for a distance of 277.00 feet; thence
6. South 7° 43' 00" West for a distance of 345.00 feet; thence
7. South 28° 16' 00" West for a distance of 121.00 feet to the southwest corner of said "Travel Camp" being also the northeasterly corner of Parcel 1, Monterey County III (Parker Flats)" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; thence leaving said common boundary with said "Travel Camp" and continuing along the common boundary of said Parcel 1 and said "Monterey County III (Parker Flats)"
8. South 68° 45' 00" West for a distance of 163.00 feet; thence
9. South 84° 00' 00" West for a distance of 199.00 feet; thence
10. North 89° 38' 00" West for a distance of 244.00 feet; thence



PBC Parcel L5.7  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

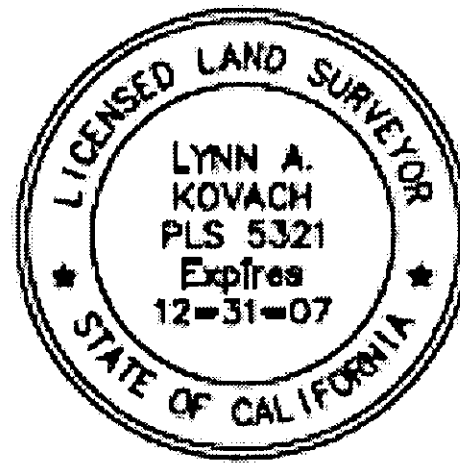
11. North 82° 51' 00" West for a distance of 359.00 feet; thence
12. South 79° 00' 00" West for a distance of 351.00 feet; thence
13. South 87° 27' 00" West for a distance of 577.00 feet to the southwest corner of said Parcel 1 being also a point on the east boundary of Parcel 3 B as said parcel is shown on that certain map recorded in Volume 19 of Surveys at Page 86; thence along the common boundary of said Parcels 1 and 3 B
14. North 2° 15' 00" East for a distance of 1725.01 feet to the POINT OF BEGINNING

Containing an area of 73.444 acres, more or less.

This legal description was prepared by



\_\_\_\_\_  
Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



EXHIBIT

of

PBC Parcel L5.7

Being Parcel 1 as shown on Vol. 21 of Surveys at Page 64

Monterey County Jurisdiction

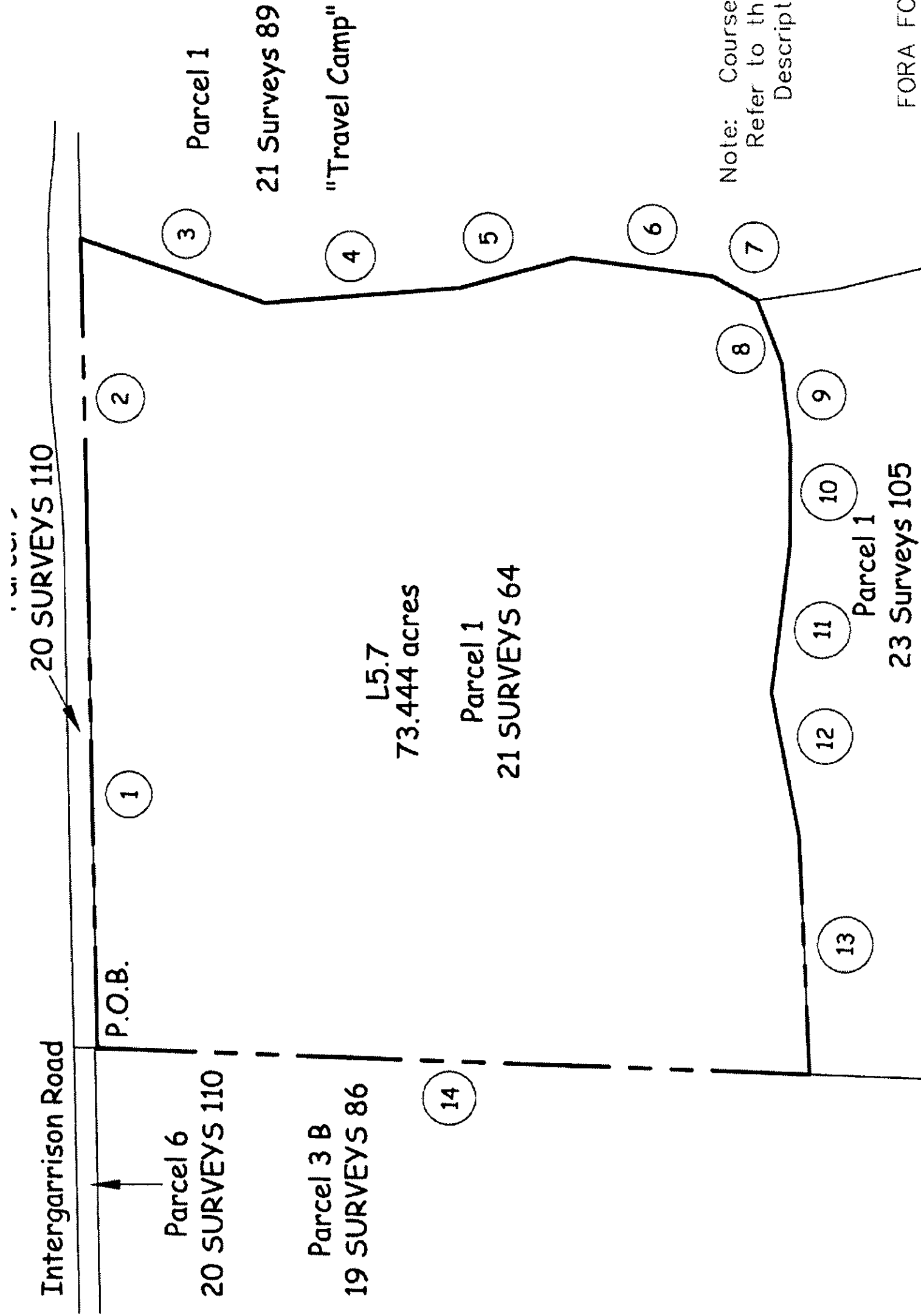
Fort Ord FOSET 5

Lying within the Fort Ord Military Reservation

as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California



EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of Parcel 1, "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 1, "Travel Camp," being also a point on the southerly boundary of Parcel 9 as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence from said Point of Beginning, along said southerly boundary of Parcel 9

1. North  $88^{\circ} 50' 07''$  East for a distance of 255.92 feet; thence
2. North  $88^{\circ} 53' 00''$  East for a distance of 84.43 feet, at 5.21 feet a point being the southeast corner of said Parcel 9 and the southwest corner of Parcel 10, as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence leaving said southerly boundary of Parcel 9 and following the southerly boundary of said Parcel 10 a distance of 79.22 feet to the beginning of a tangent curve; thence
3. Along a curve to the right, through a central angle of  $02^{\circ} 48' 30''$ , having a radius of 4906.00 feet, for an arc length of 240.47 feet, and whose long chord bears South  $89^{\circ} 42' 45''$  East for a distance of 240.44 feet to a point of intersection with a tangent line; thence
4. South  $88^{\circ} 18' 30''$  East for a distance of 2351.06 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of  $01^{\circ} 14' 07''$ , having a radius of 6770.00 feet, for an arc length of 145.96 feet, and whose long chord bears South  $87^{\circ} 41' 26''$  East for a distance of 145.96 feet to a point of intersection with a non-tangential line, point also being the northwest corner of EDC Parcel L20.2.2; thence leaving said southerly boundary of Parcel 10 and following the westerly boundary of said EDC Parcel L20.2.2 & L20.2.3.1
6. South  $00^{\circ} 14' 04''$  East for a distance of 593.48 feet to the beginning of a non-tangential curve, said point also being on the perimeter boundary of EDC Parcel L35.4; thence leaving said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1 and following said perimeter boundary of EDC Parcel L35.4

EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

7. Along a curve to the left, the center of which bears South 31°47'11" West for a distance of 75.00 feet, through a central angle of 145° 56' 11", having a radius of 75.00 feet, for an arc length of 191.03 feet, and whose long chord bears South 48° 49' 06" West for a distance of 143.42 feet to a point of intersection with a tangent line; thence
8. South 24° 09' 00" East for a distance of 200.00 feet to the beginning of a tangent curve; thence
9. Along a curve to the left, through a central angle of 31° 29' 46", having a radius of 75.00 feet, for an arc length of 41.23 feet, and whose long chord bears South 39° 53' 53" East for a distance of 40.71 feet to a point of intersection with a non-tangential line; thence leaving said perimeter boundary of EDC Parcel L35.4 and following said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1
10. South for a distance of 699.31 feet; thence
11. South 61° 39' 09" East for a distance of 71.98 feet; thence
12. South 33° 25' 44" East for a distance of 906.41 feet; thence
13. South 14° 11' 56" East for a distance of 245.87 feet; thence
14. South 29° 41' 01" East for a distance of 599.01 feet, more or less, to a point on the southerly boundary of said Parcel 1, "Travel Camp;" thence leaving said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1 and following said southerly boundary of Parcel 1
15. North 89° 42' 00" West for a distance of 242.59 feet; thence
16. South 86° 36' 00" West for a distance of 211.30 feet; thence
17. North 87° 14' 00" West for a distance of 337.00 feet; thence
18. North 62° 14' 00" West for a distance of 360.60 feet; thence
19. South 68° 40' 00" West for a distance of 198.00 feet; thence
20. South 74° 30' 00" West for a distance of 361.60 feet; thence
21. South 86° 04' 00" West for a distance of 194.20 feet; thence

## Legal Description

SITUATE in a portion of Parcel 1, "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 1, "Travel Camp," being also a point on the southerly boundary of Parcel 9 as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence from said Point of Beginning, along said southerly boundary of Parcel 9

1. North  $88^{\circ} 50' 07''$  East for a distance of 255.92 feet; thence
2. North  $88^{\circ} 53' 00''$  East for a distance of 84.43 feet, at 5.21 feet a point being the southeast corner of said Parcel 9 and the southwest corner of Parcel 10, as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence leaving said southerly boundary of Parcel 9 and following the southerly boundary of said Parcel 10 a distance of 79.22 feet to the beginning of a tangent curve; thence
3. Along a curve to the right, through a central angle of  $02^{\circ} 48' 30''$ , having a radius of 4906.00 feet, for an arc length of 240.47 feet, and whose long chord bears South  $89^{\circ} 42' 45''$  East for a distance of 240.44 feet to a point of intersection with a tangent line; thence
4. South  $88^{\circ} 18' 30''$  East for a distance of 2351.06 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of  $01^{\circ} 14' 07''$ , having a radius of 6770.00 feet, for an arc length of 145.96 feet, and whose long chord bears South  $87^{\circ} 41' 26''$  East for a distance of 145.96 feet to a point of intersection with a non-tangential line, point also being the northwest corner of EDC Parcel L20.2.2; thence leaving said southerly boundary of Parcel 10 and following the westerly boundary of said EDC Parcel L20.2.2 & L20.2.3.1
6. South  $00^{\circ} 14' 04''$  East for a distance of 593.48 feet to the beginning of a non-tangential curve, said point also being on the perimeter boundary of EDC Parcel L35.4; thence leaving said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1 and following said perimeter boundary of EDC Parcel L35.4

7. Along a curve to the left, the center of which bears South  $31^{\circ}47'11''$  West for a distance of 75.00 feet, through a central angle of  $145^{\circ} 56' 11''$ , having a radius of 75.00 feet, for an arc length of 191.03 feet, and whose long chord bears South  $48^{\circ} 49' 06''$  West for a distance of 143.42 feet to a point of intersection with a tangent line; thence
8. South  $24^{\circ} 09' 00''$  East for a distance of 200.00 feet to the beginning of a tangent curve; thence
9. Along a curve to the left, through a central angle of  $31^{\circ} 29' 46''$ , having a radius of 75.00 feet, for an arc length of 41.23 feet, and whose long chord bears South  $39^{\circ} 53' 53''$  East for a distance of 40.71 feet to a point of intersection with a non-tangential line; thence leaving said perimeter boundary of EDC Parcel L35.4 and following said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1
10. South for a distance of 699.31 feet; thence
11. South  $61^{\circ} 39' 09''$  East for a distance of 71.98 feet; thence
12. South  $33^{\circ} 25' 44''$  East for a distance of 906.41 feet; thence
13. South  $14^{\circ} 11' 56''$  East for a distance of 245.87 feet; thence
14. South  $29^{\circ} 41' 01''$  East for a distance of 599.01 feet, more or less, to a point on the southerly boundary of said Parcel 1, "Travel Camp;" thence leaving said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1 and following said southerly boundary of Parcel 1
15. North  $89^{\circ} 42' 00''$  West for a distance of 242.59 feet; thence
16. South  $86^{\circ} 36' 00''$  West for a distance of 211.30 feet; thence
17. North  $87^{\circ} 14' 00''$  West for a distance of 337.00 feet; thence
18. North  $62^{\circ} 14' 00''$  West for a distance of 360.60 feet; thence
19. South  $68^{\circ} 40' 00''$  West for a distance of 198.00 feet; thence
20. South  $74^{\circ} 30' 00''$  West for a distance of 361.60 feet; thence
21. South  $86^{\circ} 04' 00''$  West for a distance of 194.20 feet; thence

22. South 65° 00' 00" West for a distance of 255.50 feet; thence
23. South 77° 50' 00" West for a distance of 187.60 feet; thence
24. South 47° 16' 00" West for a distance of 203.30 feet; thence
25. South 80° 16' 00" West for a distance of 310.10 feet; thence
26. South 55° 23' 00" West for a distance of 123.00 feet; thence
27. South 74° 52' 00" West for a distance of 141.10 feet; thence
28. North 84° 16' 00" West for a distance of 96.50 feet; thence
29. South 70° 02' 00" West for a distance of 164.10 feet to the southwest corner of said Parcel 1, "Travel Camp;" thence leaving said southerly boundary of Parcel 1 and following the westerly boundary of said Parcel 1
30. North 43° 39' 00" West for a distance of 128.40 feet; thence
31. North 25° 11' 00" West for a distance of 271.80 feet; thence
32. North 37° 55' 00" West for a distance of 216.30 feet; thence
33. North 25° 54' 00" West for a distance of 226.00 feet; thence
34. South 34° 13' 00" West for a distance of 63.70 feet to the most easterly corner of "Monterey County III," as said parcel is shown on that certain map recorded in Volume 23 of Surveys at Page 110; thence along the easterly boundary of said "Monterey County III"
35. North 55° 47' 00" West for a distance of 60.00 feet; thence
36. North 34° 13' 00" East for a distance of 24.50 feet; thence
37. North 28° 52' 00" West for a distance of 253.20 feet; thence
38. North 13° 07' 00" West for a distance of 170.90 feet; thence
39. North 38° 48' 00" West for a distance of 112.50 feet; thence

40. North 14° 47' 00" West for a distance of 137.30 feet; thence
41. North 30° 56' 00" West for a distance of 170.50 feet; thence
42. North 24° 41' 00" East for a distance of 96.00 feet; thence
43. North 26° 14' 00" West for a distance of 145.60 feet; thence
44. North 13° 25' 00" West for a distance of 206.15 feet; thence
45. North 07° 51' 00" West for a distance of 198.34 feet to the southeast corner of Parcel 1 as said parcel is shown on that certain map recorded in Volume 21 of Surveys at Page 64; thence leaving said easterly boundary of "Monterey County III" and following the easterly boundary of said Parcel 1
46. North 28° 16' 00" East for a distance of 121.00 feet; thence
47. North 07° 43' 00" East for a distance of 345.00 feet; thence
48. North 14° 40' 00" West for a distance of 277.00 feet; thence
49. North 04° 09' 00" West for a distance of 474.00 feet; thence
50. North 19° 18' 00" East for a distance of 473.59 feet to the POINT OF BEGINNING.

Containing a gross area of 253.375 acres, more or less.

EXCEPTING THEREFROM EDC Parcel L35.5 which is more particularly described as follows:

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, the City of Marina, County of Monterey, State of California; being all of the Tank Parcel 0.918 acres as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89 being more particularly described as follows:



BEGINNING at a point from which an angle point in the westerly boundary of Parcel 1 "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89 bears South 69° 28' 49" West for a distance of 909.95 feet (as shown on said map of Parcel 1 "Travel Camp"); thence from said Point of Beginning

1. North 74° 23' 00" East for a distance of 200.00 feet to a point on a line; thence
2. South 15° 37' 00" East for a distance of 200.00 feet to a point on a line; thence
3. South 74° 23' 00" West for a distance of 200.00 feet to a point on a line; thence
4. North 15° 37' 00" West a distance of 200.00 feet to the POINT OF BEGINNING.

Containing an area of 0.918 acres, more or less.

Leaving a net area of 252.457 acres, more or less.

This legal description was prepared by

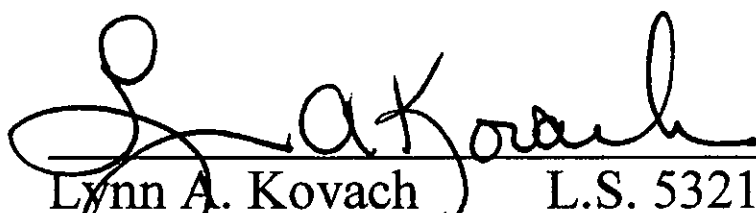
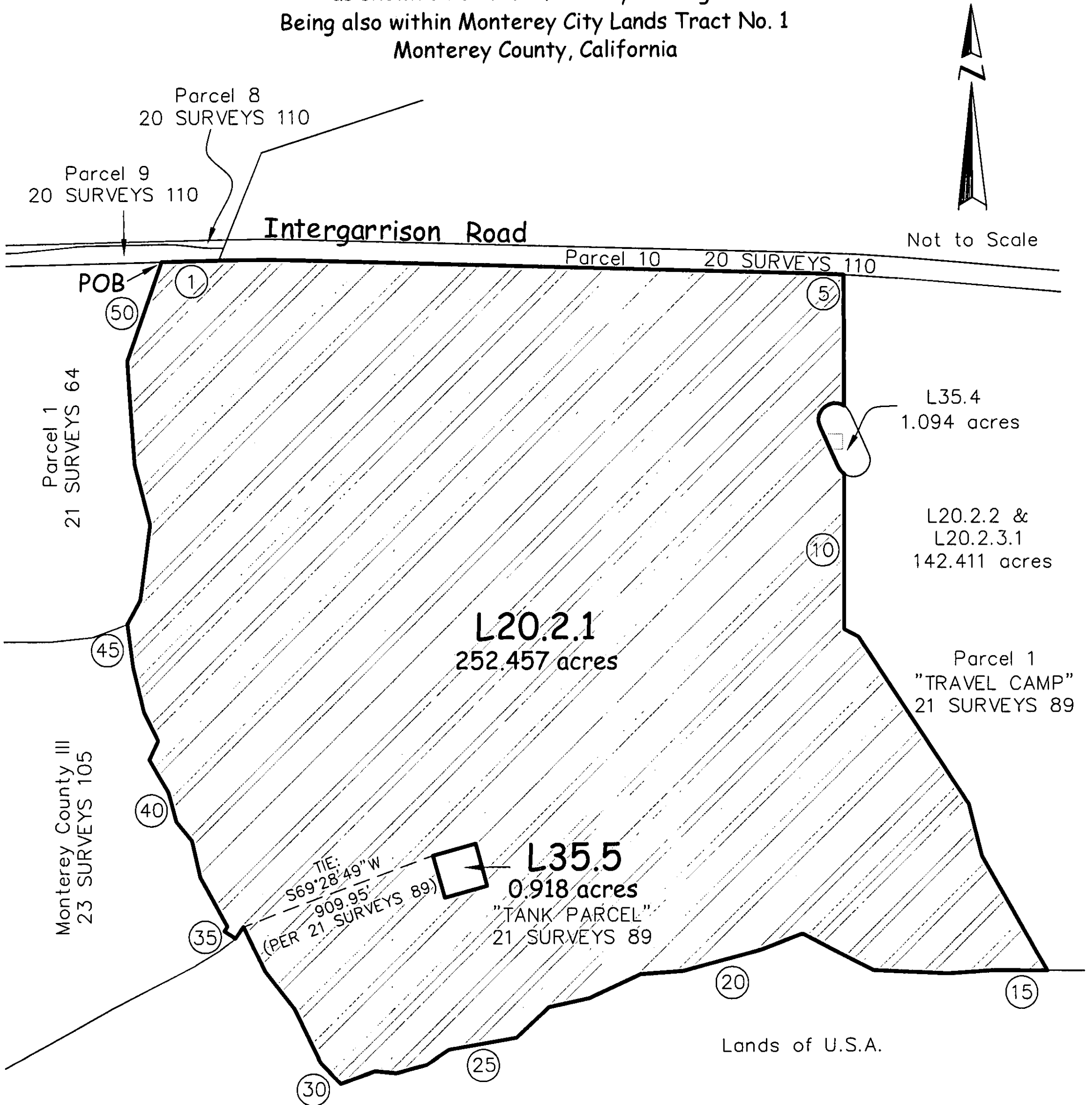
  
Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007



EXHIBIT  
 of  
 EDC Parcel L20.2.1  
 Being a Portion of  
 Parcel 1 "Travel Camp" as shown on Vol. 21 of Surveys at Page 89  
 Monterey County Jurisdiction  
 Fort Ord FOSET 5  
 Lying within the Fort Ord Military Reservation  
 as shown on Vol. 19 of Surveys at Page 1  
 Being also within Monterey City Lands Tract No. 1  
 Monterey County, California



Note: Course Numbers Refer to the Legal Description.

**COE PARCELS L20.3.1 AND L 20.3.2  
DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

CERTAIN real property situated in Monterey City Lands Tract No. 1, County of Monterey, State of California, particularly described as follows:

COMMENCING at a point on the southerly perimeter boundary of that certain "Parcel 1" of the Fort Ord Military Reservation, as said parcel is shown and so designated on that certain Record of Survey Map filed September 7, 1994 in Volume 19 of Surveys, at Page 1, Records of Monterey County, California, said point also being Corner numbered 14 as shown on said map and described as "Found 1½" iron pipe with brass disk " R.C.E. 15310"; thence leaving said boundary

- (a) S. 59° 43' 54" W., 119.19 feet to the TRUE POINT OF BEGINNING; thence
- (1) N. 34° 31' 04" W., 61.26 feet; thence
- (2) Northwesterly, 115.85 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 15° 48' 16"; thence tangentially
- (3) N. 18° 42' 48" W., 128.06 feet; thence
- (4) Northwesterly, 74.69 feet along the arc of a tangent curve to the left having a radius of 105.00 feet, through a central angle of 40° 45' 28"; thence tangentially
- (5) N. 59° 28' 16" W., 244.53 feet; thence
- (6) Northwesterly, 138.76 feet along the arc of a tangent curve to the right having a radius of 345.00 feet, through a central angle of 23° 02' 39"; thence tangentially
- (7) N. 36° 25' 37" W., 55.37 feet; thence
- (8) Northwesterly, 123.62 feet along the arc of a tangent curve to the right having a radius of 545.00 feet, through a central angle of 12° 59' 46"; thence tangentially
- (9) N. 23° 25' 51" W., 19.72 feet; thence
- (10) Northerly, 126.08 feet along the arc of a tangent curve to the right having a radius of 370.00 feet, through a central angle of 19° 31' 25"; thence tangentially
- (11) N. 03° 54' 26" W., 113.05 feet; thence
- (12) Northerly, 187.44 feet along the arc of a tangent curve to the right having a radius of 1220.00 feet, through a central angle of 08° 48' 10"; thence tangentially
- (13) N. 04° 53' 44" E., 51.22 feet; thence
- (14) Northerly, 47.69 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 06° 30' 20"; thence tangentially
- (15) N. 11° 24' 04" E., 44.03 feet; thence
- (16) Northerly, 21.00 feet along the arc of a tangent curve to the left having a radius of 180.00 feet, through a central angle of 06° 41' 05"; thence tangentially
- (17) N. 04° 42' 59" E., 6.90 feet; thence

**COE PARCELS L20.3.1 AND L 20.3.2  
DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

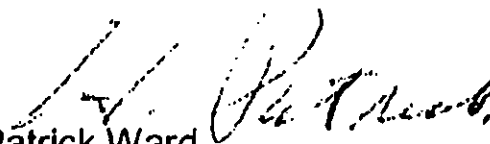
**DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL, PAGE 2**

- (18) Northerly, 23.13 feet along the arc of a tangent curve to the left having a radius of 60.00 feet, through a central angle of 22° 05' 10"; thence tangentially
- (19) N. 17° 22' 11" W., 61.94 feet; thence
- (20) Northerly, 117.52 feet along the arc of a tangent curve to the right having a radius of 145.00 feet, through a central angle of 46° 26' 17"; thence tangentially
- (21) N. 29° 04' 06" E., 176.53 feet; thence
- (22) Northerly, 56.83 feet along the arc of a tangent curve to the left having a radius of 230.00 feet, through a central angle of 14° 09' 21"; thence tangentially
- (23) N. 14° 54' 45" E., 171.95 feet; thence
- (24) Northeasterly, 188.99 feet along the arc of a tangent curve to the right having a radius of 295.00 feet, through a central angle of 36° 42' 21"; thence tangentially
- (25) N. 51° 37' 06" E., 70.71 feet; thence
- (26) Northeasterly, 12.09 feet along the arc of a tangent curve to the left having a radius of 30.00 feet, through a central angle of 23° 05' 34"; thence tangentially
- (27) N. 28° 31' 32" E., 111.64 feet; thence
- (28) Northeasterly, 53.32 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 07° 16' 27"; thence tangentially
- (29) N. 35° 47' 59" E., 17.19 feet; thence
- (30) Northeasterly, 41.28 feet along the arc of a tangent curve to the right having a radius of 95.00 feet, through a central angle of 24° 53' 44"; thence tangentially
- (31) N. 60° 41' 43" E., 100.44 feet; thence
- (32) Northeasterly, 73.87 feet along the arc of a tangent curve to the left having a radius of 380.00 feet, through a central angle of 11° 08' 19"; thence tangentially
- (32) N. 49° 33' 24" E., 274.65 feet; thence
- (33) S. 55° 08' 44" E., 1377.76 feet; thence
- (34) S. 29° 09' 04" E., 537.48 feet; thence
- (35) S. 84° 54' 10" E., 820.96 feet; thence
- (36) S. 72° 46' 28" W., 72.15 feet; thence
- (37) Westerly, 419.04 feet along the arc of a tangent curve to the left having a radius of 3020.00 feet, through a central angle of 07° 57' 00"; thence tangentially
- (38) S. 64° 49' 28" W., 153.97 feet; thence

COE PARCELS L20.3.1 AND L 20.3.2  
DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA

DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL, PAGE 3

- (39) Westerly, 71.98 feet along the arc of a tangent curve to the right having a radius of 120.00 feet, through a central angle of 34° 22' 00"; thence tangentially
- (40) N. 80° 48' 32" W., 112.41 feet; thence
- (41) Westerly, 27.36 feet along the arc of a tangent curve to the left having a radius of 60.00 feet, through a central angle of 26° 07' 46"; thence tangentially
- (42) Westerly, 9.05 feet along the arc of a reverse curve to the right having a radius of 20.00 feet, through a central angle of 25° 54' 59"; thence tangentially
- (43) N. 81° 01' 19" W., 265.74 feet; thence
- (44) Westerly, 453.90 feet along the arc of a tangent curve to the left having a radius of 410.00 feet, through a central angle of 63° 25' 51"; thence tangentially
- (45) S. 35° 32' 50" W., 467.34 feet; thence
- (46) Southwesterly, 278.97 feet along the arc of a tangent curve to the right having a radius of 480.00 feet, through a central angle of 33° 18' 00"; thence tangentially
- (47) S. 68° 50' 50" W., 158.42 feet; thence
- (48) Southwesterly, 262.54 feet along the arc of a tangent curve to the left having a radius of 495.00 feet, through a central angle of 30° 23' 18"; thence tangentially
- (49) S. 38° 27' 32" W., 118.24 feet to the TRUE POINT OF BEGINNING.

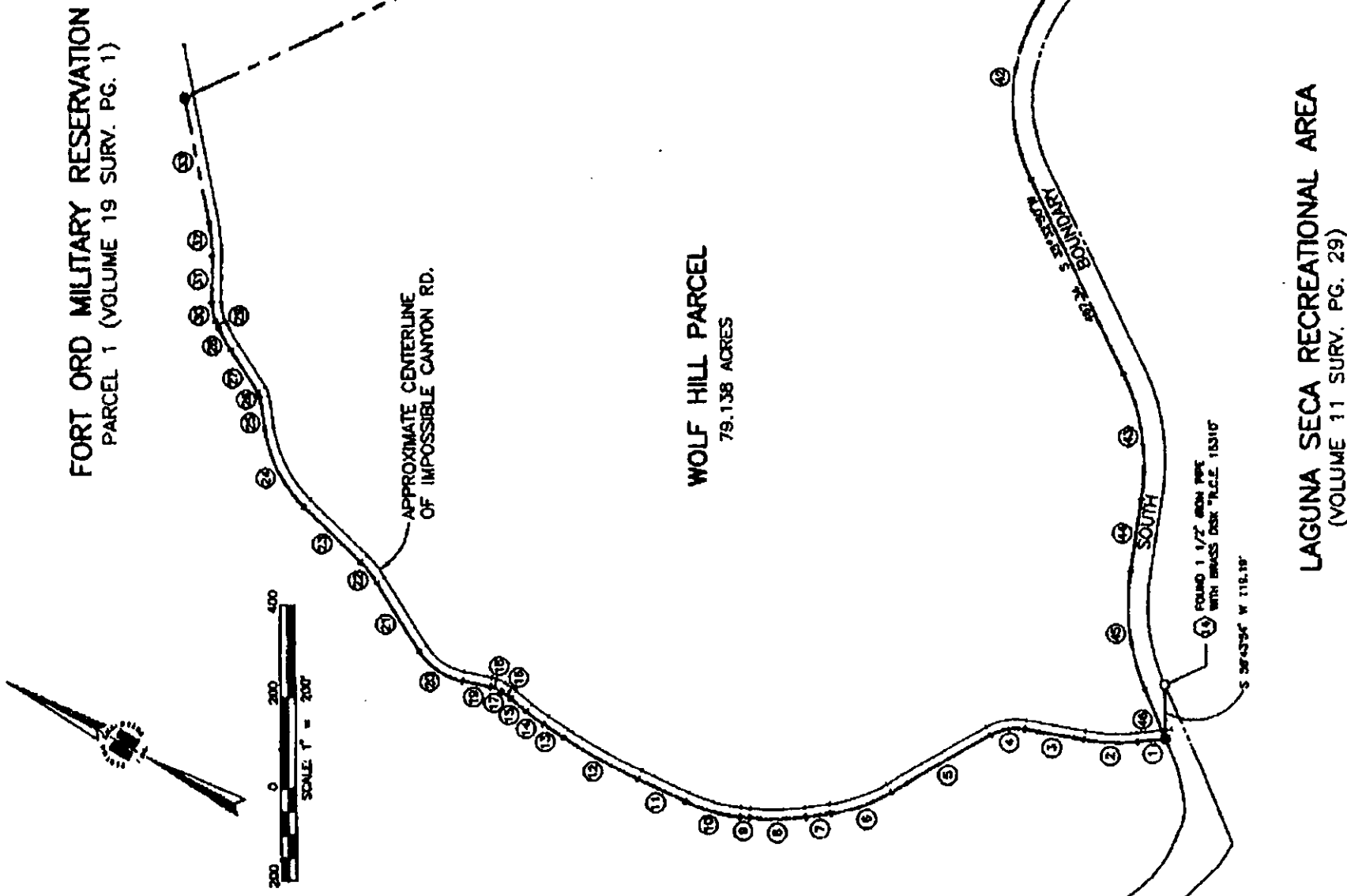
  
H. Patrick Ward  
Registered Civil Engineer #29811  
State of California  
Expires: 31 March 2009



6 April 07  
W.O. 5443.06  
HPW/jf.L:/5443/544306/070406 Description of Wolf Hill.doc

COE PARCELS L20.3.1 and L20.3.2  
 DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
 BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
 IN MONTEREY CITY LANDS TRACT NO. 1  
 MONTEREY COUNTY, CALIFORNIA

Vol. 19 SURV. PG. 88



	DELTA/BEARING	RADIUS	LEN./DIST.
1	N 34°31'04\"W	61.26	61.26
2	15°48'16\"	420.00	115.85
3	N 18°42'48\"W	128.06	128.06
4	40°45'28\"	74.89	74.89
5	N 59°28'16\"W	244.53	244.53
6	23°02'38\"	345.00	138.76
7	N 36°25'57\"W	55.37	55.37
8	12°58'46\"	545.00	123.62
9	N 23°25'51\"W	19.72	19.72
10	19°31'25\"	370.00	126.06
11	N 03°54'26\"W	113.05	113.05
12	8°48'10\"	1220.00	187.44
13	N 04°53'44\"E	51.22	51.22
14	6°30'20\"	420.00	47.69
15	N 17°24'04\"E	44.03	44.03
16	6°41'05\"	180.00	21.00
17	N 04°42'59\"E	6.90	6.90
18	22°05'40\"	60.00	23.13
19	N 17°22'11\"W	81.94	81.94
20	46°26'17\"	145.00	117.52
21	N 29°04'06\"E	176.53	176.53
22	14°09'21\"	56.83	56.83
23	N 14°54'45\"E	171.85	171.85

	DELTA/BEARING	RADIUS	LEN./DIST.
24	36°42'21\"	295.00	188.99
25	N 51°37'06\"E	70.71	70.71
26	23°05'34\"	30.00	12.09
27	N 28°31'32\"E	111.84	111.84
28	71°6'27\"	420.00	53.32
29	N 55°47'59\"E	17.19	17.19
30	24°53'44\"	95.00	41.28
31	N 60°41'43\"E	100.44	100.44
32	11°08'18\"	300.00	73.67
33	N 49°32'44\"E	274.65	274.65
34	S 72°46'28\"W	72.15	72.15
35	7°57'00\"	3020.00	419.04
36	S 64°49'28\"W	153.97	153.97
37	34°22'00\"	120.00	71.98
38	N 80°48'32\"W	112.41	112.41
39	26°07'46\"	60.00	27.36
40	25°54'58\"	20.00	9.85
41	N 81°01'18\"W	265.74	265.74
42	63°25'51\"	410.00	453.90
43	S 31°16'00\"W	480.00	278.97
44	S 68°50'50\"W	158.42	158.42
45	30°23'18\"	495.00	262.54
46	S 38°27'32\"W	118.24	118.24

RECORD OF SURVEY

SHOWING  
 65.874 & 79.138 ACRE PARCELS OF LAND  
 BEING A PORTION OF THE FORT ORD MILITARY RESERVATION  
 INCLUDING PORTIONS OF  
 MONTEREY CITY LANDS TRACT NO. 1 AND  
 THE RANCHO EL CHAMISAL AND  
 TOWNSHIP 15 SOUTH, RANGE 2 EAST M.D.B. AND M.  
 MONTEREY COUNTY, CALIFORNIA  
 BY



**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 8701 BLUE LANSBUR LANE, MONTEREY, CALIFORNIA 93940

SCALE: 1"=200' DATE: JUNE 1985 M.O.: 5443.08

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

CERTAIN real property situated in Monterey City Lands Tract No. 1 and Rancho El Chamisal, County of Monterey, State of California, Particularly described as follows:

BEGINNING at point on the southerly perimeter boundary of that certain "Parcel 1" of the Fort Ord Military Reservation, as said parcel is shown and so designated on that certain Record of Survey Map filed September 7, 1994 in Volume 19 of Surveys, at Page 1, Records of Monterey County, California, said point also being Corner numbered 29 as shown on said map and described as "Found 1" iron pipe with plastic plug marked "Monterey County"; thence along said boundary

- (1) N. 19° 24' 53" W., 635.06 feet to Corner numbered 28, as shown on said map; thence
- (2) N. 19° 30' 25" W., 119.39 feet to Corner numbered 27, as shown on said map; thence
- (3) N. 10° 32' 25" E., 666.50 feet to Corner numbered 26, as shown on said map; thence
- (4) N. 05° 46' 37" W., 643.24 feet to Corner numbered 25, as shown on said map; thence
- (5) N. 79° 53' 53" W., 512.80 feet to Corner numbered 24, as shown on said map; thence
- (6) S. 27° 22' 32" W., 668.29 feet to Corner numbered 23, as shown on said map; thence
- (7) S. 72° 49' 35" W., 332.97 feet to Corner numbered 22, as shown on said map; thence
- (8) S. 67° 39' 05" W., 338.33 feet to Corner numbered 21, as shown on said map; thence
- (9) S. 60° 12' 34" W., 155.84 feet to Corner numbered 20, as shown on said map; thence
- (10) N. 81° 16' 14" W., 106.74 feet; thence leaving said boundary
- (11) N. 09° 11' 28" E., 50.43 feet; thence
- (12) Easterly, 71.98 feet along the arc of a non-tangent curve to the left having a radius of 120.00 feet whose center bears N. 09° 11' 28" E., through a central angle of 34° 22' 00"; thence tangentially
- (13) N. 64° 49' 28" E., 153.97 feet; thence
- (14) Easterly, 419.04 feet along the arc of a tangent curve to the right having a radius of 3020.00 feet, through a central angle of 07° 57' 00"; thence tangentially
- (15) N. 72° 46' 28" E., 113.20 feet; thence
- (16) Northeasterly and Northerly, 167.02 feet along the arc of a tangent curve to the left having a radius of 90.00 feet, through a central angle of 106° 19' 49"; thence tangentially

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 2**

- (17) N. 33° 33' 21" W., 97.98 feet; thence
- (18) Northerly, 505.07 feet along the arc of a tangent curve to the right having a radius of 320.00 feet, through a central angle of 90° 25' 58"; thence tangentially
- (19) N. 56° 52' 37" E., 96.39 feet; thence
- (20) Northeasterly, 304.72 feet along the arc of a tangent curve to the left having a radius of 320.00 feet, through a central angle of 54° 33' 34"; thence tangentially
- (21) N. 02° 19' 03" E., 244.58 feet; thence
- (22) Northerly, 109.35 feet along the arc of a tangent curve to the left having a radius of 2380.00 feet, through a central angle of 02° 37' 57"; thence tangentially
- (23) N. 00° 18' 54" W., 212.24 feet; thence
- (24) Northerly, 192.81 feet along the arc of a tangent curve to the right having a radius of 1170.00 feet, through a central angle of 09° 26' 32"; thence tangentially
- (25) N. 09° 07' 38" E., 363.12 feet; thence
- (26) Northeasterly, 262.98 feet along the arc of a tangent curve to the right having a radius of 295.00 feet, through a central angle of 51° 04' 36"; thence tangentially
- (27) N. 60° 12' 14" E., 11.73 feet; thence
- (28) Northeasterly, 193.21 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 11° 17' 46"; thence tangentially
- (29) N. 48° 54' 28" E., 287.39 feet; thence
- (30) Northeasterly, 755.17 feet along the arc of a tangent curve to the left having a radius of 1255.00 feet, through a central angle of 34° 28' 35"; thence tangentially
- (31) N. 14° 25' 53" E., 263.22 feet; thence
- (32) Northerly, 240.99 feet along the arc of a tangent curve to the left having a radius of 1455.00 feet, through a central angle of 09° 29' 24"; thence tangentially
- (33) Northeasterly, 364.77 feet along the arc of a reverse curve to the right having a radius of 450.00 feet, through a central angle of 46° 26' 40"; thence tangentially



**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 3**

- (34) N. 51° 23' 09" E., 308.19 feet; thence
- (35) Northeasterly, 100.46 feet along the arc of a tangent curve to the left having a radius of 755.00 feet, through a central angle of 07° 37' 25"; thence tangentially
- (36) N. 43° 45' 44" E., 570.59 feet; thence
- (37) Northeasterly, 163.06 feet along the arc of a tangent curve to the left having a radius of 355.00 feet, through a central angle of 26° 19' 04"; thence tangentially
- (38) N. 17° 26' 40" E., 196.66 feet; thence
- (39) Northerly, 40.24 feet along the arc of a tangent curve to the left having a radius of 380.00 feet, through a central angle of 06° 04' 01"; thence tangentially
- (40) N. 11° 22' 39" E., 182.54 feet; thence
- (41) S. 23° 25' 50" E., 1902.07 feet; thence
- (42) S. 64° 00' 53" W., 48.03 feet; thence
- (43) Southwesterly, 177.61 feet along the arc of a tangent curve to the left having a radius of 375.00 feet, through a central angle of 27° 08' 11"; thence tangentially
- (44) S. 36° 52' 42" W., 127.05 feet; thence
- (45) Southwesterly, 121.03 feet along the arc of a tangent curve to the left having a radius of 920.00 feet, through a central angle of 07° 32' 15"; thence tangentially
- (46) S. 29° 20' 27" W., 280.09 feet; thence
- (47) Southerly, 154.17 feet along the arc of a tangent curve to the left having a radius of 920.00 feet, through a central angle of 09° 36' 04"; thence tangentially
- (48) S. 19° 44' 23" W., 371.56 feet; thence
- (49) Southwesterly, 308.19 feet along the arc of a tangent curve to the right having a radius of 880.00 feet, through a central angle of 20° 03' 57"; thence tangentially
- (50) S. 39° 48' 20" W., 72.09 feet; thence
- (51) Southerly, 181.42 feet along the arc of a tangent curve to the left having a radius of 335.00 feet, through a central angle of 31° 01' 46"; thence tangentially

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 4**

- (52) S. 08° 46' 34" W., 234.25 feet; thence
- (53) Southerly, 77.13 feet along the arc of a tangent curve to the left having a radius of 820.00 feet, through a central angle of 05° 23' 21"; thence tangentially
- (54) S. 03° 23' 13" W., 78.15 feet; thence
- (55) Southwesterly, 64.78 feet along the arc of a tangent curve to the right having a radius of 80.00 feet, through a central angle of 46° 23' 45"; thence tangentially
- (56) S. 49° 46' 58" W., 96.14 feet; thence
- (57) Southerly, 153.25 feet along the arc of a tangent curve to the left having a radius of 170.00 feet, through a central angle of 51° 39' 06"; thence tangentially
- (58) S. 01° 52' 08" E., 38.06 feet; thence
- (59) Southerly, 282.23 feet along the arc of a tangent curve to the right having a radius of 360.00 feet, through a central angle of 44° 55' 06"; thence tangentially
- (60) S. 43° 02' 58" W., 137.72 feet; thence
- (61) Southwesterly, 80.13 feet along the arc of a tangent curve to the left having a radius of 395.00 feet, through a central angle of 11° 37' 23"; thence tangentially
- (62) S. 31° 25' 35" W., 211.79 feet; thence
- (63) Southwesterly, 86.08 feet along the arc of a tangent curve to the right having a radius of 180.00 feet, through a central angle of 27° 24' 00"; thence tangentially
- (64) S. 58° 49' 35" W., 114.52 feet; thence
- (65) Southwesterly, 215.46 feet along the arc of a tangent curve to the left having a radius of 220.00 feet, through a central angle of 56° 06' 45"; thence tangentially
- (66) S. 02° 42' 50" W., 192.34 feet; thence
- (67) Southerly, 153.24 feet along the arc of a tangent curve to the right having a radius of 330.00 feet, through a central angle of 26° 36' 24"; thence tangentially
- (68) S. 29° 19' 14" W., 72.41 feet; thence

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

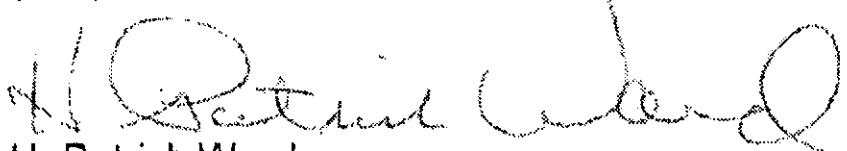
**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 5**

- (69) Southwesterly, 264.59 feet along the arc of a tangent curve to the right having a radius of 1730.00 feet, through a central angle of 08° 45' 47"; thence tangentially
- (70) S. 38° 05' 01" W., 47.82 feet; thence
- (71) Southwesterly, 109.99 feet along the arc of a tangent curve to the left having a radius of 395.00 feet, through a central angle of 15° 57' 17"; thence tangentially
- (72) S. 22° 07' 44" W., 40.15 feet; thence
- (73) S. 50° 28' 45" E., 277.36 feet; thence
- (74) N. 88° 36' 10" E., 41.00 feet; thence
- (75) Easterly, 70.42 feet along the arc of a tangent curve to the left having a radius of 210.00 feet, through a central angle of 19° 12' 48"; thence tangentially
- (76) N. 69° 23' 22" E., 74.81 feet; thence
- (77) Easterly, 124.23 feet along the arc of a tangent curve to the right having a radius of 415.00 feet, through a central angle of 17° 09' 05"; thence tangentially
- (78) N. 86° 32' 27" E., 70.96 feet; thence
- (79) Easterly, 168.66 feet along the arc of a tangent curve to the left having a radius of 310.00 feet, through a central angle of 31° 10' 20"; thence tangentially
- (80) N. 55° 22' 07" E., 261.49 feet; thence
- (81) Northeasterly, 389.91 feet along the arc of a tangent curve to the right having a radius of 2230.00 feet, through a central angle of 10° 01' 05"; thence tangentially
- (82) Easterly, 153.97 feet along the arc of a compound curve to the right having a radius of 2030.00 feet, through a central angle of 04° 20' 45"; thence tangentially
- (83) N. 69° 43' 57" E., 78.18 feet; thence
- (84) Northeasterly, 146.62 feet along the arc of a tangent curve to the left having a radius of 345.00 feet, through a central angle of 24° 20' 57"; thence tangentially
- (85) S. 44° 37' 00" E., 50.00 feet; thence

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 6**

- (86) Southwesterly, 65.00 feet along the arc of a non-tangent curve to the left having a radius of 345.00 feet whose center bears S. 44° 37' 00" E., through a central angle of 10° 47' 41"; thence tangentially
- (87) S. 34° 35' 19" W., 101.14 feet; thence
- (88) Southwesterly, 91.50 feet along the arc of a tangent curve to the right having a radius of 345.00 feet, through a central angle of 15° 11' 47"; thence tangentially
- (89) S. 49° 47' 06" W., 135.28 feet; thence
- (90) Southwesterly, 244.59 feet along the arc of a tangent curve to the left having a radius of 620.00 feet, through a central angle of 22° 36' 10"; thence tangentially
- (91) S. 27° 10' 56" W., 44.30 feet; thence
- (92) Southwesterly, 146.74 feet along the arc of a tangent curve to the right having a radius of 920.00 feet, through a central angle of 09° 08' 19"; thence tangentially
- (93) S. 36° 19' 15" W., 99.30 feet; thence
- (94) S. 37° 05' 30" W., 62.85 feet; thence
- (95) S. 64° 03' 14" W., 247.29 feet; thence
- (96) S. 56° 14' 40" W., 99.46 feet; thence
- (97) S. 30° 58' 07" W., 196.51 feet; thence
- (98) S. 54° 23' 54" W., 371.35 feet; thence
- (99) S. 75° 53' 37" W., 133.70 feet; thence
- (100) S. 51° 47' 35" W., 288.63 feet to the POINT OF THE BEGINNING



H. Patrick Ward  
Registered Civil Engineer #29811  
State of California  
Expires: 31 March 2009

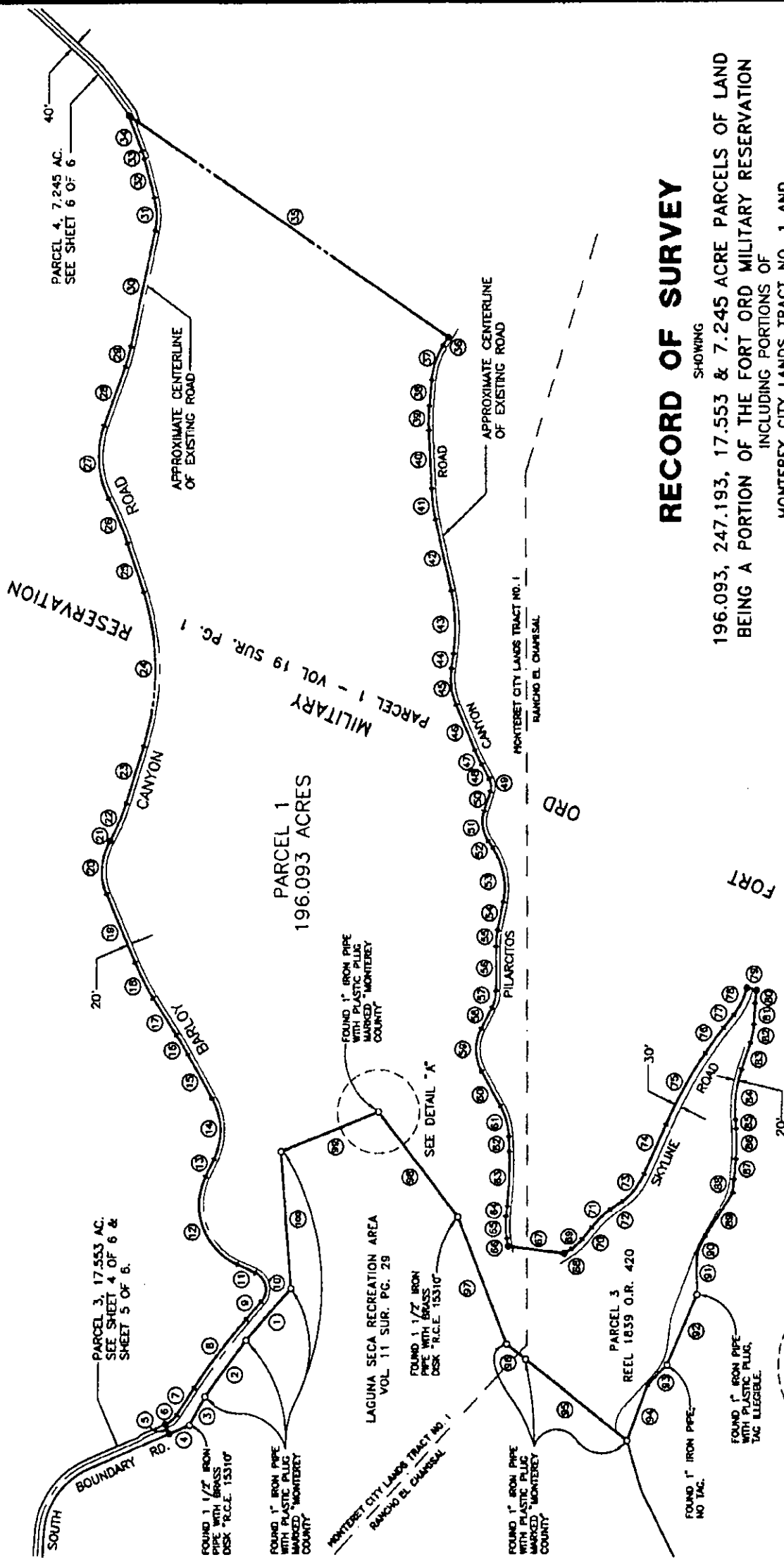
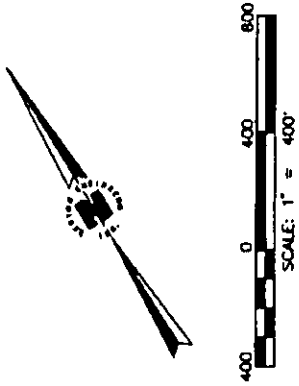
Vol. 19 SURV. PG. 122

DATA	DELTA/BEARING	RADIUS	LEN./DIST.
1	S 72°49'35"W	332.97	
2	S 67°39'05"W	338.33	
3	S 60°12'34"W	155.84	
4	N 81°16'14"W	106.74	
5	N 09°11'28"E	50.43	
6	S 47°22'00"	71.98	
7	N 64°48'28"E	153.97	
8	S 73°70"	419.04	
9	N 72°46'28"E	113.20	
10	N 05°19'48"	90.00	
11	N 33°33'21"W	97.98	
12	S 07°25'58"	505.07	
13	N 56°52'37"E	96.39	
14	S 43°33'34"	304.72	
15	N 02°19'03"E	244.58	
16	S 23°57'	109.35	
17	N 00°18'54"W	212.24	
18	S 76°32'	192.81	
19	N 09°07'38"E	363.12	
20	S 11°04'36"	282.98	
21	N 60°12'14"E	11.73	
22	N 11°17'48"	980.00	
23	N 48°54'28"E	287.39	
24	S 47°28'35"	755.17	
25	N 14°25'53"E	263.22	
26	S 92°29'24"	1455.00	
27	S 46°28'40"	450.00	
28	N 51°23'09"E	308.19	
29	S 73°72'	100.46	
30	N 43°45'44"E	570.59	
31	S 26°19'04"	163.06	
32	N 17°28'40"E	196.66	
33	S 60°40'10"	40.24	
34	N 11°22'39"E	182.54	
35	S 23°25'50"E	1002.07	
36	S 64°00'53"W	48.03	
37	S 27°08'11"	177.61	
38	S 36°52'42"W	127.05	
39	S 73°21'5"	920.00	
40	S 29°20'27"W	280.09	
41	S 93°04'	154.17	
42	S 19°44'23"W	371.56	
43	S 20°03'57"	880.00	
44	S 39°48'20"W	72.09	
45	S 31°01'46"	181.42	
46	S 08°46'34"W	234.25	
47	S 52°21'	77.13	
48	S 03°23'13"W	78.15	
49	S 46°13'45"	64.78	
50	S 48°48'58"W	96.14	
51	S 51°39'08"	153.25	
52	S 01°52'08"E	38.06	
53	S 44°55'08"	282.23	
54	S 43°02'58"W	137.72	
55	S 11°37'23"	80.13	
56	S 31°25'35"W	211.79	
57	S 27°24'00"	86.06	
58	S 58°49'35"W	114.32	
59	S 56°08'45"	215.46	
60	S 02°42'30"W	192.34	
61	S 26°56'24"	153.24	

DATA	DELTA/BEARING	RADIUS	LEN./DIST.
62	S 29°19'14"W	72.41	
63	S 6°45'47"	264.59	
64	S 38°05'01"W	47.82	
65	S 15°57'17"	109.99	
66	S 22°07'44"W	40.15	
67	S 50°28'45"E	277.36	
68	N 68°36'10"E	41.00	
69	S 19°12'48"	70.42	
70	N 69°23'22"E	74.81	
71	S 17°09'05"	124.23	
72	N 66°32'27"E	70.96	
73	S 31°10'20"	168.66	
74	N 55°22'07"E	261.49	

DATA	DELTA/BEARING	RADIUS	LEN./DIST.
75	10°01'05"	2230.00	389.91
76	S 4°20'45"	2030.00	153.97
77	M 69°43'57"E	78.18	
78	S 24°20'57"	345.00	148.82
79	S 44°37'00"E	345.00	50.00
80	S 10°47'41"	345.00	65.00
81	S 34°35'19"W	345.00	101.14
82	S 15°11'47"	345.00	91.50
83	S 48°47'06"W	620.00	135.28
84	S 27°36'10"	620.00	244.59
85	S 27°10'56"W	920.00	44.30
86	S 9°08'19"	920.00	146.74
87	S 36°19'15"W	920.00	99.30

DATA	DELTA/BEARING	RADIUS	LEN./DIST.
88	S 37°06'30"W	62.85	
89	S 64°03'14"W	247.29	
90	S 56°14'40"W	99.46	
91	S 30°58'07"W	196.51	
92	S 54°23'54"W	371.35	
93	S 75°53'37"W	133.70	
94	S 51°47'35"W	288.63	
95	N 19°24'53"W	635.06	
96	N 19°50'25"W	119.39	
97	N 10°32'25"E	666.50	
98	N 05°48'37"W	643.24	
99	N 79°53'53"W	512.80	
100	S 27°22'37"W	668.29	



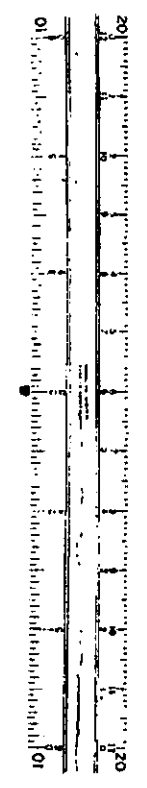
### RECORD OF SURVEY

SHOWING  
 196.093, 247.193, 17.553 & 7.245 ACRE PARCELS OF LAND  
 BEING A PORTION OF THE FORT ORD MILITARY RESERVATION  
 INCLUDING PORTIONS OF  
 MONTEREY CITY LANDS TRACT NO. 1 AND  
 THE RANCHO EL CHAMISAL AND  
 TOWNSHIP 15 SOUTH, RANGE 2 EAST M.D.B. AND M.  
 MONTEREY COUNTY, CALIFORNIA  
 BY



**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93840

SCALE: 1"=400' DATE: MAY 1995 W.O.: 5443.06  
 SHEET 2 OF 6



**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

CERTAIN real property situated in Monterey City Lands Tract No. 1, County of Monterey, State of California, particularly described as follows:

COMMENCING at an angle point on the southeasterly perimeter boundary of that certain "Parcel 1" of the Fort Ord Military Reservation, as said boundary and parcel are shown and so designated on that certain Record of Survey Map filed September 3, 1994 in Volume 19 of Surveys, at Page 1, Records of Monterey County, California, said point also being Corner numbered (72) as shown and designated on said map and described as "Found 1¼" Iron Pipe with Brass Tag, RCE 1215"; thence leaving said perimeter boundary

- (a) N. 40° 11' 57" W., 8450.48 feet to the TRUE POINT OF BEGINNING; thence
- (1) N. 23° 25' 50" W., 70.07 feet; thence
- (2) Northerly, 21.60 feet along the arc of a non-tangent curve to the left having a radius of 80.00 feet whose center bears N. 78° 37' 21" W., through a central angle of 15° 28' 11"; thence tangentially
- (3) N. 04° 05' 32" W., 147.19 feet; thence
- (4) Northerly, 164.86 feet along the arc of a tangent curve to the left having a radius of 880.00 feet, through a central angle of 10° 44' 01"; thence tangentially
- (5) N. 14° 49' 33" W., 300.42 feet; thence
- (6) Northerly, 115.84 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 06° 46' 21"; thence tangentially
- (7) N. 21° 35' 54" W., 206.25 feet; thence
- (8) Northerly, 77.40 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 04° 31' 30"; thence tangentially
- (9) N. 26° 07' 24" W., 408.35 feet; thence
- (10) Northerly, 244.49 feet along the arc of a tangent curve to the right having a radius of 920.00 feet, through a central angle of 15° 13' 35"; thence tangentially
- (11) N. 10° 53' 49" W., 244.21 feet; thence
- (12) Northerly, 153.80 feet along the arc of a tangent curve to the right having a radius of 620.00 feet, through a central angle of 14° 12' 46"; thence tangentially
- (13) N. 03° 18' 57" E., 123.57 feet; thence
- (14) Northerly, 326.49 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, through a central angle of 35° 58' 25"; thence tangentially

*Description of 7.245 Acre Parcel, Page 1*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (15) N. 39° 17' 22" E., 70.84 feet; thence
- (16) Northeasterly, 271.50 feet along the arc of a tangent curve to the left having a radius of 680.00 feet, through a central angle of 22° 52' 33"; thence tangentially
- (17) N. 16° 24' 49" E., 164.73 feet; thence
- (18) Northerly, 126.39 feet along the arc of a tangent curve to the left having a radius of 680.00 feet, through a central angle of 10° 38' 59"; thence tangentially
- (19) N. 05° 45' 50" E., 141.53 feet; thence
- (20) Northerly, 152.14 feet along the arc of a tangent curve to the right having a radius of 320.00 feet, through a central angle of 27° 14' 29"; thence tangentially
- (21) N. 33° 00' 19" E., 108.88 feet; thence
- (22) Northeasterly, 86.50 feet along the arc of a tangent curve to the left having a radius of 480.00 feet, through a central angle of 10° 19' 31"; thence tangentially
- (23) N. 22° 40' 48" E., 105.98 feet; thence
- (24) Northerly, 86.39 feet along the arc of a tangent curve to the left having a radius of 280.00 feet, through a central angle of 17° 40' 43"; thence tangentially
- (25) Northerly, 49.98 feet along the arc of a reverse curve to the right having a radius of 220.00 feet, through a central angle of 13° 01' 04"; thence tangentially
- (26) Northerly, 108.24 feet along the arc of a reverse curve to the left having a radius of 230.00 feet, through a central angle of 26° 57' 51"; thence tangentially
- (27) Northerly, 72.67 feet along the arc of a reverse curve to the right having a radius of 1520.00 feet, through a central angle of 02° 44' 22"; thence tangentially
- (28) N. 06° 12' 20" W., 218.35 feet; thence
- (29) Northerly, 157.39 feet along the arc of a tangent curve to the left having a radius of 1980.00 feet, through a central angle of 04° 33' 16"; thence tangentially
- (30) Northerly, 265.52 feet along the arc of a reverse curve to the right having a radius of 720.00 feet, through a central angle of 21° 07' 47"; thence tangentially
- (31) N. 10° 22' 11" E., 222.60 feet; thence
- (32) Northerly, 31.21 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, through a central angle of 03° 26' 21"; thence tangentially

*Description of 7.245 Acre Parcel, Page 2*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (33) N. 13° 48' 32" E., 253.08 feet; thence
- (34) Northerly, 103.33 feet along the arc of a tangent curve to the left having a radius of 280.00 feet, through a central angle of 21° 08' 40"; thence tangentially
- (35) Northerly, 123.40 feet along the arc of a reverse curve to the right having a radius of 1020.00 feet, through a central angle of 06° 55' 53"; thence tangentially
- (36) N. 00° 24' 15" W., 69.59 feet; thence
- (37) Northerly, 145.77 feet along the arc of a tangent curve to the right having a radius of 470.00 feet, through a central angle of 17° 46' 12"; thence tangentially
- (38) N. 17° 21' 57" E., 153.25 feet; thence
- (39) Northerly, 298.62 feet along the arc of a tangent curve to the left having a radius of 780.00 feet, through a central angle of 21° 56' 07"; thence tangentially
- (40) N. 04° 34' 10" W., 196.72 feet; thence
- (41) Northerly, 103.43 feet along the arc of a tangent curve to the right having a radius of 170.00 feet, through a central angle of 34° 51' 32"; thence tangentially
- (42) N. 30° 17' 22" E., 185.03 feet; thence
- (43) Northerly, 88.63 feet along the arc of a tangent curve to the left having a radius of 380.00 feet, through a central angle of 13° 21' 50"; thence tangentially
- (44) N. 16° 55' 32" E., 141.24 feet; thence
- (45) Northeasterly, 232.82 feet along the arc of a tangent curve to the right having a radius of 550.00 feet, through a central angle of 24° 15' 12"; thence tangentially
- (46) N. 41° 10' 44" E., 331.84 feet; thence
- (47) Northeasterly, 247.31 feet along the arc of a tangent curve to the left having a radius of 855.00 feet, through a central angle of 16° 34' 22"; thence tangentially
- (48) N. 24° 36' 22" E., 215.90 feet; thence
- (49) S. 65° 23' 38" E., 40.00 feet; thence along a line drawn parallel with and 40.00 feet southeasterly of the following forty-six courses
- (50) S. 24° 36' 22" W., 215.90 feet; thence
- (51) Southwesterly, 258.88 feet along the arc of a tangent curve to the right having a radius of 895.00 feet, through a central angle of 16° 34' 22"; thence tangentially

*Description of 7.245 Acre Parcel, Page 3*



**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (52) S. 41° 10' 44" W., 331.84 feet; thence
- (53) Southwesterly, 215.88 feet along the arc of a tangent curve to the left having a radius of 510.00 feet, through a central angle of 24° 15' 12"; thence tangentially
- (54) S. 16° 55' 32" W., 141.24 feet; thence
- (55) Southerly, 97.96 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 13° 21' 50"; thence tangentially
- (56) S. 30° 17' 22" W., 185.03 feet; thence
- (57) Southerly, 79.09 feet along the arc of a tangent curve to the left having a radius of 130.00 feet, through a central angle of 34° 51' 32"; thence tangentially
- (58) S. 04° 34' 10" E., 196.72 feet; thence
- (59) Southerly, 313.93 feet along the arc of a tangent curve to the right having a radius of 820.00 feet, through a central angle of 21° 56' 07"; thence tangentially
- (60) S. 17° 21' 57" W., 153.25 feet; thence
- (61) Southerly, 133.36 feet along the arc of a tangent curve to the left having a radius of 430.00 feet, through a central angle of 17° 46' 12"; thence tangentially
- (62) S. 00° 24' 15" E., 69.59 feet; thence
- (63) Southerly, 118.56 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 06° 55' 53"; thence tangentially
- (64) Southerly, 118.09 feet along the arc of a reverse curve to the right having a radius of 320.00 feet, through a central angle of 21° 08' 40"; thence tangentially
- (65) S. 13° 48' 32" W., 253.08 feet; thence
- (66) Southerly, 28.81 feet along the arc of a tangent curve to the left having a radius of 480.00 feet, through a central angle of 03° 26' 21"; thence tangentially
- (67) S. 10° 22' 11" W., 222.60 feet; thence
- (68) Southerly, 250.77 feet along the arc of a tangent curve to the left having a radius of 680.00 feet, through a central angle of 21° 07' 47"; thence tangentially
- (69) Southerly, 160.57 feet along the arc of a reverse curve to the right having a radius of 2020.00 feet, through a central angle of 04° 33' 16"; thence tangentially
- (70) S. 06° 12' 20" E., 218.35 feet; thence

*Description of 7.245 Acre Parcel, Page 4*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (71) Southerly, 70.76 feet along the arc of a tangent curve to the left having a radius of 1480.00 feet, through a central angle of 02° 44' 22"; thence tangentially
- (72) Southerly, 127.07 feet along the arc of a reverse curve to the left having a radius of 270.00 feet, through a central angle of 26° 57' 51"; thence tangentially
- (73) Southerly, 40.90 feet along the arc of a reverse curve to the right having a radius of 320.00 feet, through a central angle of 17° 40' 43"; thence tangentially
- (74) Southerly, 98.74 feet along the arc of a reverse curve to the right having a radius of 320.00 feet, through a central angle of 17° 40' 43"; thence tangentially
- (75) S. 22° 40' 48" W., 105.98 feet; thence
- (76) Southwesterly, 93.71 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, through a central angle of 10° 19' 31"; thence tangentially
- (77) S. 33° 00' 19" W., 108.88 feet; thence
- (78) Southerly, 133.13 feet along the arc of a tangent curve to the left having a radius of 280.00 feet, through a central angle of 27° 14' 29"; thence tangentially
- (79) S. 05° 45' 50" W., 141.53 feet; thence
- (80) Southerly, 133.83 feet along the arc of a tangent curve to the right having a radius of 720.00 feet, through a central angle of 10° 38' 59"; thence tangentially
- (81) S. 16° 24' 49" W., 164.73 feet; thence
- (82) Southwesterly, 287.47 feet along the arc of a tangent curve to the right having a radius of 720.00 feet, through a central angle of 22° 52' 33"; thence tangentially
- (83) S. 39° 17' 22" W., 70.84 feet; thence
- (84) Southerly, 301.37 feet along the arc of a tangent curve to the left having a radius of 480.00 feet, through a central angle of 35° 58' 25"; thence tangentially
- (85) S. 03° 18' 57" W., 123.57 feet; thence
- (86) Southerly, 143.87 feet along the arc of a tangent curve to the left having a radius of 580.00 feet, through a central angle of 14° 12' 46"; thence tangentially
- (87) S. 10° 53' 49" E., 244.21 feet; thence
- (88) Southerly, 233.86 feet along the arc of a tangent curve to the left having a radius of 880.00 feet, through a central angle of 15° 13' 35"; thence tangentially

*Description of 7.245 Acre Parcel, Page 5*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (89) S. 26° 07' 24" E., 408.35 feet; thence
- (90) Southerly, 80.56 feet along the arc of a tangent curve to the right having a radius of 1020.00 feet, through a central angle of 04° 31' 30"; thence tangentially
- (91) S. 21° 35' 54" E., 206.25 feet; thence
- (92) Southerly, 120.57 feet along the arc of a tangent curve to the right having a radius of 1020.00 feet, through a central angle of 06° 46' 21"; thence tangentially
- (93) S. 14° 49' 33" E., 300.42 feet; thence
- (94) Southerly, 172.35 feet along the arc of a tangent curve to the right having a radius of 920.00 feet, through a central angle of 10° 44' 01"; thence tangentially
- (95) S. 04° 05' 32" E., 147.19 feet; thence
- (96) Southerly, 32.40 feet along the arc of a tangent curve to the right having a radius of 120.00 feet, through a central angle of 15° 28' 11"; thence tangentially
- (97) S. 11° 22' 39" W., 57.53 feet to the TRUE POINT OF BEGINNING

*H. Patrick Ward*  
H. Patrick Ward  
Registered Civil Engineer #2981  
State of California  
Expires: 31 March 2009

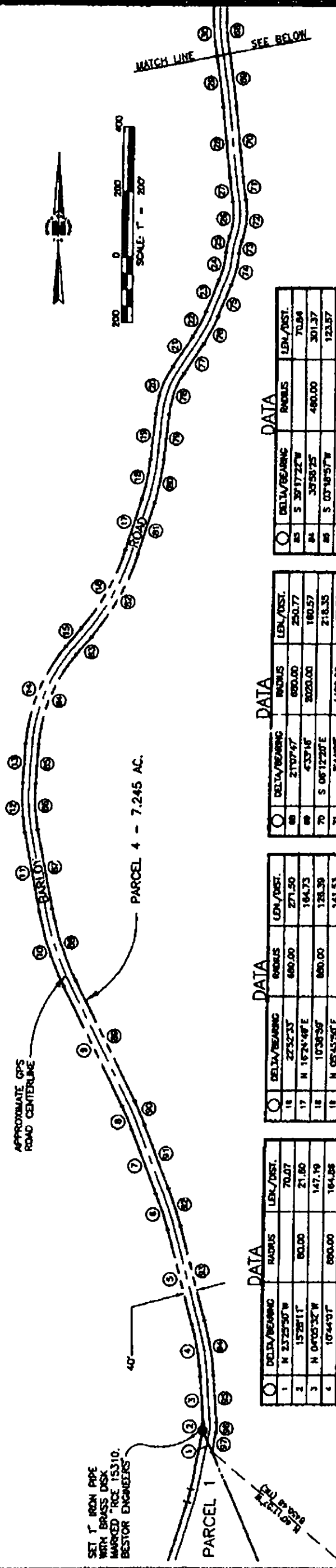


*Description of 7.245 Acre Parcel, Page 6*

6 April 07  
W.O. 5443.06  
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**COE PARCEL L20.8  
DESCRIPTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

*Vol. 19 SURV. Pg. 1 of 2*



**DATA**

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
83	S 30°17'22\"	480.00	70.84
84	S 39°58'25\"	480.00	301.37
85	S 07°18'57\"	580.00	123.57
86	S 14°12'46\"	580.00	143.87
87	S 10°53'48\"	680.00	244.21
88	S 15°13'35\"	680.00	233.86
89	S 28°07'24\"	680.00	408.35
90	S 27°30'37\"	1020.00	80.58
91	S 21°35'54\"	1020.00	204.25
92	S 6°48'21\"	1020.00	180.57
93	S 14°48'37\"	1020.00	500.42
94	S 10°44'01\"	820.00	172.35
95	S 04°05'32\"	120.00	147.19
96	S 15°28'11\"	120.00	32.40
97	S 11°27'38\"	120.00	57.53

**DATA**

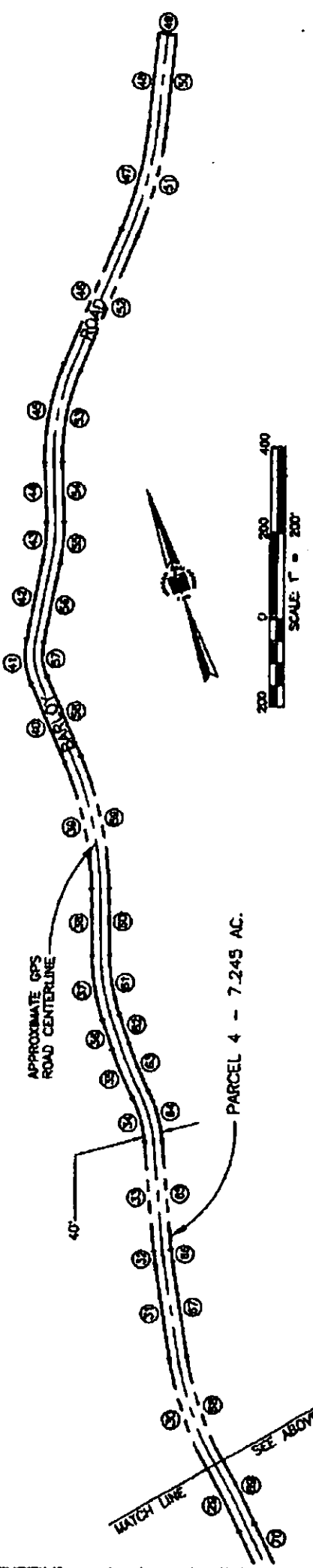
STATION	DELTA/BEARING	RADIUS	LEN./DIST.
98	S 21°07'47\"	680.00	250.77
99	S 43°34'16\"	800.00	180.57
100	S 06°12'20\"	215.35	215.35
101	S 24°42'22\"	1480.00	70.78
102	S 26°57'51\"	270.00	127.07
103	S 13°01'04\"	180.00	40.80
104	S 17°40'43\"	320.00	98.74
105	S 22°40'48\"	105.98	105.98
106	S 17°40'43\"	320.00	93.71
107	S 37°00'19\"	280.00	108.88
108	S 27°19'28\"	280.00	133.13
109	S 05°45'50\"	720.00	141.53
110	S 10°38'58\"	720.00	133.83
111	S 18°24'48\"	720.00	184.73
112	S 22°52'33\"	720.00	287.47

**DATA**

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
113	S 22°52'33\"	680.00	271.50
114	N 16°24'48\"	680.00	184.73
115	N 05°45'50\"	680.00	128.38
116	N 05°45'50\"	680.00	141.53
117	N 27°14'28\"	320.00	102.14
118	N 37°00'19\"	105.98	105.98
119	N 10°19'21\"	480.00	88.50
120	N 22°40'48\"	105.98	105.98
121	N 17°40'43\"	320.00	93.71
122	N 37°00'19\"	280.00	49.58
123	N 26°57'21\"	280.00	108.24
124	N 24°42'22\"	1500.00	72.67
125	N 06°12'20\"	1880.00	218.35
126	S 43°34'16\"	1880.00	197.38
127	S 21°07'47\"	720.00	285.92

**DATA**

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
128	N 15°25'30\"	70.07	70.07
129	S 15°28'11\"	80.00	21.80
130	N 04°05'32\"	147.19	147.19
131	N 07°44'01\"	184.88	184.88
132	N 14°48'37\"	300.42	300.42
133	N 10°53'48\"	115.84	115.84
134	N 04°05'32\"	208.25	208.25
135	N 21°39'54\"	77.40	77.40
136	N 28°07'24\"	408.35	408.35
137	N 15°13'35\"	800.00	244.48
138	N 10°53'48\"	244.21	244.21
139	N 16°12'46\"	153.80	153.80
140	N 03°19'57\"	123.57	123.57
141	S 07°38'25\"	328.48	328.48
142	N 30°17'22\"	70.84	70.84



**DATA**

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
143	S 34°01'32\"	130.00	79.08
144	S 04°34'10\"	800.00	165.72
145	S 21°35'07\"	800.00	313.83
146	S 17°21'57\"	430.00	153.25
147	S 17°48'12\"	430.00	133.38
148	S 00°24'15\"	980.00	68.38
149	S 05°35'33\"	980.00	116.56
150	S 17°48'37\"	300.00	233.08
151	S 21°08'40\"	480.00	26.81
152	S 32°07'21\"	480.00	222.80
153	S 10°22'17\"	141.24	141.24
154	S 21°07'47\"	2000.00	180.57
155	S 43°34'16\"	2000.00	180.57
156	S 06°12'20\"	215.35	215.35

**DATA**

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
157	N 17°21'57\"	380.00	88.63
158	N 18°55'32\"	441.24	441.24
159	S 24°19'12\"	550.00	232.83
160	N 41°10'44\"	331.84	331.84
161	S 18°34'22\"	247.31	247.31
162	N 24°36'22\"	215.80	215.80
163	S 05°23'38\"	40.00	40.00
164	S 24°36'22\"	215.80	215.80
165	S 16°34'22\"	258.88	258.88
166	S 41°10'44\"	331.84	331.84
167	S 24°19'12\"	510.00	215.88
168	S 16°55'32\"	141.24	141.24
169	S 13°21'50\"	420.00	97.88
170	S 30°17'22\"	185.03	185.03

**DATA**

STATION	DELTA/BEARING	RADIUS	LEN./DIST.
171	N 15°25'30\"	157.38	157.38
172	S 15°28'11\"	285.52	285.52
173	N 04°05'32\"	222.80	222.80
174	N 07°44'01\"	31.21	31.21
175	N 14°48'37\"	253.08	253.08
176	N 10°53'48\"	103.53	103.53
177	N 04°05'32\"	123.40	123.40
178	N 00°24'15\"	68.50	68.50
179	N 07°38'25\"	145.77	145.77
180	N 17°48'12\"	153.25	153.25
181	N 21°35'07\"	284.62	284.62
182	N 04°34'10\"	184.72	184.72
183	S 43°34'16\"	103.43	103.43
184	N 30°17'22\"	185.03	185.03

**RECORD OF SURVEY**

SHOWING  
196.093, 247.193, 17.553 & 7.245 ACRE PARCELS OF LAND  
BEING A PORTION OF THE FORT ORD MILITARY RESERVATION  
INCLUDING PORTIONS OF  
MONTEREY CITY LANDS TRACT NO. 1 AND  
THE RANCHO EL CHAMISAL AND  
TOWNSHIP 15 SOUTH, RANGE 2 EAST M.D.B. AND M.  
MONTEREY COUNTY, CALIFORNIA  
BY



**BESTOR ENGINEERS, INC.**

CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
8701 BLUE LANSFORD LANE, MONTEREY, CALIFORNIA 93940

EDC Parcel L20.18  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 35" East, 624.00 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

1. North 18° 59' 35" East for a distance of 193.37 feet to a point on the northerly boundary line of Eucalyptus Road, being Parcel 14, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along said northerly boundary line
2. North 67° 45' 41" East for a distance of 1,247.86 feet (shown on said map as 1,247.79 feet) to the beginning of a non-tangent curve; thence
3. Along a curve to the right, the center of which bears South 37° 34' 57" West for a distance of 1,370.00 feet, through a central angle of 04° 10' 37" (shown on said map as 04° 05' 30"), having a radius of 1,370.00 feet, for an arc length of 99.87 feet (shown on said map as 97.89 feet), and whose long chord bears South 50° 19' 45" East for a distance of 99.85 feet to the beginning of a non-tangent curve; thence
4. Along a curve to the right, the center of which bears South 23° 26' 31" East for a distance of 280.00 feet, through a central angle of 40° 07' 31" (shown on said map as 35° 31' 41"), having a radius of 280.00 feet, for an arc length of 196.09 feet (shown on said map as 173.62 feet), and whose long chord bears North 86° 37' 14" East for a distance of 192.11 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of 12° 08' 00", having a radius of 830.00 feet, for an arc length of 175.77 feet, and whose long chord bears South 67° 15' 00" East for a distance of 175.44 feet to the beginning of a tangent curve; thence
6. Along a curve to the right, through a central angle of 04° 00' 00", having a radius of 10,030.00 feet, for an arc length of 700.23 feet, and whose long chord bears South 59° 11' 00" East for a distance of 700.08 feet to a point of intersection with a tangent line; thence

EDC Parcel L20.18  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

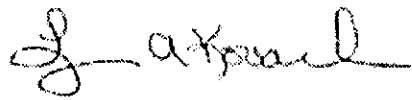
7. South  $57^{\circ} 11' 00''$  East for a distance of 948.60 feet to the beginning of a tangent curve; thence
8. Along a curve to the right, through a central angle of  $00^{\circ} 18' 36''$ , having a radius of 5,030.00 feet, for an arc length of 27.21 feet, and whose long chord bears South  $57^{\circ} 01' 42''$  East for a distance of 27.22 feet to the common northerly corner of Parcel 14 and Parcel 15, as they are shown on that certain map recorded in Volume 20 of Surveys at Page 110, being also the beginning of a tangent curve; thence along the northerly boundary of said Parcel 15
9. Along a compound curve to the right, through a central angle of  $00^{\circ} 14' 46''$ , having a radius of 5,030.00 feet, for an arc length of 175.77 feet, and whose long chord bears South  $56^{\circ} 45' 00''$  East for a distance of 21.62 feet to the southerly boundary line of said "Monterey County III"; thence along said southerly boundary
10. South  $71^{\circ} 12' 11''$  West for a distance of 18.27 feet to a brass disk marked "BLM AP61D" at an angle point in said southerly boundary line of "Monterey County III"; thence continuing along said southerly boundary
11. South  $66^{\circ} 03' 27''$  West for a distance of 54.34 feet to the southerly boundary of said Parcel 15, being also the beginning of a non-tangent curve; thence along said southerly boundary
12. Along a curve to the left, the center of which bears South  $32^{\circ} 54' 20''$  West for a distance of 4,970.00 feet, through a central angle of  $00^{\circ} 05' 20''$ , having a radius of 4,970.00 feet, for an arc length of 7.71 feet, and whose long chord bears North  $57^{\circ} 08' 20''$  West for a distance of 7.70 feet to a point of intersection with a tangent line; thence
13. North  $57^{\circ} 11' 00''$  West for a total distance of 948.60 feet to the beginning of a tangent curve, at a distance of 5.28 feet the common southerly corner of said Parcel 14 and Parcel 15; thence
14. Along a curve to the left, through a central angle of  $04^{\circ} 00' 00''$ , having a radius of 9,970.00 feet, for an arc length of 696.04 feet, and whose long chord bears North  $59^{\circ} 11' 00''$  West for a distance of 695.90 feet to the beginning of a tangent compound curve; thence
15. Along a curve to the left, through a central angle of  $12^{\circ} 08' 00''$ , having a radius of 770.00 feet, for an arc length of 163.06 feet, and whose long chord bears North  $67^{\circ} 15' 00''$  West for a distance of 162.76 feet to the beginning of a tangent compound curve; thence
16. Along a curve to the left, through a central angle of  $38^{\circ} 03' 00''$ , having a radius of 220.00 feet, for an arc length of 146.10 feet, and whose long chord bears South  $87^{\circ} 39' 30''$  West for a distance of 143.43 feet to a point of intersection with a tangent line; thence
17. South  $68^{\circ} 38' 00''$  West for a distance of 211.78 feet to the beginning of a tangent curve; thence

EDC Parcel L20.18  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

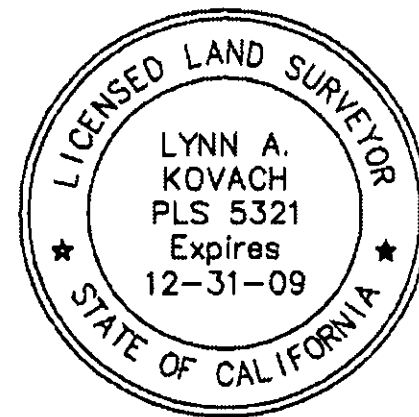
18. Along a curve to the left, through a central angle of  $00^{\circ} 58' 00''$ , having a radius of 9,970.00 feet, for an arc length of 168.21 feet, and whose long chord bears South  $68^{\circ} 09' 00''$  West for a distance of 168.21 feet to a point of intersection with a tangent line; thence
19. South  $67^{\circ} 40' 00''$  West a distance of 1051.60 feet (shown on said map as 1028.50 feet) to the POINT OF BEGINNING.

Containing an area of 7.249 acres, more or less.

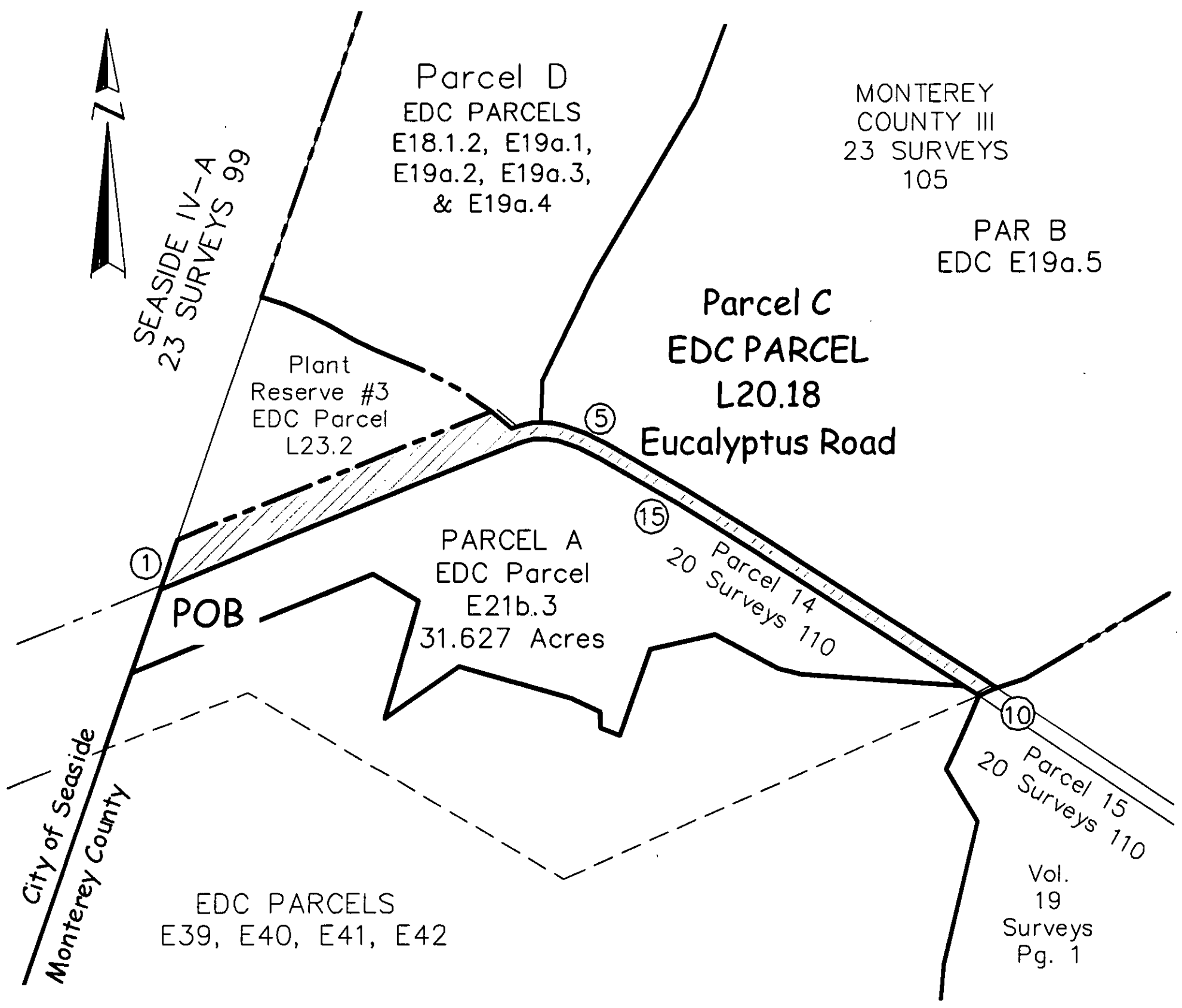
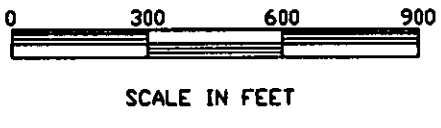
This legal description was prepared by



\_\_\_\_\_  
Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



**EXHIBIT OF EDC Parcel L20.18**  
 Lying Within "MONTEREY COUNTY III"  
 as shown on Vol. 23 of Surveys at Page 105  
**MONTEREY COUNTY,**  
**CALIFORNIA**



PREPARED BY:  
**POLARIS CONSULTING**  
 P. O. BOX 1378  
 CARMEL VALLEY, CA 93924

SCALE: 1" = 600' VIEW: I20.18 DATE: 10-26-2007  
 FILE NAME: FORA FOSET 5 MPC2.DWG 26114



EDC Parcel L32.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

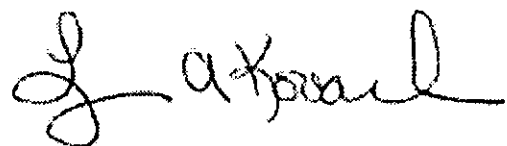
SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being a portion of Parcel 1, "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; being more particularly described as follows:

BEGINNING at the most northwesterly corner of said Parcel 1, "Monterey County III (Parker Flats)," being also an angle point in the westerly boundary of Parcel 7 as said parcel is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence from said Point of Beginning along the common boundary of said Parcels 1 and 7

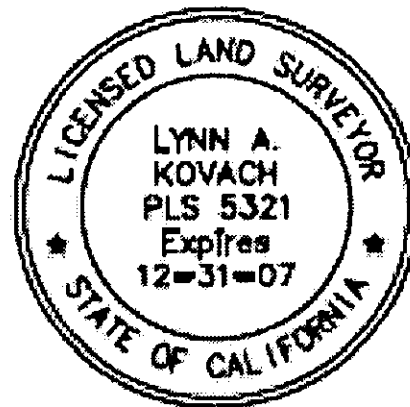
1. South 83° 26' 14" East for a distance of 351.31 feet; thence continuing along said common boundary
2. South 06° 36' 58" West for a distance of 371.08 feet to a point on the southerly boundary of said Parcel 7; thence leaving said southerly boundary of Parcel 7 and continuing along the easterly boundary of said Parcel 1, "Monterey County III (Parker Flats)"
3. North 83° 34' 21" West for a distance of 339.76 feet to a point on the easterly boundary of Parcel 1, L32.4.2, as it is shown on that certain map recorded in Volume 27 of Surveys at Page 17; thence along the common boundary of said Parcel 1, L32.4.2, and Parcel 1, "Monterey County III (Parker Flats)"
4. North 04° 50' 13" East for a distance of 8.92 feet to the northeast corner of said Parcel 1, L32.4.2; thence continuing along the boundary of said Parcel 1, "Monterey County III (Parker Flats)"
5. North 04° 50' 13" East a distance of 363.13 feet to the POINT OF BEGINNING.

Containing an area of 2.947 acres, more or less.

This legal description was prepared by



Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007



EXHIBIT

of

EDC Parcel L32.1

Being a portion of Parcel 1 as shown on Vol. 23 of Surveys at Page 105

Monterey County Jurisdiction

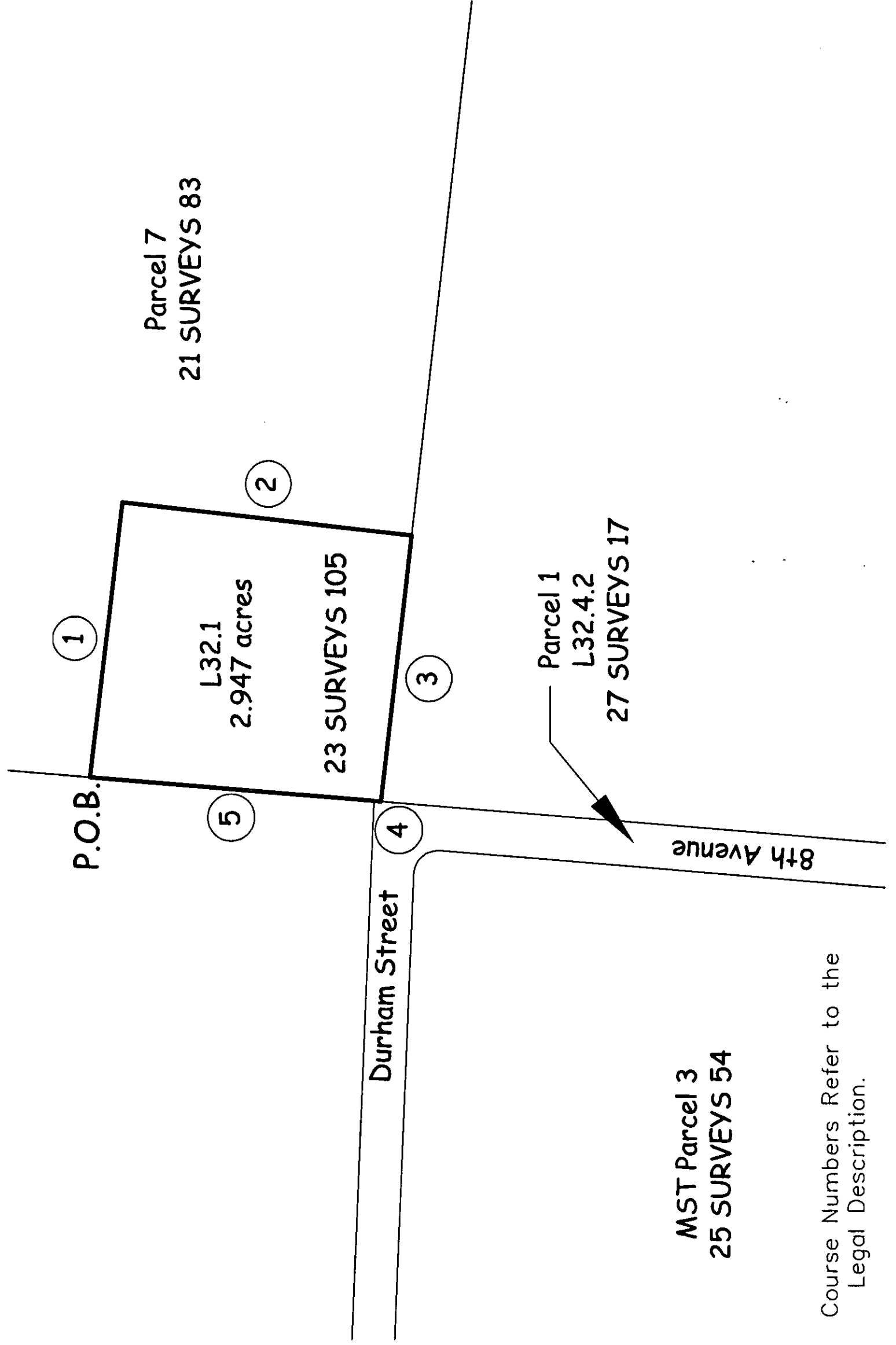
Fort Ord FOSET 5EDC

Lying within the Fort Ord Military Reservation

as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California



Note: Course Numbers Refer to the  
Legal Description.

**Exhibit B – Notification of Hazardous Substance Storage, Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
<b>County of Monterey</b>			
Parcel F1.7.2 – HA-35A	Lead (7439921); copper (7440508); antimony (7440360)	1975 to Present	Release of lead, copper and antimony associated with small arms ammunition use at the Combat Pistol Range (HA-35A). Because this range is still active, no action related to MC is recommended for HA-35A.
Parcel E4.7.2 – OUCTP	Carbon tetrachloride (56235)	Unknown	Migration of groundwater plume containing predominantly carbon tetrachloride at concentrations exceeding the MCL. The Army has completed an RI/FS for the OUCTP study area and selected a remedial alternative. Remediation of the OUCTP will commence after regulatory approval of the remedial alternative ( <i>Army, 2006b</i> ).
Parcel E11b.7.1.1 – IRP Site 41	Toluene (108883); pentachlorophenol (87865); dioxins; arsenic (7440382); beryllium (7440417); cadmium (7440439); total chromium (7440473); copper (7440508); lead (7439921); nickel (744020); selenium (7782492); silver (7440224); thallium (7440280); zinc (7440666)	Possibly the 1940s and 1950s	The interim action (IA) at IRP Site 41 (Crescent Bluff Fire Drill Area) included the excavation and removal of approximately 76 cubic yards of soil from three former burn pits. Results of the confirmation sampling indicated that soil with chemical concentrations above the target cleanup concentrations were removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended ( <i>HLA, 1997a</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at IRP Site 41 in letters dated April 14, 1997 and March 10, 2006, respectively.
Parcel E19a.4 – IRP Site 8	Diesel; hydrocarbons	Unknown	The IA at IRP Site 8 (Range 49) included the excavation and removal of approximately 102 cubic yards of soil and debris from the former Molotov Cocktail Range. Results of the confirmation sampling indicated that soil with TPH concentrations above the target cleanup concentration of 500 mg/kg was removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended ( <i>HLA, 1996c</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at Site 8 in letters dated April 14, 1997 and October 20, 2006.
<b>City of Marina</b>			
Parcel	Benzene (71432); Carbon	1956-2002	Release of VOCs from OU2 Fort Ord Landfills; SWMU FTO-002. Migration of groundwater plume containing VOCs at

**Exhibit B – Notification of Hazardous Substance Storage, Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
E4.3.2.2	tetrachloride (56235); Chloroform (67663); 1,1-dichlorethane (75343); 1,2-dichlorethane (107062); cis-1,2-dichlorethane (156605); 1,2-dichloropropene (78875); dichloromethane (75092); tetrachloroethene (127184); trichloroethene (79016); vinyl chloride (75014)		concentrations exceeding MCLs from the Fort Ord Landfills. Groundwater remediation system in place. USEPA concurrence that OU2 groundwater treatment system is operating properly and successfully 1/4/96.
Parcels E4.3.2.2, E4.7.1, E5a.1, L5.10.1	Carbon tetrachloride (56235)	Unknown	Migration of groundwater plume containing predominantly carbon tetrachloride at concentrations exceeding the MCL. The Army has completed an RI/FS for the OUCTP study area and selected a remedial alternative. Remediation of the OUCTP will commence after regulatory approval of the preferred remedial alternative ( <i>Army, 2006b</i> ).
<b>City of Seaside</b>			
Parcel E23.1	Lead (7439921); copper (7440508); antimony (7440360)	1960 to 1993	Remediation at IRP Site 39, Range 18 (HA-18D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E23.2	Lead (7439921); copper (7440508); antimony (7440360)	Early 1960s to 1993	Remediation at IRP Site 39, Ranges 18 and 46 (HA-18D and HA-46D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action at Range 18 included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. The remedial action at Range 46 included the removal of approximately 3,900 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 46 was 26 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E24	Lead (7439921); copper	1968 to	Remediation at IRP Site 39, Range 21 (HA-21D), was conducted to remove lead, copper, and antimony in soil from spent

**Exhibit B – Notification of Hazardous Substance Storage, Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
	(7440508); antimony (7440360)	1993	small arms ammunition. The remedial action included the removal of approximately 9,600 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 21 was 35 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E34	Lead (7439921); copper (7440508); antimony (7440360)	1950s to 1993	Remediation at IRP Site Range 19 (HA-19D) was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 1,400 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
<b>California State University, Monterey Bay</b>			
Parcel S1.3.2 – IRP Site 39B	Benzo(a)anthracene (56553); 1,4-dichlorobenzene (106467); total petroleum hydrocarbons	1950s to 1993	The IA at IRP Site 39B (Inter-Garrison Site) included the excavation and removal of approximately 164 cubic yards of soil mixed with debris from two locations. The soil contained semi-volatile organic compounds exceeding health based screening levels and total petroleum hydrocarbons exceeding the preliminary remediation goals. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health or the environment is expected and no further investigation or remediation was recommended (HLA, 1997b). The USEPA and the DTSC concurred that no further remedial action was necessary at Site 39B in letters dated January 13, 1998 and October 20, 2006, respectively.

\* The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or ‘Superfund’) 42 U.S.C. §9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substance’s CERCLA reportable quantity (which ever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantity. See 40 CFR Part 373.

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<b>County of Monterey Environmental Services Cooperative Agreement (ESCA) acreage – 1,767 (approximately)</b>				
ESCA Parcel E11b.6.1 – 47.815-acre habitat reserve parcel. No buildings or structures on the parcel	Excavation Restriction Residential Use Restriction	None	NA	<p>East Garrison Area 2 lies adjacent to Parcels E11b.6.1 (Plate 5). A light machine gun range was reported to have been located within East Garrison Area 2. Other military training sites in this area included a mechanic training site, tank driving area, and leadership reaction course (LRC). A site walk was conducted in 2005 to identify any evidence of military munitions-related training. The site walk included an unexploded ordnance (UXO) supervisor, UXO specialist, and a geophysicist using geophysical equipment. A munitions and explosives of concern (MEC) item (pyrotechnic smoke mixture) and seven munitions debris items were found and removed. East Garrison Area 2 was evaluated for MEC in the East Garrison Areas 2 and 4 NE Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at East Garrison Area 2 and no further action related to MEC was recommended for the site (<i>Army, 2005e</i>). The DTSC and the USEPA concurred in letters dated May 30 and June 1, 2006, respectively.</p> <p>MRS-11 lies adjacent to Parcel E11b.6.1 (Plate 5). As noted in the Archives Search Report (ASR), this site was identified as an old explosive ordnance disposal (EOD) range. The 1946 Historic Map Master Plan Fort Ord shows a live hand grenade training range. Additionally, the 1957 Fort Ord Training Areas &amp; Facilities map shows a Frag Zone and Engineer Training Area "C". MRS-11 underwent a munitions response (removal) to a depth of 1 foot<sup>1</sup> in the southern half of the site using geophysical equipment. Twenty MEC items, including nine MKII fragmentation hand grenades, and 2,316 munitions debris items (mostly hand grenade fuzes) were found and removed during the 1-foot removal. The northern half of MRS-11 was investigated (sampled) using SiteStats/GridStats (SS/GS) methodology. No MEC was found during SS/GS investigation. Based on the results of the</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
				<p>munitions responses, additional munitions response (investigation) was recommended within MRS-11 and to the east of the site (<i>USA, 2001e</i>). MRS-11 will be evaluated through the RJFS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord Military Munitions Response Program (MMRP).</p> <p>MRS-42 lies to the east of Parcel E11b.6.1 (Plate 5). MRS-42 was formerly the Fort Ord Ammunition Supply Point (ASP) Rifle Grenade Area, as identified on a 1946 training map. This area includes the northern portion of the former ASP. MRS-42 underwent a munitions response (removal) to a depth of 4 feet using geophysical equipment. Due to the presence of MEC and munitions debris at the edge of the site the munitions response extended beyond the original boundary of MRS-42. The extended area is identified as MRS-42EXP. According to the former Fort Ord MMRP database, 61 MEC items (primarily M9 series antitank rifle grenades) and 27 munitions debris items (mostly MKII hand grenade fragments and practice antitank rifle grenades) were removed. It was recommended additional investigation be conducted within MRS-42 (<i>USA, 2001f</i>). MRS-42 will be evaluated through the RJFS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-48 lies south of Parcel E11b.6.1, on the west side of Barloy Canyon Road (Plate 5). The eastern boundary of MRS-48 overlaps portions of the right-of-way associated with Barloy Canyon Road. MRS-48 was identified on a 1946 Fort Ord Master Plan as a “Dummy Grenade Range.” During a munitions response (site walk) by a UXO Safety Specialist, fragments from 4.2-inch mortars and other debris were discovered. A munitions response (grid sampling) was completed at the site in 1988. According to the MMRP database, 3 MEC items (practice hand grenade fuze, a rifle-fired signal, and a screening smoke pot) and 22 munitions debris items were removed. Additionally, over 100 pounds of fragments, mostly from 4.2-inch</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
				<p>smoke mortars and smoke grenades, were removed. No sampling occurred within Parcel E11b.6.1. It was concluded that a grenade and 4.2-inch mortar impact area existed within or near the site and that additional munitions responses be conducted within, to the north and to the south of the site (<i>USA, 2001h</i>). MRS-48 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-59 lies adjacent to Parcel E11b.6.1 (Plate 5). MRS-59 was identified during interviews conducted as part of the ASR and was reported to have included a 2.36-inch rocket range in the early 1940s. A munitions response (site walk) that included MRS-59 and MRS-27F was conducted by a USACE UXO Safety Specialist as part of a Preliminary Assessment/Site Investigation (PA/SI) (<i>USADEH, 1997</i>). Munitions debris (expended pyrotechnics) and two fragments from the incomplete detonation of a 60mm mortar were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. MEC is not expected to be present within MRS-59. MRS-59 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
<p>ESCA Parcel E11b.7.1.1 – 121.75-acre habitat reserve parcel. The parcel includes IRP Site 41 (Crescent Bluff Fire Drill Area); MRS-11 (Demolition Training Area and live grenade training range),</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The interim action (IA) at IRP Site 41 (Crescent Bluff Fire Drill Area) included the excavation and removal of approximately 76 cubic yards of soil from three former burn pits. Results of the confirmation sampling indicated that soil with chemical concentrations above the target cleanup concentrations was removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated, and no further investigation or remediation was recommended (<i>HLA, 1997a</i>). The USEPA and the DTSC concurred that no further action was necessary at IRP Site 41 in letters dated April 14, 1997 and March 10, 2006,</p>	<p>As noted in the ASR, MRS-11 was identified as an old EOD range. The 1946 Historic Map Master Plan Fort Ord shows a live hand grenade training range. Additionally, the 1957 Fort Ord Training Areas &amp; Facilities map shows a Frag Zone and Engineer Training Area "C". MRS-11 underwent a munitions response (removal) to a depth of 1 foot in the southern half of the site using geophysical equipment. Twenty MEC items, including nine MKII fragmentation hand grenades, and 2,316 munitions debris items (mostly hand grenade fuzes) were found and removed during the 1-foot removal. The northern half of MRS-11 was investigated (sampled) using SS/GS methodology. No MEC was found during SS/GS investigation. Based</p>	<p>East Garrison Area 2 lies adjacent to Parcel, E11b.7.1.1 (Plate 5). Please refer to the property description for Parcel E11b.6.1 for a discussion of this site.</p> <p>East Garrison Area 4 NE lies adjacent to Parcel E11b.7.1.1 (Plate 5). Training identified in this area included a mechanic training area, engineer training area, demolition area and foxhole where munitions were disposed (MRS-33) (<i>UXB, 1995a</i>). A site walk was conducted in 2005 to identify any evidence of training with military munitions. The site walk included a UXO supervisor, UXO specialist, and a geophysicist using geophysical equipment. East Garrison Area 4 NE was evaluated for MEC in the East Garrison Areas 2 and 4 NE Track 1 Plug-In Approval</p>



## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>MRS-23 (Engineer Training Area and Field Expedient Area), and MRS-42/MRS-42EXP (Demolition Area – Rifle Grenade Area). There is one unoccupied building (610) on the parcel.</p>		<p>respectively.</p> <p>The assessment of Historical Area (HA)-100 (MRS-11) for munitions constituents (MC) and expended small arms ammunition included site reconnaissance and site investigation soil sampling. Perchlorate and TNT were detected at low concentrations. On this basis additional site characterization sampling was conducted in the vicinity of the perchlorate and TNT detections (step out sampling). Sample results were below the laboratory reporting limits for all samples analyzed, and lead was detected at concentrations below the characterization goal of 225 mg/kg. Based on these results, no further action related to MC was recommend for HA-100 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>For the BRA, MRS-23 was identified as HA-125. The investigation of HA-125 included a literature search and a review of the information gathered during the munitions response. Because of the low number of munitions items found during the munitions response (0.5 lbs TNT and an expended practice mine), no further action related to MC was recommended for HA-125 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>For the BRA investigation, MRS-42 was identified as HA-172. The evaluation of MC at HA-172 included site reconnaissance and site investigation sampling. The samples were analyzed for perchlorate and explosive compounds, but neither were detected in any of the soil samples. Based on the results of the reconnaissance and sampling at HA-172, no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2005</i>).</p>	<p>on the results of the munitions responses, additional munitions response (investigation) was recommended within MRS-11 and to the east of the site (<i>USA, 2001e</i>). MRS-11 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-23 was formerly an Engineer Training Area and Field Expedient Area. A munitions response (removal) to a depth of 4 feet was completed in 1997. One MEC item (½ pound of TNT) and one munitions debris item (practice antitank mine) were found during the munitions response. Based on the results of the munitions response, no further munitions response was recommended within MRS-23 (<i>USA, 2001d</i>). MEC is not expected to remain at MRS-23. MRS-23 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-42 and MRS-42EXP lie within Parcel E11b.7.1.1 (Plate 5). Please refer to the property description for Parcel E11b.6.1 for a discussion of this site.</p>	<p>Memorandum and determined to be a Track 1 site. MEC is not expected to be found at East Garrison Area 4 NE and no further action related to MEC was recommended for the site (<i>Army, 2005e</i>). The DTSC and the USEPA concurred in letters dated May 30 and June 1, 2006, respectively.</p>
<p>ESCA Parcel E11b.8 – 67.686-acre development parcel that borders the NRMA interface.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>Building 746 is one of 230 buildings suspected to have been used to store radioactive commodities, but no storage documentation is available. Twenty percent of the 230 suspect buildings (including Building 746) were randomly sampled, no radiological health hazards were identified, and it was recommended that</p>	<p>MRS-42 and MRS-42EXP lie within Parcel E11b.8 (Plate 5). Please refer to the property description for Parcel E11b.6.1 for a discussion of this site.</p>	<p>East Garrison Area 2 and MRS-11 lie adjacent to Parcel E11b.8 (Plate 5). Please refer to the property description for Parcel E11b.6.1 for a discussion of these sites.</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>The parcel includes the former ammunition supply point (ASP; MRS-42 and MRS-42EXP). The following unoccupied buildings or structures are present on the parcel: 725, 727, 730, 735, 740, 741, 742, 744, 746, 747, 750, and 752.</p>		<p>all 230 buildings be released for unrestricted use (<i>USACHPPM, 1997</i>). After reviewing the sampling results, California Department of Health Services (DHS) released all 230 buildings for unrestricted use on October 1, 1997.</p> <p>For the BRA investigation, MRS-42 was identified as HA-172. The evaluation of MC at HA-172 included site reconnaissance and site investigation sampling. The samples were analyzed for perchlorate and explosive compounds, but neither were detected in any of the soil samples. Based on the results of the reconnaissance and sampling at HA-172, no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>		
<p>ESCA Parcel E18.1.2 – 77.58-acre development parcel. This parcel includes MRS-40, MRS-44EDC, MRS-50, and MRS-50EXP. No buildings or structures are located on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The assessment of HA-170 (MRS-40) included site reconnaissance and evaluation of soil samples collected at adjacent HA-180. Soil samples were collected to evaluate whether MC were present in an area where high numbers of military munitions were found. Based on the results of the reconnaissance and results of sampling at HA-180, no further action related to MC was recommended for HA-170 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-174 (MRS-44EDC) included a literature search, review of the information gathered during the munitions response, site reconnaissance and investigation sampling. Several blank small arms ammunition casings and one expended 75mm projectile casing were found. Surface soil samples were collected to evaluate whether MC were present in areas where high numbers of military munitions were found. Because no explosive related compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC is recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>MRS-40 is identified as the Parker Flats Gas House and included a facility to train troops in the use of gas masks. According to the ASR, this site has the same characteristics as Sites MRS-4A and MRS-4B. Tear gas agents (CS and CN) may have been used in the gas chambers. Based on a review of a 1983 U.S. Chemical Systems Laboratory document, classroom training occurred in Building 2820 on this site, and part of the training involved use of minute quantities of mustard gas. SS/GS investigation (sampling) was performed at this site in October 1997. No MEC was found. Three munitions debris items (unknown fragments) were found. MRS-40 is included in the Parker Flats Munitions Response Area (MRA) and the entire site underwent a munitions response (removal) to a depth of 4 feet using geophysical equipment. The data associated with the removal at MRS-40 was included with the data for adjacent MRS-50 and MRS-50EXP (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-40 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to</p>	<p>NA</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<p>The evaluation of HA-180 (MRS-50 and MRS-50EXP) included a literature search, review of the information gathered during the munitions response, site reconnaissance, and site investigation sampling. Surface soil samples were collected to evaluate whether MC were present in an area where high numbers of military munitions were found. Because no explosive related compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-44 was established based on the presence of fragmentation from 37mm HE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of a PA/SI (<i>USAEDH, 1997</i>). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigations) were conducted at MRS-44EDC. The sampling investigations were completed to a depth of 4 feet. According to the MMRP database, 11 MEC items and 53 munitions debris items were removed during these investigations. It was recommended that a munitions response (removal) to 4 feet be conducted at MRS-44EDC (<i>USA, 2001i</i>). MRS-44EDC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-50 (Artillery Hill) was identified during interviews conducted as part of the ASR. Artillery Hill was reportedly used as a target area for rifle grenades and shoulder launched projectiles in the 1940s, 1950s and 1960s. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI. During the munitions response, fragments from 37mm projectiles and 75mm high explosive (HE) projectiles were discovered. A munitions response (removal) to a depth of 4 feet was completed over all of the Parker Flats MRA, including MRS-50, using digital geophysical equipment. According to the MMRP database, 442 MEC items and 724 munitions debris items were removed from the site. MRS-50 is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p>	

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E19a.1 – 71.456-acre development parcel. No buildings or other structures are located on this parcel. The parcel includes MRS-4A (Chemical Biological and Radiological [CBR]), and portions of MRS-50EXP and MRS-53EXP.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-93 (MRS-4A) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed and no further action related to MC was recommended for HA-93 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>MRS-50EXP was identified as a MRS due to the expansion of the removal area associated with MRS-50. MEC and munitions debris were found at the boundary of MRS-50, which warranted an expansion of the investigation area in all directions. The investigation of MRS-50 and its expansion areas included a munitions response (removal) conducted over the entire site to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 430 MEC items and 1,186 munitions debris items were found and removed from MRS-50EXP. MRS-50EXP is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50EXP and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p>	
		<p>According to the ASR, MRS-4A, the CBR Training Area, appears on the 1957 and 1958 Fort Ord Training Areas and Facilities Training maps. Three munitions responses were conducted on MRS-4A, including two phases of grid investigation and a removal over the entire site. All grid investigations and the removal were to a depth of four feet. According to the MMRP database 72 MEC items (mostly grenade fuzes) and 13 munitions debris items (mostly practice hand grenades) were removed. One MEC item was found in Parcel E18.1.3 and no MEC were found in Parcel E18.4. Three munitions debris items were found in Parcel E18.4 and no munitions debris was found in Parcel E18.1.3. No MEC is expected to remain at MRS-4A and no further munitions response was recommended (<i>USA, 2000a</i>). MRS-4A will be reevaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-53EXP was identified as a MRS due to the expansion of the removal area associated with MRS-53. MEC and munitions debris were found at the</p>	<p>IRP Site 22 (4400 – 4500 Motor Pool West) lies adjacent to Parcels E19a.1 (Plate 6). IRP Site 22 underwent an interim action (IA) in 1994, which included excavation and removal of hydrocarbon-impacted soil at a former grease rack location (<i>HLA, 1996a</i>). The Site 22 IA Confirmation Report was submitted to the regulatory agencies in May 1996. The USEPA and the DTSC concurred that contamination was adequately remediated at IRP Site 22 in letters dated September 19, 1996 and June 8, 1998, respectively.</p> <p>MRS-13B lies adjacent to Parcel E19a.1 (Plate 6). Please refer to the property description for Parcel E19a.2 for a discussion of this site.</p>	

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E19a.2 – 72.544-acre habitat reserve parcel. No buildings or other structures are located on this parcel. Includes a small portion of MRS-13B and portions of MRS-27A and MRS-27B.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-103 (MRS-13B) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, fighting positions or other MEC-related items were observed. The site does contain range-related debris, including trash pits. Another site, HA-92, had similar site conditions. Soil samples collected at HA-92 contained metals, TPH, and SOCs below action levels. Based on the historical review, reconnaissance and sample results at HA-92, no further action related to MC was recommended for HA-103 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-133 (MRS-27A) included a literature search and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed. Several fighting positions were mapped. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-133 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>boundary of MRS-53, which warranted an expansion of the investigation area in all directions. MRS-53EXP and the adjacent sites now comprise the Parker Flats MRA (Plate 6). The munitions response at MRS-53 and its expansion areas included a removal conducted over the entire site to a depth of 4 feet below ground surface. According to the MMRP database, 803 MEC items and 4,500 munitions debris items were removed from MRS-53EXP. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53EXP and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>A portion of MRS-50EXP lies within Parcel E19a.1 (Plate 6). Please refer to the property description for Parcel E18.1.2 for a discussion of this site.</p>	
			<p>A portion of MRS-13B lies within this parcel. MRS-13B is labeled as Sinkhole Training Area and Sinkhole Practice Mortar on 1950s training maps. A munitions response (sampling) was conducted in 57 grids in 1993 and 1994. Based on the results of the investigation, MRS-13B underwent removal actions to a depth of 4 feet from August 1995 to April 1998 using geophysical equipment. According to the MMRP database, a total of 343 MEC items and 2,014 munitions debris items were found during sampling and removal actions. Numerous trash pits containing range-related debris were also observed at MRS-13B. Two chemical agent identification sets (CAIS) were found in a pit. The CAIS, chemical warfare material, were used to train soldiers to recognize and protect themselves from chemical agents. The CAIS contain dilute solutions of chemical agents in small (1-ounce) hermetically sealed glass containers. All glass containers were found to be intact and were removed by the Army's Technical Escort Unit from Dugway Proving Ground, Utah (<i>Army, 1997b</i>). No MEC items or trash pits were found in the portion of MRS-13B</p>	<p>MRS-55 was identified during interviews conducted as part of the ASR and was reportedly a firing point and range for hand grenades, rifle grenades, shoulder-launched projectiles, and artillery. This site includes portions of MRS-27A and MRS-27B. During a munitions response (sampling) in 1996, an expended 75mm shrapnel projectile, and two fragments from 37mm practice projectiles, and one mine fuze were discovered. SS/GS investigation (sampling) was conducted in March 1998. Following the investigation, a removal over the entire site using digital geophysical equipment was performed. All munitions responses were to a depth of 4 feet. According to the MMRP database, 144 MEC items and 1,608 munitions debris items were removed from MRS-55. Items removed include simulators, smoke pots, and grenades. MRS-55 is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-55 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<p>The evaluation of HA-134 (MRS-27B) included a literature search and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed. Several fighting positions were mapped. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-134 under the Fort Ord BRA (MACTEC/Shaw, 2006).</p>	<p>within Parcel E19a.2. MRS-13B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-13B and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-27A is one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (USAEDH, 1994). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The USACE conducted a munitions response (site walk) of MRS-27A in 1996 as part of a PA/SI (USADEH, 1997). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27A. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. One MEC item (hand grenade fuze) was found and removed (Parsons, 2002a). The southern portion of MRS-27A overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27A underwent a munitions response (removal) to a depth of 4 feet. According to the former Fort Ord MMRP database, munitions debris and MEC were found within the portion of MRS-27A that overlaps the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27A and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27A will be</p>	<p>August 31, 2006.</p>

### Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-27B was one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (<i>USAEDH, 1994</i>). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The ASR also notes this site is located northeast of Parker Flats Training Area. The USACE conducted a munitions response (site walk) of MRS-27B in 1996 as part of a PA/SI (<i>USADEH, 1997</i>). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27B. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. No MEC items were found at MRS-27B during the visual surface removal (<i>Parsons, 2002a</i>). According to the MMRP database, one munitions debris item (a smoke grenade) was detected in a latrine within the site boundaries. Miscellaneous pyrotechnic items have also been discovered within the site boundaries. No MEC or munitions debris were found during the visual surface removal conducted within MRS-27B. The southern portion of MRS-27B overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27B underwent a munitions response (removal) to a depth of 4 feet. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27B and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27B will be evaluated through the RI/FS process</p>	



## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E19a.3 – 302.643-acre development parcel that borders the NRMA interface. The parcel includes the following unoccupied buildings and structures, a rappelling tower (3950), a CBR training facility (Building 3984), and several latrines (4A34, 4A52, 4B56, 4B74, and 4B77). This parcel contains MRS-4B, MRS-13B, MRS-27A, MRS-27B, MRS-45, MRS-53EXP, and MRS-55 and small portions of MRS-37 and MRS-52.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-94 (MRS-4B) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No evidence of a range, MEC-related items, concentrations of spent small arms ammunition, or soil contamination were observed and no further action related to MC was recommended for HA-94 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-175 (MRS-45) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No evidence of small arms ammunition, targets or MEC-related items were observed; however, several fighting positions were located. Because no evidence of a range or concentrated areas of military munitions were found at this site, no further action related to MC was recommended for HA-175 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-103 (MRS-13B) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, fighting positions or other MEC-related items were observed. The site does contain range-related debris including trash pits. Another site, HA-92, had similar site conditions. Soil samples collected at HA-92 contained metals, TPH, and SOCs below action levels. Based on the historical review, reconnaissance and sample results at HA-92, no further action related to MC was recommended for HA-103 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-133 (MRS-27A) included a literature search and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed. Several fighting positions were mapped. Because no evidence of a range or stained soil was observed, no further action related to MC was</p>	<p>per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-4B (CBR Training Area) is shown on the 1958 Fort Ord Training Areas &amp; Facilities map. The ASR noted classroom training using chemical agents similar to tear gas. A munitions response (sampling investigation) in 1993 found one MEC item (40mm practice cartridge), two munitions debris items, and small arms ammunition. Additional sampling conducted in 1997 found three MEC items (smoke grenades) and munitions debris. In 1998, USA Environmental, Inc. (USA) performed a munitions response (removal) and found 293 MEC items, primarily blasting caps, simulators, smoke signals, and fuzes. The USA After Action Report notes nine burial pits, ranging in depth from 6 inches to 42 inches, containing grenades, grenade fuzes, simulators, and pyrotechnics and blasting caps. Trash, including tires and wire, was found in one pit. A battery was found in a second pit. MRS-4B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-4B and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-13B lies within Parcel E19a.3 (Plate 6). Please refer to the property description for Parcel E19a.2 for a discussion of this site.</p> <p>The southern portion of MRS-27A overlaps Parcel E19a.3 and lies within the Parker Flats MRA, partially overlapping MRS-53EXP, and MRS-55 (Plate 6). Please refer to the property description for Parcel E19a.2 for a discussion of this site.</p> <p>The southern portion of MRS-27B overlaps Parcel E19a.3 and lies within the Parker Flats MRA, partially overlapping MRS-53EXP, and MRS-55 (Plate 6). Please refer to the property description for Parcel E19a.2 for a discussion of this site.</p>	<p>IRP Site 21 (4400 – 4500 Motor Pool East) lies adjacent to Parcel E19a.3 (Plates 4 and 6). A soil gas survey was conducted at IRP Site 21 near the Decommissioned Fueling Facility. Based on the results of the soil gas survey, additional investigation (soil sampling) was performed. Soil samples from eight soil borings near an oil/water separator, eleven surface soil samples from the canal discharge area, and one surface soil sample at the pond water area were collected. The site underwent an interim action (IA) to excavate contaminated soil in the canal discharge area (<i>HLA, 1996b</i>). The USEPA and the DTSC concurred that the contamination was adequately remediated at IRP Site 21 in letters dated April 14, 1997 and October 20, 2006, respectively.</p>



## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<p>recommended for HA-133 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-134 (MRS-27B) included a literature search and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed. Several fighting positions were mapped. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-134 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-168 (MRS-37) included site reconnaissance, review of the information gathered during the munitions response, and site investigation soil sampling. No explosive compounds were detected. Based on these results, no further action related to MC was recommended for HA-168 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-182 (MRS-52) included a literature search and reconnaissance of the site. Based on the site reconnaissance and sample results from adjacent areas where a high number of military munitions items were removed, no further action related to MC was recommended for HA-185 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-185 (MRS-55) included site reconnaissance, review of the information gathered during the munitions response, and site investigation soil sampling. No explosive compounds were detected. Based on these results, no further action related to MC was recommended for HA-185 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>A small portion of MRS-37 overlaps Parcel E19a.3 (Plate 6). According to the ASR, MRS-37 appeared on an undated map from the Fort Ord Fire Department. This area was most likely used for firing practice mortars or in non-firing drills (dry-fire). A munitions response (sampling investigations) were performed in March and June of 1988. Based on the sampling investigation results, a decision was made to conduct a munitions response (removal) over all of MRS-37. All munitions responses were to a depth of 4 feet.</p> <p>According to the MMRP database, 58 MEC items and 994 munitions debris items were found and removed during munitions responses. MRS-37 is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-37 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>A portion of MRS-45 lies within Parcel E19a.3 (Plate 4). Munitions response (sampling investigation) of MRS-45 was conducted in 1997. According to the MMRP database, a total of 5 MEC items (all pyrotechnic or practice/training-related items) and 224 munitions debris items were found during the sampling investigation in MRS-45. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas, including the eastern portion of MRS-45, was performed by a munitions response contractor under the direction of the USACE. Three MEC items (pyrotechnic signals) and small arms ammunition were found and removed (<i>Parsons, 2002a</i>). Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to remain at MRS-45. MRS-45 will be evaluated through the RI/FS process per the provisions of the FFA, as amended,</p>	

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-52 was identified during interviews conducted as part of the ASR and a 1958 map of Fort Ord Training Areas &amp; Facilities shows a Rifle Grenade and Projectile Target Area. During a site inspection, a 37mm fragment and a practice antitank (AT) mine (inert) were discovered. Because of the expansion of the removal area associated with adjacent MRS-53, MRS-52 is now part of MRS-53 and included in the Parker Flats MRA (Plate 6). The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. The munitions data for MRS-52 is reported with the MRS-53 data. The items found included both MEC and munitions debris. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-52 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-53EXP lies partially within Parcel E19a.3 (Plate 6). Please refer to the property description for Parcel E19a.1 for a discussion of this site.</p> <p>MRS-55 was identified during interviews conducted as part of the ASR and was reportedly a firing point and range for hand grenades, rifle grenades, shoulder-launched projectiles, and artillery. This site includes portions of MRS-27A and MRS-27B. During a munitions response (investigation) in 1996, an expended 75mm shrapnel projectile, and two fragments from 37mm practice projectiles, and one mine fuze were discovered. SS/GS investigation (sampling) was conducted in March 1998. Following the investigation, a removal over the entire site using digital geophysical equipment was performed. All munitions responses were to a depth of 4 feet. According to the MMRP database, 144 MEC items and 1,608 munitions debris items were removed from MRS-55. Items removed include simulators, smoke</p>	

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E19a.4 – 372.398-acre habitat reserve parcel. The parcel includes two unoccupied support buildings R391 and R392 and field latrines 4A44, 4A60, 4B38. This parcel contains IRP Site 8, which was used for training in the use of Molotov cocktails, and includes all or portions of several MRSs that were identified during the archives search, including MRS-3, MRS-27B, MRS-27C, MRS-37, MRS-45, MRS-52, MRS-53EXP, MRS-54EDC, and MRS-55.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The IA at IRP Site 8 (Range 49) included the excavation and removal of approximately 102 cubic yards of soil and debris from the former Molotov Cocktail Range. Results of the confirmation sampling indicated that soil with TPH concentrations above the target cleanup concentration of 500 mg/kg was removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended (HLA, 1996c). The USEPA and the DTSC concurred no further remedial action is required at Site 8 in letters dated April 14, 1997 and October 20, 2006, respectively.</p> <p>The evaluation of HA-92 (MRS-3) included site reconnaissance and sampling for MC. Soil sample results indicated that low levels of metals, motor oil, diesel, and one semi-volatile compound were detected. No explosive compounds were detected. Because sample results were below cleanup levels, no further action related to MC was recommended for HA-92 under the Fort Ord BRA (MACTEC/Shaw, 2006).</p> <p>The evaluation of HA-134 (MRS-27B) included a literature search and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed. Several fighting positions were mapped. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-134 under the Fort Ord BRA (MACTEC/Shaw, 2006).</p>	<p>pots, and grenades. MRS-55 is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-55 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>As noted in the ASR, MRS-3 served as a land mine warfare, anti-armor, Molotov Cocktail training and demolition area with a ¼- pound explosive limit. Site is adjacent to MRS-37, MRS-53EXP, and MRS-54. A munitions response (sampling investigation) at this site resulted in discovery of 153 inert 81 mm practice mortars, 34 inert AT training mines and miscellaneous firing devices, including two MEC items (a blasting cap and mine fuze). A munitions response (removal) to a depth of 4 feet was performed. According to the MMRP database 44 MEC items (firing devices, signals, and practice grenades) and 794 munitions debris items were removed. Review of military munitions clearance grid records identified several ammunition burn pits and empty and burned 55-gallon drums. MRS-3 is included in the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-3 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-27B was one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (USAEDH, 1994). The eastern portion of MRS-27B overlaps Parcel E19a.4 (Plate 4). The USACE conducted a munitions response (site walk) of MRS-27B in 1996 as part of a PA/SI (USAEDH, 1997). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27B. To address the hazard associated with surface MEC</p>	<p>MRS-53BLM lies adjacent to Parcel E19a.4 (Plate 4). The site was reportedly used as a rifle grenade and shoulder launched projectile firing range. A munitions response (sampling investigation) to a depth of 4 feet was performed on 5 sample grids in 1998 using geophysical equipment. According to the former Fort Ord MMRP database, a MEC item, three munitions debris items, and 29 pounds of munitions debris (fragments) were found during the investigation. To address the potential explosive hazards associated with surface MEC potentially present in areas accessible to the public, a visual surface removal of MEC from accessible areas was performed by a munitions response contractor under the direction of the USACE. No MEC was found in MRS-53BLM during the visual surface removal (Parsons, 2002b). Based on the results of investigation and the surface removal, MEC is not expected to be present at MRS-53BLM. MRS-53BLM will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-53BLM was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-53BLM and MRS-53 were identified as HA-183. The investigation of HA-183 included a literature review and site reconnaissance. Site reconnaissance conducted in 2001 identified blank small arms casings and seven military munitions items. Because of the high number of military munitions identified during the munitions response (MEC removal) at MRS-53, sampling of</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
	<p>The evaluation of HA-135 (MRS-27C) included a literature search and reconnaissance of the site. No targets or range features were observed. Several fighting positions were mapped. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-135 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-168 (MRS-37) included site reconnaissance, review of the information gathered during the munitions response, and site investigation soil sampling. No explosive compounds were detected. Based on these results, no further action related to MC was recommended for HA-168 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-175 (MRS-45) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No evidence of small arms ammunition, targets or MEC-related items were observed; however, several fighting positions were located. Because no evidence of a range or concentrated areas of military munitions were found at this site, no further action related to MC was recommended for HA-175 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-182 (MRS-52) included a literature search and reconnaissance of the site. Based on the site reconnaissance and sample results from adjacent areas where a high number of military munitions items were removed, no further action related to MC was recommended for HA-185 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-183 (MRS-53) included a literature search, review of the information gathered during the munitions response, site reconnaissance, and site investigation sampling. Soil sample results indicated that low levels of metals, motor oil, and diesel were detected. No explosive compounds were detected. Because sample results were below cleanup levels, no further action was recommended for HA-</p>	<p>potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. No MEC items were found at MRS-27B during the visual surface removal (<i>Parsons, 2002a</i>). According to the MMRP database, one munitions debris item (a smoke grenade) was detected in a latrine within the site boundaries. Miscellaneous pyrotechnic items have also been discovered within the site boundaries. No MEC is expected to remain at MRS-27B. The portion of MRS-27B that lies within Parcel E19a.4 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP. Please refer to the property description for Parcel E19a.2 for additional information on this site.</p> <p>The ASR states that MRS-27C is located northeast of TS-2 (MRS-27B) and south of the Tactical Training Area (MRS-45; Plate 4). This area was used from the 1970s as an overnight bivouac area. Munitions responses (investigations) conducted within Parcel E19a.4 included a site walk of MRS-27C completed by the USACE in 1996 during the Archives Search (<i>USADEH, 1997</i>). Only spent blank small arms ammunition and expended pyrotechnics (munitions debris) were found at MRS-27C. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. No MEC items were found at MRS-27C (<i>Parsons, 2002a</i>). A reconnaissance of MRS-27C was also completed as part of the Basewide Range Assessment. No targets or range features were observed. Several fighting positions were mapped. An expended smoke grenade (munitions debris) was found in one of the fighting positions. No MEC is expected to be present at MRS-27C. MRS-27C will be evaluated through the RI/FS process per the provisions of the FFA, as amended,</p>	<p>MRS-53BLM and MRS-53 for MC was performed. Based on the analytical results of the MC sampling, no further action was recommended (<i>MACTEC/Shaw, 2005</i>).</p> <p>MRS-54 and MRS-56 lie adjacent to Parcel E19a.4 (Plate 4). MRS-54 was identified during interviews conducted as part of the ASR and was reported to have been used for training with flamethrowers and as a target area and range for hand grenades, shoulder-fire weapons, and artillery fire. A site reconnaissance was conducted by a USACE UXO Safety Specialist as part of a PA/SI in 1996 (<i>USAEDH, 1997</i>). During the reconnaissance, munitions debris including an expended 2.36-inch rocket, illumination signals, 81mm practice mortars, and portions of a 75mm shrapnel round were found; however, this site walk also included MRS-54EDC (a part of the Parker Flats MRA) and the location of where the munitions debris was found was not specified. To address the potential explosive hazards associated with surface MEC potentially present in areas accessible to the public, a visual surface removal of MEC from accessible areas was performed by a munitions response contractor under the direction of the USACE. No MEC was found in MRS-54 during the visual surface removal (<i>Parsons, 2002b</i>). Based on the results of the surface removal, MEC is not expected to be present at MRS-54. MRS-54 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-54 was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-54 was identified as HA-184. The investigation of HA-184 included a literature review. Sampling for MC was not recommended because the density of small arms ammunition discovered appears to be lower than areas sampled as part of the Basewide RI/FS. The results of the Basewide RI/FS do not indicate the presence of MC in soil in areas where dense concentrations of MEC are</p>	

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Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<p>183 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-184 (MRS-54EDC) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No evidence of targets or range features was found; however, twenty-one fighting positions were observed. Because no evidence of a range or concentrated areas of military munitions were found at this site, no further action related to MC was recommended for HA-184 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-185 (MRS-55) included site reconnaissance, review of the information gathered during the munitions response, and site investigation soil sampling. No explosive compounds were detected. Based on these results, no further action related to MC was recommended for HA-185 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-37 lies within Parcel E19a.4 (Plate 6). Please refer to the property description for Parcel E19a.3 for a discussion of this site.</p> <p>A portion of MRS-45 lies within Parcel E19a.4 (Plate 4). Please refer to the property description of Parcel E19a.3 for a discussion of this site.</p> <p>A small portion of MRS-52 lies within Parcel E19a.4 (Plate 6). Please refer to the property description of Parcel E19a.3 for a discussion of this site.</p> <p>The southern portion of Parcel E19a.4 lies within MRS-53EXP (Plate 6). Please refer to the property description for Parcel E19a.1 for a discussion of this site.</p> <p>MRS-54EDC is the portion of MRS-54 within Parcel E19a.4, which is slated for development. MRS-54 (Canyon Target Area) was identified during interviews conducted during the PA/SI Phase of the Archives Search. The area was reportedly used for flamethrowers, but was also a firing point and range for hand grenades (unknown type), rifle grenades (unknown type), and shoulder-launched projectiles (unknown type). During a munitions response (investigation) conducted in 1996 by a USACE UXO Safety Specialist, munitions debris was discovered, including a 2.36-inch practice rocket, two 75mm shrapnel projectiles, and three 81mm practice mortars. A munitions response (removal) to a depth of 4 feet over the entire site using digital geophysical equipment was performed in 1999. According to the MMRP database, 18 MEC items and 192 munitions debris items were removed from MRS-54EDC. MRS-54EDC is part of the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-54EDC and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p>	<p>present; therefore, no further action is recommended (<i>MACTEC/Shaw, 2005</i>).</p> <p>MRS-56 was identified during interviews conducted as part of the ASR and was reported to have been used as a target area from the 1940s through the 1960s. A site reconnaissance was conducted by a USACE UXO Safety Specialist as part of a PA/SI in 1996 (<i>USAEDH, 1997</i>). During the reconnaissance, munitions debris, including expended pyrotechnic signals (smoke and handheld) were found. To address the potential explosive hazard associated with surface MEC potentially present in areas accessible to the public, a visual surface removal of accessible areas was performed by a munitions response contractor under the direction of the USACE. The surface removal included MRS-56. No MEC was found in MRS-56 during the visual surface removal (<i>Parsons, 2002b</i>). Based on the results of the visual surface removal, MEC is not expected to be present at MRS-56. MRS-56 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-56 was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-56 was identified as HA-186. The investigation of HA-186 included a literature review and site reconnaissance. Because there was no evidence of small arms ammunition use or of a small arms range, no further action was recommended (<i>MACTEC/Shaw, 2005</i>).</p> <p>MRS-57 was identified during interviews conducted as part of the ASR (Plate 4). This area was reportedly used in the 1940s, 1950s, and 1960s. The intersection of Hennekens Ranch Road and Watkins Gate Road was reportedly a firing point for machine guns, M-1, rifle grenades, smoke grenades, and shoulder-launched projectiles. Rifle grenades and bazooka rounds were reportedly found on the hill at Watkins Gate Road and Parker Flats Road intersection. This area was often</p>



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Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>A portion of MRS-55 lies within Parcel E19a.4 (Plate 4). Please refer to the property description for Parcel E19a.3 for a discussion of this site.</p>	<p>burned to detonate the UXO. A munitions response (site walk) that included MRS-57 was conducted in January 1996 by a USACE UXO Safety Specialist as part of a PA/SI. Military munitions found included an expended 75mm shrapnel projectile, a smoke grenade, and illumination signals. The data was insufficient to determine if the smoke grenade and the illumination signals were MEC or munitions debris. Additionally, four expended smoke grenades were found on a dirt road adjacent to MRS-57 during a munitions response (investigation) completed in October 1999. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. The visual surface removal included MRS-57. No MEC items were found at MRS-57 (<i>Parsons, 2002b</i>). Historical research and field investigations identified past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. No evidence of other types of training or use as an impact area was observed. MEC is not expected to be found at MRS-57. MRS-57 will be evaluated through the R/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
<p>ESCA Parcel L5.7 – 73.444-acre development parcel that borders the NRMA interface. This parcel lies within MRS-45. No buildings or structures are located within this parcel.</p>	<p>Excavation Restriction Residential Use Restriction Groundwater Restriction</p>	<p>The evaluation of HA-175 (MRS-45) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No evidence of small arms ammunition, targets or MEC-related items were observed. Several fighting positions were observed, however. Because no evidence of a range or concentrated areas of military munitions were found at this site, no further action related to MC was recommended for HA-175 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>Parcel L5.7 lies within MRS-45 (Plate 4). Munitions response (sampling investigation) of MRS-45 was conducted in 1997. According to the MMRP database, a total of 5 MEC items (all pyrotechnic or practice/training-related items) and 224 munitions debris items were found during the sampling investigation in MRS-45. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas, including the eastern portion of MRS-45, was performed by a munitions response contractor under the direction of the USACE. Three MEC items (pyrotechnic signals) and small arms ammunition were found in the portion of MRS-45 that lies within Parcel L5.7 (<i>Parsons,</i></p>	<p>MRS-27Y lies adjacent to Parcel L5.7 (Plate 4). MRS-27Y was evaluated in the Track 1 OE R/FS. MRS-27Y was one of 25 training sites identified in the 1994 supplement to the ASR. The ASR supplement identified 25 training sites at Fort Ord from a 1984 training facilities map (<i>USAEDH, 1994</i>). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. Sampling of this site identified one munitions debris item (expended illumination signal). Based on review of existing information, MEC is not expected to be found at MRS-27Y. Historical research and investigation conducted at this site identified evidence of past training involving pyrotechnics that are not designed to cause injury. Per</p>

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Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel L20.2.1 – 252.457-acre habitat corridor parcel. This parcel includes three unoccupied structures, Field Latrines 4A18, 4A49, and 4B65A. This parcel includes all or portions of several MRSs that were identified during the archives search, including MRS-27E, MRS-27F, MRS-45, MRS-57, and MRS-59.</p>	<p>Excavation Restriction Residential Use Restriction Groundwater Restriction</p>	<p>The evaluation of HA-137 (MRS-27E) included a literature search and site reconnaissance. No small arms ammunition, fighting positions, or MEC-related items were observed. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-137 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-138 (MRS-27F) included a literature search and site reconnaissance. No small arms ammunition, fighting positions, or MEC-related items were observed. Because no evidence of a range or stained soil was observed, no further action related to MC was recommended for HA-138 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-175 (MRS-45) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No evidence of small arms ammunition, targets or MEC-related items were observed. Several fighting positions were observed, however. Because no evidence of a range or concentrated areas of military munitions were found at this site, no further action related to MC was recommended for HA-175 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-187 (MRS-57) included a literature search and reconnaissance of the site. Blank casings, a signal flare, and two ammunition boxes were found during the site visit. No other military munitions-related items, fighting positions, or targets were observed. Because no target locations or concentrated areas of military munitions were found at</p>	<p>2000a). Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to remain at MRS-45. MRS-45 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-27E was used since the 1970s as an overnight bivouac area (Plate 4). A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27E as part of a PA/SI (<i>USADEH, 1997</i>). Munitions debris including expended flares and illumination signals were found. No evidence of other types of training or use as an impact area was observed. No MEC is expected to be present at MRS-27E. MRS-27E will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-27F is located in the northern portion of MRS-59 (Plate 5). This area was used as an overnight bivouac area since the 1970s. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27F and MRS-59 as part of a PA/SI (<i>USADEH, 1997</i>). Munitions debris (expended pyrotechnics) were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. Additionally, a review of Range Control files included the incomplete entry for an item reportedly located within Training Site 6. No other information in the entry was provided. MRS-27F was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at MRS-27F and no further action related to MEC was recommended for the site (<i>Army, 2006b</i>). The USEPA and the DTSC concurred in letters dated July 21 and July 26, 2006, respectively. A portion of MRS-45 lies within Parcel L20.2.1 (Plate</p>	<p>the Track 1 ROD, no further action related to MEC is required for this site (<i>Army, 2005a</i>).</p> <p>MRS-27D lies adjacent to Parcel L20.2.1 (Plate 4). MRS-27D was one of 25 training sites identified in the 1994 supplement to the ASR. The ASR supplement identified 25 training sites at Fort Ord from a 1984 training facilities map (<i>USAEDH, 1994</i>). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The USACE conducted a munitions response (site walk) that included the northern portion of MRS-27D in 1996 for the Archives Search (<i>USAEDH, 1997</i>). The USACE UXO Safety Specialist found only expended pyrotechnics during the site walk. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. No MEC was found within MRS-27D during the visual surface removal (<i>Parsons, 2002b</i>). A pyrotechnic signal (MEC) was found just outside of MRS-27D by the munitions response contractor. Based on the site walk and the visual surface removal conducted, MEC is not expected to be present at MRS-27D. MRS-27D will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-27D was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-27D was identified as HA-136. The investigation of HA-136 included a</p>

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		<p>this site, no further action related to MC was recommended for HA-187 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-189 (MRS-59) included a literature search and reconnaissance of the site. No evidence of small arms ammunition, targets or MEC-related items were observed; however, one fighting position was located. Access to the southern portion of HA-189 was limited to trails and roads due to dense vegetation. Because no target locations or concentrated areas of military munitions were found at this site, no further action related to MC was recommended for HA-189 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>4). Munitions response (sampling investigation) of MRS-45 was conducted in 1997. According to the MMRP database, a total of 5 MEC items (all pyrotechnic or practice/training-related items) and 224 munitions debris items were found during the sampling investigation in MRS-45. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas, including the eastern portion of MRS-45, was performed by a munitions response contractor under the direction of the USACE. Three MEC items (pyrotechnic signals) and small arms ammunition were found and removed. None of these items were found in the portion of MRS-45 that lies within Parcel L20.2.1 (<i>Parsons, 2002b</i>). Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to remain at MRS-45. MRS-45 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-57 was identified during interviews conducted as part of the ASR (Plate 4). This area was reportedly used in the 1940s, 1950s, and 1960s. The intersection of Hennekens Ranch Road and Watkins Gate Road was reportedly a firing point for machine guns, M-1, rifle grenades, smoke grenades, and shoulder-launched projectiles. Rifle grenades and bazooka rounds were reportedly found on the hill at Watkins Gate Road and Parker Flats Road intersection. This area was often burned to detonate the UXO. A munitions response (site walk) that included MRS-57 was conducted in January 1996 by a USACE UXO Safety Specialist as part of a PA/SL. Military munitions found included an expended 75mm shrapnel projectile, a smoke grenade, and illumination signals. The data was insufficient to determine if the smoke grenade and the illumination signals were MEC or munitions debris. Additionally, four expended smoke grenades were found on a dirt</p>	<p>literature review and site reconnaissance. During the site reconnaissance blank small arms ammunition casings, hand grenade safety levers, a container for 60mm mortars, and one fighting position were identified. Because there was no evidence of a range and no stained soil identified at this site, no further action was recommended (<i>MACTEC/Shaw, 2005</i>).</p> <p>MRS-27Y lies adjacent to Parcel L20.2.1 (Plate 4). MRS-27Y was one of 25 training sites identified in the 1994 supplement to the ASR. The ASR supplement identified 25 training sites at Fort Ord from a 1984 training facilities map (<i>USAEDH, 1994</i>). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. MRS-27Y was evaluated in the Track 1 OE RI/FS. Sampling of this site identified one munitions debris item (expended illumination signal). Based on review of existing information, MEC is not expected to be found at MRS-27Y. Historical research and investigation conducted at this site identified evidence of past training involving pyrotechnics that are not designed to cause injury. Per the Track 1 ROD, no further action related to MEC is required for this site (<i>Army, 2005a</i>).</p> <p>MRS-59B and MRS-45A lie adjacent to Parcel L20.2.1 (Plate 4). MRS-59B was originally a part of MRS-59, but for the purpose of the MEC evaluation and to facilitate the transfer of property, MRS-59 was subdivided. MRS-59B was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. Site walks conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to be found at MRS-59B and no further action related to MEC was recommended (<i>Army, 2006a</i>). The USEPA and the DTSC concurred in letters dated July 21, 2006, and July 26, 2006, respectively.</p> <p>MRS-45A was originally a part of MRS-45, but MRS-</p>



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Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>road adjacent to MRS-57 during a munitions response (investigation) completed in October 1999. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. The visual surface removal included MRS-57. No MEC items were found at MRS-57 (<i>Parsons, 2002b</i>). Historical research and field investigations identified past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. No evidence of other types of training or use as an impact area was observed. MEC is not expected to be found at MRS-57. MRS-57 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>A small portion of MRS-59 overlaps Parcel L20.2.1 (Plate 4). MRS-59 was identified during interviews conducted as part of the ASR and was reported to have included a 2.36-inch rocket range in the early 1940s. A munitions response (investigation) that included MRS-59 and MRS-27F was conducted by a USACE UXO Safety Specialist as part of a PA/SI (<i>USADEH, 1997</i>). Munitions debris (expended pyrotechnics) and two fragments from the incomplete detonation of a 60mm mortar were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. MEC is not expected to be present within MRS-59. MRS-59 will be evaluated through the RI/FS process as part of the ongoing former Fort Ord MMRP.</p>	<p>45 was subdivided for MEC evaluation and transfer of property. MRS-45 was used as a Tactical Training Area. MRS-45A was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to be found at MRS-45A and no further action related to MEC was recommended (<i>Army, 2006a</i>). The USEPA and the DTSC concurred in letters dated July 21, 2006, and July 26, 2006, respectively.</p> <p>MRS-27Y was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-27Y was identified as HA-157. The investigation of HA-157 included a literature review. Because only one pyrotechnic item (munitions debris) was found at the site, no further action was recommended (<i>MACTEC/Shaw, 2005</i>).</p>
ESCA Parcel L20.3.1 -43.632-acre development with restrictions parcel. The parcel includes an	Excavation Restriction Residential Use Restriction	The evaluation of HA-160 (MRS-30) included a literature search and review of information gathered during the munitions response. Because no small arms ammunition firing ranges were present at MRS-30 and because fill was placed over most of the site during expansion of Laguna Seca Raceway, no further action	The December 1956 Training Areas map shows MRS-30 as a training site. The ASR notes this site is considered a military munitions site because it lies within the boundaries of the Impact Area and is adjacent to the Wolf Hill Training Area (Plate 11). A munitions response (removal) to a depth of 4 feet was	Parcel L20.3.1 lies immediately adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>overflow parking area for the Laguna Seca Raceway and a small portion of Barloy Canyon Road. One structure, 4B21, field latrine, is on the parcel. This parcel includes portions of MRS-47 and MRS-30, which lie within the Impact Area.</p>		<p>related to MC at HA-160 was recommended under the BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-177 (MRS-47) included a literature search, review of the information gathered during the munitions response, site reconnaissance, and sampling for MC. Explosive compounds (below residential PRGs) were detected at HA-177 during sampling. Additional site characterization soil samples were collected under the BRA in 2005. No explosive compounds were detected during this follow-up sampling. Based on the low concentrations detected this site, no further action related to MC at HA-177 was recommended under the BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>conducted using geophysical equipment. According to the MMRP database, two MEC items and eight munitions debris items were removed. Based on the results of the munitions response, no further munitions response was recommended within MRS-30 (<i>UXB, 1995b</i>). Upon completion of the munitions response, approximately 30 feet to 40 feet of fill material was placed over most of MRS-30 in support of construction activities associated with the expansion of Turn 11 of Laguna Seca Raceway. MEC is not expected to be found at MRS-30. MRS-30 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-47 was identified on a 1957 training map as the Wolf Hill Training Area. MRS-47 has undergone munitions responses (two investigations and a removal). During investigation, evidence that the site was used as an impact area was found. The MEC items found included high explosive mortars and projectiles. A removal to a depth of 4 feet using geophysical equipment was performed. According to the MMRP database, 261 MEC items and 127 munitions debris items were removed from MRS-47. Seventy of the MEC items were rifle-fired smoke grenades found intentionally buried in a pit at a depth of 3 feet. MEC is not expected to remain at MRS-47. No further military munitions investigation was recommended (<i>USA, 2000b</i>). MRS-47 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing is in-place between Parcel L20.3.1 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>
<p>ESCA Parcel L20.3.2 – 35.498-acre development with restrictions parcel. The parcel includes an overflow parking</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-160 (MRS-30) included a literature search and review of information gathered during the munitions response. Because no small arms ammunition firing ranges were present at MRS-30 and because fill was placed over most of the site during expansion of Laguna Seca Raceway, no further action related to MC at HA-160 was recommended under the</p>	<p>Portions of MRS-30 and MRS-47 lie within Parcel L20.3.2 (Plate 11). Please refer to Parcel L20.3.1 for a discussion of this site.</p>	<p>Parcel L20.3.2 lies immediately adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>area for the Laguna Seca Raceway and a small portion of Barloy Canyon Road. This parcel includes portions of MRS-47 and MRS-30, which lie within the Impact Area. No buildings are located on this parcel.</p>		<p>BRA (MACTEC/Shaw, 2006). The evaluation of HA-177 (MRS-47) included a literature search, review of the information gathered during the munitions response, site reconnaissance, and sampling for MC. Explosive compounds (below residential PRGs) were detected at HA-177 during sampling. Additional site characterization soil samples were collected under the BRA in 2005. No explosive compounds were detected during this follow-up sampling. Based on the low concentrations detected, no further action related to MC at HA-177 was recommended under the BRA (MACTEC/Shaw, 2006).</p>		<p>BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing is in-place between Parcel L20.3.2 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>
<p>ESCA Parcel L20.5.1 – 131.362-acre development with restrictions parcel. A portion of which is a habitat area and portion is used for Laguna Seca Raceway parking. This parcel includes the northern portion of MRS-14A. No buildings are located on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-105 (MRS-14A) included a literature search, review of information gathered during the munitions response and limited site reconnaissance. The reconnaissance identified one possible target and several debris piles; however, no evidence of small arms firing ranges were identified and no further action related to MC at HA-105 was recommended under the BRA (MACTEC/Shaw, 2006).</p>	<p>MRS-14A is part of MRS-14, which is divided into five areas, 14A through 14E. This site was believed to be an impact location for 7-inch to 8-inch naval gun projectiles that overshoot the Impact Area. As mentioned in the ASR, a 1957 Fort Ord Training Areas &amp; Facilities map shows a mortar position in this area. MRS-14A has undergone munitions responses (one investigation and two removals). MEC found during investigation included 22mm sub-caliber cartridges, pyrotechnic signals, rifle-fired smoke grenades, and practice projectiles. To support the use of a portion of the parcel as a parking area for the Laguna Seca Raceway, a munitions response (removal) to a depth of 3 feet using geophysical equipment was performed over a portion of the parcel in 1994. All MEC detected was removed. Follow-up munitions responses (removals) to depths of 1 foot and 4 feet were performed in June 1997 through April 1998. The 1-foot removal was conducted in habitat reserve areas. A 4-foot removal was conducted in development areas (parking). The area where the 4-foot removal was performed included the area previously cleared to 3 feet. All MEC detected was removed. No high explosive MEC was encountered and no further munitions response was recommended (USA, 2001b). It was also recommended that grids not investigated due to vegetation and terrain constraints</p>	<p>MRS-14B lies adjacent to Parcel L20.5.1 (Plate 11). This area was believed to have been an impact location for 7-inch to 8-inch naval gun projectiles that overshoot the Impact Area. MRS-14B was identified as Pilarcitos Canyon during munitions response investigations. As mentioned in the Archives Search Report (ASR), a 1957 Fort Ord Training Areas and Facilities map shows a mortar position in this area. MRS-14B was investigated in 1995, with a MEC item (a signal flare) and 46 munitions debris items identified. During the site reconnaissance in 2001, several fighting positions were mapped; however, no evidence of targets or range features were identified. Based on the results of the investigations, MEC is not expected to be present at MRS-14B. MRS-14B will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.  Parcel L20.5.1 lies adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
			<p>be investigated in a future munitions response. According to the MMRP database, 66 MEC items and 577 munitions debris items were recovered during the munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-14A. MEC is not expected to remain at MRS-14A. MRS-14A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing is in-place between Parcel L20.5.1 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p> <p>MRS-14B was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-14B was identified as HA-106. The investigation of HA-106 included a literature review. Because no evidence of targets or other range features were identified at this site, no further action was recommended (<i>MACTEC/Shaw, 2005</i>).</p>
<p>ESCA Parcel L20.5.2 – 54.533-acre development with restrictions parcel. A portion of which is a habitat area and portion is used as parking for the Laguna Seca Raceway. This parcel includes the southern portion of MRS-14A and a portion of MRS-29. No buildings are located on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-105 (MRS-14A) included a literature search, review of information gathered during the munitions response and limited site reconnaissance. The reconnaissance identified one possible target and several debris piles; however, no evidence of small arms firing ranges were identified and no further action related to MC at HA-105 was recommended under the BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-159 (MRS-29) included a literature search, review of information gathered during the munitions response and site reconnaissance. No small arms ammunition, military munitions, fighting positions, evidence of targets, or range features were found. No further action related to MC at HA-159 was recommended under the BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>Parcel L20.5.2 lies within a portion of MRS-14A (Plate 11). Please refer to the property description for Parcel L20.5.1 for a discussion of this site.</p> <p>MRS-29 was believed to be an impact location for 7-inch to 8-inch naval gun projectiles. A munitions response (sampling investigation) that included over 50% of MRS-29 was conducted in 1995 (<i>HFA, 1995</i>). Following investigation, a munitions response (removal) to a depth of 4 feet using geophysical equipment was completed. According to the MMRP database, one MEC item (smoke grenade) and 208 munitions debris items were discovered during these munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-29 or in adjacent MRS-14A. Based on the results of the munitions responses, no further munitions responses were recommended within MRS-29 (<i>USA, 2000a</i>). MEC is not expected to remain at MRS-29. MRS-29 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>MRS-14A lies adjacent to Parcel L20.5.2 (Plate 11). Please refer to the property description for Parcel L20.5.1 for a discussion of this site.</p> <p>Parcel L20.5.2 lies adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing is in-place between Parcel L20.5.2 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel L20.5.3 – 9.69-acre development with restrictions parcel. This parcel includes a portion of MRS-29. No buildings are located on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-159 (MRS-29) included a literature search, review of information gathered during the munitions response and site reconnaissance. No small arms ammunition, military munitions, fighting positions, evidence of targets, or range features were found. No further action related to MC at HA-159 was recommended under the BRA (MACTEC/Shaw, 2006).</p>	<p>Parcel L20.5.3 lies within a portion of MRS-29 (Plate 11). Please refer to the property description for Parcel L20.5.2 for a discussion of this site.</p>	<p>NA</p>
<p>ESCA Parcel L20.5.4 – 0.152-acre development with restrictions parcel leased to the Laguna Seca Raceway. This parcel includes a portion of MRS-30, which lies at the outer edge of the Impact Area. No buildings are located on this parcel.</p>	<p>Residential Use Restriction</p>	<p>The evaluation of HA-160 (MRS-30) included a literature search and review of information gathered during the munitions response. Because no small arms ammunition firing ranges were present at MRS-30 and because fill was placed over most of the site during expansion of Laguna Seca Raceway, no further action related to MC was recommended at HA-160 under the Fort Ord BRA (MACTEC/Shaw, 2006).</p>	<p>Parcel L20.5.4 lies within a portion of MRS-30 (Plate 11). Please refer to the property description for Parcel L20.3.1 for a discussion of this site.</p>	<p>MRS-14A lies adjacent to Parcel L20.5.4 (Plate 11). Please refer to the property description for Parcel L20.5.1 for a discussion of this site.  MRS-47 lies adjacent to Parcel L20.5.4 (Plate 11). Please refer to the property description for Parcel L20.3.1 for a discussion of this site.</p>
<p>ESCA Parcel L20.8 – 7.251-acre portion of Barloy Canyon Road. This parcel passes through MRS-270 and lies adjacent to MRS-15 BLM (the former Impact Area). No buildings are located on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction</p>	<p>The evaluation of HA-147 (MRS-270) included a literature search and site reconnaissance. Expended blank casings were found during the site visit; however, no MEC or munitions debris items were identified. Because no evidence of a range or soil contamination was found, and only expended pyrotechnics were identified, no further action related to MC was recommended for HA-147 under the Fort Ord BRA (MACTEC/Shaw, 2006).</p>	<p>The northern portion of Barloy Canyon Road passes through MRS-270 (Plate 10). MRS-270 is identified as a former training site in the 1994 supplement to the ASR and was used as a bivouac area since at least 1964. In support of the ASR, a UXO Safety Specialist performed a munitions response (site walk) in March 1996 and found expended small arms blanks and expended pyrotechnic items (USADEH, 1997). A follow-up munitions response was performed by a munitions response contractor. This munitions response was completed in October 1999 and included a surface investigation conducted over a large portion of Barloy Canyon Road. No MEC or munitions debris were found on the parcel. Two MEC items (pyrotechnics) and munitions debris (expended</p>	<p>MRS-14D lies adjacent to Parcel L20.8 (Plate 10). The site was used as a 22mm sub-caliber range. There were two hilltop firing points located in the northeast section of the site. Investigation (sampling) of the site was completed in 1995. Because of the high number of MEC items found during investigation, a MEC removal was recommended. A removal to a depth of 4 feet was conducted in 1997. Munitions responses conducted at this site resulted in the removal of 23,843 MEC items (mostly 22mm sub-caliber practice munitions) and nine munitions debris items. Because a removal action has been completed, MEC is not expected to remain at MRS-14D. MRS-14D will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
ESCA Parcel L20.18 – 7.236-acre development parcel that includes a portion of Eucalyptus Road and the associated right-of-way. This parcel is overlapped by a portion of MRS-44PBC. No buildings are located on this parcel.	Excavation Restriction Residential Use Restriction	The evaluation of HA-174 (MRS-PBC and MRS-44EDC) included a literature search, review of the information gathered during the munitions response, site reconnaissance and sampling for MC. Several blank small arms ammunition casings and one expended 75mm projectile casing were found. Surface soil samples were collected to evaluate whether MC were present in areas where high numbers of military munitions were found. Because no explosive compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC was recommended under the Fort Ord BRA ( <i>MACTEC/Shaw, 2006</i> ).	grenade fuze) were found on a trail that parallels Parcel L20.8, south of MRS-270. Additionally, a visual surface Time-Critical Removal Action (TCRA) was performed that included MRS-270 following an accidental fire in the area (Eucalyptus Fire Area). One MEC item (pyrotechnic signal) was found within MRS-270 ( <i>Shaw, 2005b</i> ). MEC is not expected to be present on Parcel L20.8. MRS-270 and the surrounding area will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.	MMRP. MRS-14D was also evaluated for the potential presence of MC and expended small arms ammunition associated with the use of military munitions as part of the BRA. For the BRA, MRS-14D was identified as HA-108. The investigation of HA-108 included a literature review. The site was selected for soil sampling due to the large number of MEC items identified during removal activities. Because sampling at the site was non-detect for perchlorate and explosive compounds, no further action was recommended ( <i>MACTEC/Shaw, 2005</i> ).
ESCA Parcel L20.19.1.1 – 6.432-acre portion of Barloy Canyon Road and associated right-of-way. Partially overlapped by adjacent MRS-11, MRS-48, and MRS-42Exp. No buildings are	Excavation Restriction Residential Use Restriction	The evaluation of HA-100 (MRS-11) included site reconnaissance and sampling for MC. Perchlorate and TNT were detected at low concentrations. On this basis additional site characterization sampling was conducted in the vicinity of the perchlorate and TNT detections (step out sampling). Sample results were below the laboratory reporting limits for all samples analyzed, and lead was detected at concentrations below the characterization goal of 225 mg/kg. Based on these results, no further action related to MC was recommend for HA-100 under the Fort Ord BRA	A portion of MRS-44PBC lies within Parcel L20.18 (Plate 6). MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of a PA/SI ( <i>USAEDH, 1997</i> ). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigation and a removal action) were conducted at MRS-44PBC. All munitions responses were to a depth of 4 feet. According to the MMRP database, 16 MEC items and 73 munitions debris items were removed during munitions responses. MRS-44PBC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.	MRS-15 MOCO 02 lies adjacent to Parcel L20.18 (Plate 6). Please refer to the property description for Parcel E21b.3 for a discussion of this site.
ESCA Parcel L20.19.1.1 – 6.432-acre portion of Barloy Canyon Road and associated right-of-way. Partially overlapped by adjacent MRS-11, MRS-48, and MRS-42Exp. No buildings are	Excavation Restriction Residential Use Restriction	The evaluation of HA-100 (MRS-11) included site reconnaissance and sampling for MC. Perchlorate and TNT were detected at low concentrations. On this basis additional site characterization sampling was conducted in the vicinity of the perchlorate and TNT detections (step out sampling). Sample results were below the laboratory reporting limits for all samples analyzed, and lead was detected at concentrations below the characterization goal of 225 mg/kg. Based on these results, no further action related to MC was recommend for HA-100 under the Fort Ord BRA	MRS-11, MRS-42EXP, and MRS-48 lie within Parcel L20.19.1.1 (Plate 5). Please refer to the property description for Parcel E11b.6.1 for a discussion of these sites.	East Garrison Area 2 lies adjacent to Parcel L20.19.1.1 (Plate 5). Please refer to the property description for Parcel E11b.6.1 for a discussion of this site.



## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
located on this parcel.		<p>(<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of MRS-48 (HA-178) included a literature review, site reconnaissance, and sampling for MC. Samples were collected to evaluate whether MC were present in areas where MEC was found during the munitions response. No explosive compounds were detected during site sampling and no further action related to MC was recommended for HA-178 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>		
<p>ESCA Parcel L32.1 – 2.947-acre development parcel that formerly contained a fueling station (Building 4493). This parcel lies within MRS-13B. No buildings remain on this parcel.</p>	<p>Excavation Restriction Residential Use Restriction Groundwater Restriction</p>	<p>A release of diesel occurred from UST 4493.3. Approximately 1,430 cubic yards of soil with elevated levels of petroleum hydrocarbons were removed (<i>HLA, 1997c</i>). Closure of UST 4493.3 was granted by the Monterey County Department of Health (MCDOH) on August 22, 1996.</p> <p>The evaluation of HA-103 (MRS-13B) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. Blank small arms ammunition casings were observed during the reconnaissance. No targets, fighting positions or MEC-related items were observed. Trash was observed scattered around HA-103. HA-92 showed similar concentrations of MEC and numbers of trash pits during the munitions response. Soil samples were collected from HA-92 and analytical results showed that concentrations of metals, TPH and SOCs were below action levels. Based on the historical review, reconnaissance and sample results at HA-92, no further action related to MC was recommended for HA-103 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>Parcel L32.1 lies within MRS-13B (Plate 6). Please refer to the property description for Parcel E19a.2 for a discussion of this site.</p>	<p>IRP Site 21 (4400 – 4500 Motor Pool East) lies adjacent to Parcel L32.1 (Plate 6). Please refer to the property description for Parcel E19a.3 for a discussion of this site.</p> <p>IRP Site 22 (4400 – 4500 Motor Pool West) lies adjacent to Parcel L32.1 (Plates 6). Please refer to the property description for Parcel E19a.1 for a discussion of this site.</p>

<sup>1</sup> Resolution of anomalies detected below the depth specified in a project scope of work was at the discretion of the project managers and determined on a case-by-case basis considering, among other things, the likelihood that the anomaly was MEC or other material. At munitions response sites where 4-foot removal or removal-to-depth was conducted since June 1996, all detected anomalies were investigated or resolved (e.g. Parker Flats Munitions Response Area), or unresolved anomalies were recorded (e.g., special-case areas in MRS-15 SEA 01-4). For 1-foot and 3-foot removals, and 4-foot removals conducted prior to June 1996, after-action reports do not provide information about any detected but unresolved anomalies; further evaluation of site-specific information would be required to conclusively state that there were no such anomalies.

## EXHIBIT D

### ENVIRONMENTAL PROTECTION PROVISIONS

#### 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 (USEPA) Region 9, the State of California Department of Toxic Substance Control (DTSC) and the State of California Regional Water Quality Control, Central Coast Region (RWQCB), and the Department of the Army (Army), effective on November 19, 1990, and will provide the Grantee with a copy of the First Amendment to the Federal Facility Agreement and any further 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 United States Department of the 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.

**Applicable to County of Monterey Parcels E11b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.5.1, L20.5.2, L20.5.3, L20.8, L20.18, L20.19.1.1, and L32.1:**

B. **Excavation Restriction.** 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.). The Grantee, its successors and assigns, or any approved contractor, shall not construct, make, or permit any alterations, additions, or improvements to the Property in any way that may violate this restriction.

**Applicable to County of Monterey Parcels L20.3.1, L20.3.2, and L20.5.4:**

C. **Excavation Restriction.** For the portions of the Property within the Wolf Hill area and the boundary of Munitions Response Site 47 (MRS-47), the Grantee, its successors and assigns,



shall not conduct or permit others to conduct any ground disturbing or intrusive activities (e.g. digging, drilling, etc.) to depths of greater than one foot below ground surface without complying with Monterey County Code Chapter 16.10. For the portions of the Property within the Laguna Seca Turn 11 Area (MRS-30), the Grantee, its successors and assigns, shall not conduct or permit others to conduct any ground disturbing or intrusive activities (e.g., digging, drilling, etc.) to depths of greater than four feet below ground surface without complying with Monterey County Code – Chapter 16.10. The Grantee, its successors and assigns, or any approved contractor, shall not construct, make, or permit any alterations, additions, or improvements to the Property in any way that may violate these restrictions.

**Applicable to County of Monterey Parcels E11b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1:**

**D. 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 DTSC pursuant to California Health and Safety Code sections 25222.1 and 25355.5 and Civil Code Section 1471. The USEPA also believes any proposals for the residential reuse of the Property should 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. The Army and the DTSC agree that the use of the Property will be restricted as set forth in the CRUP. For purposes of this provision, residential use includes, but is not limited to: single family or multi-family residences; child care facilities; nursing home or assisted living facilities; and any type of educational purpose for children/young adults in grades kindergarten through 12.

**Applicable to County of Monterey Parcels E11b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.5.3, L20.8, L20.18, L20.19.1.1, and L32.1:**

**E. Access Restriction.** Except as provided below, the Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. This Access Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.

**Applicable to County of Monterey Parcels L20.3.1, L20.3.2, L20.5.1, L20.5.2, and L20.5.4:**

**F. Access Restriction.** Except as provided below, the Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC; parking, staging and on-site portable/temporary toilets for events associated with the Mazda Raceway

Laguna Seca; and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. This Access Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.

**Applicable to County of Monterey Parcels L5.7, L20.2.1, and L32.1;**

**G. Groundwater Restriction.** Grantee is hereby informed and acknowledges that the groundwater adjacent to the Property and associated with the Operable Unit 2 (OU2) groundwater plume and the Operable Unit Carbon Tetrachloride Plume (OUCTP) is contaminated with volatile organic compounds (VOCs), primarily trichloroethene (TCE) and carbon tetrachloride (CT), respectively. Under the EPP, Section 6, the Grantee, its successors and assigns, shall not access or use groundwater underlying the Property for any purpose without the prior written approval of the Grantor, the USEPA, the DTSC, the RWQCB and the County of Monterey. For the purpose of this restriction, "groundwater" shall have the same meaning as in section 101(12) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

**H. 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 this EPP and the provisions of all applicable CRUP(s). 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.

**I. Submissions.** The Grantee, its successors and assigns, shall submit any requests for modifications to the above restrictions to the Grantor, the USEPA, the DTSC and the RWQCB, in accordance with the provisions of the applicable CRUP(s), 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 9

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
- 4) RWQCB: Executive Officer  
California Regional Water Quality Control Board  
Central Coast Region  
895 Aerovista Place, Suite 101  
San Luis Obispo, CA 93401-7906

### **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 basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord and this EPP, MEC does not include small arms ammunition (i.e. ammunition with projectiles that do not contain explosives, other than tracers, that is .50 caliber or smaller, or for shotguns).

B. The Property was previously used for a variety of munitions-related and other military related purposes, including operational ranges for live-fire training; demolitions training; chemical, biological and radiological training; engineering training; and tactical training. Munitions responses were conducted on the Property. Any MEC discovered were disposed of by a variety of methods, including open detonation (blown in place (BIP)) or in a consolidated shot, or destroyed using contained detonation technology. A summary of MEC discovered on the Property is provided in Exhibit E. Site maps depicting the locations of munitions response sites are provided at Exhibit F.

C. After response actions are completed, if the Grantee, any subsequent owner, or any other person should find any MEC on the Property, they shall immediately stop any intrusive or ground-disturbing work in the area or in any adjacent areas and shall not attempt to disturb, remove or destroy it, but shall immediately notify the local law enforcement agency having jurisdiction on the Property so that appropriate explosive ordnance disposal (EOD) personnel can

be dispatched to address such MEC as required under applicable laws and regulations and at no expense to the Grantee. The Grantee hereby acknowledges receipt of the "Ordnance and Explosives Safety Alert" pamphlet.

**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 munitions response action (e.g. investigation, sampling, testing, test-pitting, surface and subsurface removal) 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 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 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 Track 2 Munitions Response Remedial Investigation/Feasibility Study (Track 2 MR RI/FS) (August 2006).

**4. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT**

**Applicable to County of Monterey Parcels E11b.8, E19a.3, E19a.4, L20.2.1, and L20.3.1**

A The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing material (ACM) has been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency (USEPA) have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

B. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM content and condition and any hazardous or environmental conditions relating thereto. 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 with respect to any asbestos or ACM hazards or concerns.

## **5. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE**

**Applicable to County of Monterey Parcels E11b.7.1.1, E19a.3, E19a.4, L20.2.1, and L20.3.1:**

A. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental

conditions relating thereto. 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 with respect to any lead-based paint hazards or concerns.

## **6. NOTICE OF THE PRESENCE OF CONTAMINATED GROUNDWATER AND COVENANT AGAINST ACCESS TO OR USE OF GROUNDWATER UNDERLYING THE PROPERTY FOR ANY PURPOSE**

**Applicable to County of Monterey Parcels L5.7, L20.2.1, and L32.1;**

A. The Property is within the "Consultation Zone" of the "Special Groundwater Protection Zone". The Consultation Zone includes areas surrounding the "Prohibition Zone" where groundwater extraction may impact or be impacted by the four identified groundwater contamination plumes at the former Fort Ord. The Consultation Zone is also identified on the "Former Fort Ord Special Groundwater Protection Zone Map," which is on file with the County of Monterey (the County). County Ordinance No. 04011 requires consultation with the Grantor, the USEPA, the DTSC, the RWQCB, and the County for proposed water well construction within the Consultation Zone.

B. The Grantee covenants for itself, its successors, and assigns not to access or use groundwater underlying the Property for any purpose without the prior written approval of the Grantor, the USEPA, the DTSC, the RWQCB and the County. For the purpose of this restriction, "groundwater" shall have the same meaning as in section 101(12) of CERCLA.

C. The Grantee covenants for itself, its successors, and assigns that neither the Grantee, its successors or assigns, nor any other person or entity acting for or on behalf of the Grantee, its successors or assigns, shall interfere with any response action being taken on the Property by or on behalf of the Grantor, or interrupt, relocate, or otherwise interfere or tamper with any remediation system or monitoring wells now or in the future located on, over, through, or across any portion of the Property without the express written consent of the Grantor in each case first obtained.

D. The Grantee covenants for itself, its successors, or assigns, that it will not undertake nor allow any activity on or use of the Property that would violate the restrictions contained herein. These restrictions and covenants are binding on the Grantee, its successors and assigns; shall run with the land; and are forever enforceable.

## **7. NOTICE OF RARE, THREATENED AND ENDANGERED SPECIES MANAGEMENT**

The Grantee acknowledges and agrees to implement the following provisions, as applicable, relative to listed species:

**Applicable to County of Monterey Parcels E18.1.2, E19a.1, L20.5.4, L20.8, L20.18, and L32.1:**

A. The Property is within a Habitat Management Plan (HMP) Development Area. No resource conservation requirements are associated with the HMP for these parcels. However, small pockets of habitat may be preserved within and around the Property.

B. The March 30, 1999, Biological and Conference Opinion on the Closure and Reuse of Fort Ord, Monterey County, California (1-8-99-F/C-39R), the Biological Opinion on the Closure and Reuse of Fort Ord, Monterey County, California, as it affects Monterey Spineflower Critical Habitat, (1-8-01-F-70R), and the Biological Opinion for the Cleanup and Reuse of Former Fort Ord, Monterey County, California, as it affects California Tiger Salamander and Critical Habitat for Contra Costa Goldfields Critical Habitat (1-8-04-F-25R) identify sensitive biological resources that may be salvaged for use in restoration activities within reserve areas, and allows for development of the Property.

C. The HMP does not exempt the Grantee from complying with environmental regulations enforced by Federal, State, or local agencies; however, CERCLA remedial actions undertaken by the Grantee will be conducted in accordance with the Army's requirements identified in Chapter 3 of the HMP and in existing Biological Opinions. Reuse activities not involving CERCLA may require the Grantee to obtain Endangered Species Act (ESA) (16 U.S.C. §§ 1531 - 1544 et seq.) Section 7 or Section 10(a) permits from the U.S. Fish and Wildlife Service (USFWS); comply with prohibitions against take of listed animals under ESA Section 9; comply with prohibitions against the removal of listed plants occurring on federal land or the destruction of listed plants in violation of any state laws; comply with measures for conservation of state-listed threatened and endangered species and other special-status species recognized by California ESA, or California Environmental Quality Act (CEQA); and comply with local land use regulations and restrictions.

D. The HMP serves as a management plan for both listed and candidate species, and is a prelisting agreement between the USFWS and the local jurisdiction for candidate species that may need to be listed because of circumstances occurring outside the area covered by the HMP.

E. Implementation of the HMP would be considered suitable mitigation for impacts to HMP species within HMP prevalent areas and would facilitate the USFWS procedures to authorize incidental take of these species by participating entities as required under ESA Section 10. No further mitigation will be required to allow development on the Property unless species other than HMP target species are proposed for listing or are listed.

F. The HMP does not authorize incidental take of any species listed as threatened or endangered under the ESA by entities acquiring land at the former Fort Ord except for those lands undergoing a CERCLA remedial action. The USFWS has recommended that all non-federal entities acquiring land at former Fort Ord apply for ESA Section 10(a)(1)(B) incidental take permits for the species covered in the HMP. The definition of "take" under the ESA



includes to harass, harm, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct. Although the USFWS will not require further mitigation from these entities that are in conformation with the HMP, those entities without incidental take authorization would be in violation of the ESA if any of their actions resulted in the take of a listed animal species. To apply for a Section 10 (a)(1)(B) incidental take permit, an entity must submit an application form (Form 3-200), a complete description of the activity sought to be covered by the permit, and a conservation plan (50 CFR 17.22[b]).

**Applicable to County of Monterey Parcels E11b.6.1, E11b.7.1.1, E11b.8, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, and L20.19.1.1:**

G. The Property contains habitat occupied and/or potentially occupied by several sensitive wildlife and plant species, some of which are listed or proposed for listing as threatened or endangered under the Endangered Species Act (ESA). Applicable laws and regulations restrict activities that involve the potential loss of populations and habitats of listed species. To fulfill Grantor's commitment in the Fort Ord Disposal and Reuse Environmental Impact Statement Record of Decision, made in accordance with the National Environmental Policy Act of 1969, 42 U.S.C § 4321 et seq., this deed requires the conservation in perpetuity of these sensitive wildlife and plant species and their habitats consistent with the U.S. Fish and Wildlife Service Biological Opinions for disposal of the former Fort Ord lands issued pursuant to Section 7 of the ESA on March 30, 1999, October 22, 2002, and March 14, 2005 respectively. By requiring Grantee, and its successors and assigns to comply with the Installation-Wide Multispecies Habitat Management Plan (HMP), Grantor intends to fulfill its responsibilities under Section 7 of the ESA and to minimize future conflicts between species protection and economic development of portions of the Property.

H. Grantee acknowledges that it has received a copy of the HMP dated April 1997. The HMP, which is incorporated herein by reference, provides a basewide framework for disposal of lands within former Fort Ord wherein development and potential loss of species and/or habitat is anticipated to occur in certain areas of the former Fort Ord (the HMP Development Areas) while permanent species and habitat conservation is guaranteed within other areas of the former Fort Ord (i.e., the HMP Reserve and Corridor parcels). Disposal of former Fort Ord lands in accordance with and subject to the restrictions of the HMP is intended to satisfy the Army's responsibilities under Section 7 of the ESA.

I. The following parcels of land within the Property hereby conveyed or otherwise transferred to Grantee are subject to the specific use restrictions and/or conservation, management, monitoring, and reporting requirements identified for the parcel in the HMP:

- 1) Habitat Reserve Parcels: E11b.6.1, E11b.7.1.1, E19a.2, and E19a.4;
- 2) Habitat Corridor Parcel: L20.2.1;
- 3) Habitat Reserve within the Development with Reserve Areas or Development with Restrictions Parcels numbered: L20.3.1, L20.3.2, L20.5.1, L20.5.2, and L20.5.3;



4) Borderland Development Areas along Natural Resources Management Area (NRMA) Interface Parcels numbered: E11b.8, E19a.3, L5.7, and L20.19.1.1.

J. Any boundary modifications to the Development with Reserve Areas or Development with Restrictions parcels or the Borderland Development Areas Along NRMA Interface must be approved in writing by the U.S. Fish and Wildlife Service (USFWS) and must maintain the viability of the HMP for permanent species and habitat conservation.

K. The HMP describes existing habitat and the likely presence of sensitive wildlife and plant species that are treated as target species in the HMP. Some of the target species are currently listed or proposed for listing as threatened or endangered under the ESA. The HMP establishes general conservation and management requirements applicable to the Property to conserve the HMP species. These requirements are intended to meet mitigation obligations applicable to the Property resulting from the Army disposal and development reuse actions. Under the HMP, all target species are treated as if listed under the ESA and are subject to avoidance, protection, conservations and restoration requirements. Grantee shall be responsible for implementing and funding each of the following requirements set forth in the HMP as applicable to the Property:

1) Grantee shall implement all avoidance, protection, conservation and restoration requirements identified in the HMP as applicable to the Property and shall cooperate with adjacent property owners in implementing mitigation requirements identified in the HMP for adjacent sensitive habitat areas.

2) Grantee shall protect and conserve the HMP target species and their habitats within the Property, and, other than those actions required to fulfill a habitat restoration requirement applicable to the Property, shall not remove any vegetation, cut any trees, disturb any soil, or undertake any other actions that would impair the conservation of the species or their habitats. Grantee shall accomplish the Resource Conservation Requirements and Management Requirements identified in Chapters 3 and 4 of the HMP as applicable to any portion of the Property.

3) Grantee shall manage, through an agency or entity approved by USFWS, each HMP parcel, or portion thereof, within the Property that is required in the HMP to be managed for the conservation of the HMP species and their habitats, in accordance with the provisions of the HMP.

4) Grantee shall either directly, or indirectly through its USFWS approved habitat manager, implement the management guidelines applicable to the parcel through the development of a site-specific management plan. The site-specific habitat management plan must be developed and submitted to USFWS (and, for non-Federal recipients, California Department of Fish and Game (CDFG) as well) for approval within six months from the date the recipient obtains title to the parcel. Upon approval by USFWS (and, as appropriate, CDFG) the recipient shall implement the plan. Such plans may thereafter be modified through the Coordinated

Resource Management and Planning (CRMP) process or with the concurrence of USFWS (and, as appropriate, CDFG) as new information or changed conditions indicate the need for adaptive management changes. The six-month deadline for development and submission of a site-specific management plan may be extended by mutual agreement of USFWS, CDFG (if appropriate), and the recipient.

5) Grantee shall restrict access to the Property in accordance with the HMP, but shall allow access to the Property, upon reasonable notice of not less than 48 hours, by USFWS and its designated agents, for the purpose of monitoring Grantee's compliance, and for such other purposes as are identified in the HMP.

6) Grantee shall comply with all monitoring and reporting requirements set forth in the HMP that are applicable to the Property, and shall provide an annual monitoring report, as provided for in the HMP, to the Bureau of Land Management (BLM) on or before November 1 of each year, or such other date as may be hereafter agreed to by USFWS and BLM.

7) Grantee shall not transfer, assign, or otherwise convey any portion of, or interest in, the Property subject to the habitat conservation, management or other requirements of the HMP, without the prior written consent of Grantor, acting by and through the USFWS (or designated successor agency), which consent shall not be unreasonably withheld. Grantee covenants for itself, its successors and assigns, that it shall include and otherwise make legally binding the provisions of the HMP in any deed, lease, right of entry, or other legal instrument by which Grantee divests itself of any interest in all or a portion of the Property. The covenants, conditions, restrictions and requirements of this deed and the provisions of the HMP shall run with the land. The covenants, conditions, restrictions and requirements of this deed and the HMP benefit the lands retained by the Grantor that formerly comprised Fort Ord, as well as the public generally. Management responsibility for the Property may only be transferred as a condition of the transfer of the Property, with the consent of the USFWS. USFWS may require the establishment of a perpetual trust fund to pay for the management of the Property as a condition of transfer of management responsibility from Grantee.

8) This conveyance is made subject to the following ENFORCEMENT PROVISIONS:

a) Grantor hereby reserves a reversionary interest in all of the Property. If Grantor (or its assigns), acting through the USFWS or a designated successor agency, determines that those parcels identified in Paragraph 7.I. above or any other portion of the Property subject to a restriction or other requirement of the HMP is not being conserved and/or managed in accordance with the provisions of the HMP, then Grantor may, in its discretion, exercise a right to reenter the Property, or any portion thereof, in which case, the Property, or those portions thereof as to which the right of reentry is exercised, shall revert to Grantor. In the event that Grantor exercises its right of reentry as to all or portions of the Property, Grantee shall execute any and all documents that Grantor deems necessary to perfect or provide recordable notice of the reversion and for the complete transfer and reversion of all right, title and interest in

the Property or portions thereof. Subject to applicable federal law, Grantee shall be liable for all costs and fees incurred by Grantor in perfecting the reversion and transfer of title. Any and all improvements on the Property, or those portions thereof reverting back to Grantor, shall become the property of Grantor and Grantee shall not be entitled to any payment therefore.

b) In addition to the right of reentry reserved in paragraph a. above, if Grantor (or its assigns), acting through the USFWS or a successor designated agency, determines that Grantee is violating or threatens to violate the provisions of Paragraph 7 of this deed exhibit or the provisions of the HMP, Grantor shall provide written notice to Grantee of such violation and demand corrective action sufficient to cure the violation, and where the violation involves injury to the Property resulting from any use or activity inconsistent with the provisions of Paragraph 7 of this deed exhibit or the provisions of the HMP, to restore the portion of the Property so injured. If Grantee fails to cure a violation within sixty (60) days after receipt of notice thereof from Grantor, or under circumstances where the violation cannot reasonably be cured within a sixty (60) day period, or fails to continue to diligently cure such violation until finally cured, Grantor may bring an action at law or in equity in a court of competent jurisdiction to enforce the covenants, conditions, reservations and restrictions of this deed and the provisions of the HMP, to enjoin the violation, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the covenants, conditions, reservations and restrictions of this deed or the provisions of the HMP, or injury to any conservation value protected by this deed or the HMP, and to require the restoration of the Property to the condition that existed prior to such injury. If Grantor, in its good faith and reasonable discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the species and habitat conservation values of the Property, Grantor may pursue its remedies under this paragraph without prior notice to Grantee, or without waiting for the period provided for the cure to expire. Grantor's rights under this paragraph apply equally in the event of either actual or threatened violations of covenants, conditions, reservations and restrictions of this deed or the provisions of the HMP, and Grantee acknowledges that Grantor's remedies at law for any of said violations are inadequate and Grantor shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantor may be entitled, including specific performance of the covenants, conditions, reservations and restrictions of this deed and the provisions of the HMP.

c) Enforcement of the covenants, conditions, reservations and restrictions in this deed and the provisions of the HMP shall be at the discretion of Grantor, and any forbearance by Grantor to exercise its rights under this deed and the HMP in the event of any such breach or violation of any provision of this deed or the HMP by Grantee shall not be deemed or construed to be a waiver by Grantor of such provision or of any subsequent breach or violation of the same or any other provision of this deed or the HMP or of any of Grantor's rights under this deed or the HMP. No delay or omission by Grantor in the exercise of any right or remedy upon any breach or violation by Grantee shall impair such right or remedy or be construed as a waiver.

d) In addition to satisfying Army's responsibilities under Section 7 of the ESA, Grantee's compliance with the covenants, conditions, reservations and restrictions contained in this deed and with the provisions of the HMP are intended to satisfy mitigation obligations included in any future incidental take permit issued by USFWS pursuant to Section 10(a)(1)(B) of the Endangered Species Act which authorizes the incidental take of a target HMP species on the Property. Grantee acknowledges that neither this deed nor the HMP authorizes the incidental take of any species listed under the ESA except while conducting CERCLA remedial actions consistent with Chapter 3 of the HMP and in accordance with the existing biological opinions. Authorization to incidentally take any target HMP wildlife species as a result of reuse activities must be obtained by Grantee separately, or through participation in a broader habitat conservation plan and Section 10(a)(1)(B) permit based on the HMP and approved by USFWS.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-3 Old Demolition Training Area, Range 49 (Parcel E19a.4)	Munitions Debris (MD) Munitions and Explosives of Concern (MEC)	Unknown	As noted in the Archives Search Report (ASR), the site served as a land mine warfare, anti-armor, Molotov Cocktail training and demolition area with a ¼ - pound explosive limit. Site is adjacent to MRS-37, MRS-53EXP and MRS-54. A munitions response (sampling investigation) at this site resulted in discovery of 153 inert 81mm practice mortars, 34 inert antitank (AT) training mines and miscellaneous firing devices, including two MEC items (a blasting cap and mine fuze). A munitions response (removal) to a depth of 4 feet <sup>1</sup> was performed. According to the MMRP database 44 MEC items (firing devices, signals and practice grenades) and 794 munitions debris items were removed. Review of military munitions clearance grid records identified several ammunition burn pits and empty and burned 55-gallon drums. MRS-3 is included in the Parker Flats Munitions Response Area (MRA; Plate 6). The Parker Flats MRA was evaluated in the Track 2 Munitions Response Remedial Investigation/Feasibility Study (Parker Flats MR RI/FS). No MEC is expected to remain at MRS-3 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-4A Chemical, Biological, and Radiological (CBR) Training Area (Parcels E18.1.3, E18.4 and E19a.1)	MD MEC	At least from 1957 to 1964	According to the ASR, the CBR Training Areas appear on the 1957 and 1958 Fort Ord Training Areas and Facilities Training maps. Three munitions responses were conducted on MRS-4A, including two phases of grid investigation and a removal over the entire site. All grid investigations and the removal were to a depth of 4 feet. According to the MMRP database 72 MEC items (mostly grenade fuzes) and 13 munitions debris items (mostly practice hand grenades) were removed. One MEC item was found in Parcel E18.1.3 and no MEC were found in Parcel E18.4. Three munitions debris items were found in Parcel E18.4 and no munitions debris was found in Parcel E18.1.3. No MEC is expected to remain at MRS-4A and no further munitions response was recommended ( <i>USA, 2000a</i> ). MRS-4A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-4B CBR Training Area (Parcel E19a.3)	MD MEC	At least from 1958	A CBR Training Area (MRS-4B) is shown on the 1958 Fort Ord Training Areas & Facilities map. The ASR noted classroom training using chemical agents similar to tear gas. A munitions response (sampling investigation) in 1993 found one MEC item (40mm practice cartridge), two munitions debris items and small arms ammunition. Additional sampling conducted in 1997 found three MEC items (smoke grenades) and munitions debris. In 1998, USA Environmental, Inc. performed a munitions response (removal) and found 293 MEC items, primarily blasting caps, simulators, smoke signals, and fuzes. The USA After Action Report notes nine burial pits, ranging in depth from 6 inches to 42 inches, containing grenades, grenade fuzes, simulators, pyrotechnics and blasting caps. Trash, including tires and wire, was found in one pit. A battery was found in a second pit. MRS-4B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-4B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-11 Demolition Training Area (Parcel E11b.7.1.1)	MD MEC	At least from 1946 to 1957	As noted in the ASR, MRS-11 was identified as an old EOD range. The 1946 Historic Map Master Plan Fort Ord shows a live hand grenade training range. Additionally, the 1957 Fort Ord Training Areas & Facilities map shows a Frag Zone and Engineer Training Area "C". MRS-11 underwent a munitions response (removal) to a depth of 1 foot in the southern half of the site using geophysical equipment. Twenty MEC items, including nine MKII fragmentation hand grenades, and 2,316 munitions debris items (mostly hand grenade fuzes) were found and removed during the 1-foot removal. The northern half of MRS-11 was investigated (sampled) using SiteStats/GridStats (SS/GS) methodology. No MEC was found during SS/GS investigation. Based on the results of the munitions responses, additional munitions response (investigation) was recommended within MRS-11 and to the east of the site (USA, 2001e). MRS-11 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-13B Practice Mortar Range (Parcels E19a.2 and E19a.3)	CWM MD MEC	1950s	MRS-13B is labeled as Sinkhole Training Area and Sinkhole Practice Mortar on 1950s training maps. A munitions response (sampling) was conducted in 57 grids in 1993 and 1994. Based on the results of the investigation, MRS-13B underwent removal actions to a depth of 4 feet from August 1995 to April 1998 using geophysical equipment. According to the MMRP database, a total of 343 MEC items and 2,014 munitions debris items were found during investigation and removal actions. Numerous trash pits containing range-related debris were also observed at MRS-13B. Two chemical agent identification sets (CAIS) were found in a burial pit. The CAIS, chemical warfare materiel (CWM), were used to train soldiers to recognize and protect themselves from chemical agents. The CAIS contain dilute solutions of chemical agents in small (1-ounce) hermetically sealed glass containers. All glass containers were found to be intact and were removed by the Army's Technical Escort Unit from Dugway Proving Ground, Utah (Army, 1997b). No MEC items or trash pits were found in the portion of MRS-13B within Parcel E19a.2. MRS-13B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-13B and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-13C CSU Footprint – Wedge (Parcel S1.3.2)	MD MEC	1940s through 1950s	MRS-13C is comprised of a wedge shaped strip of land lying between MRS-31 to the north and MRS-13B to the south. MRS-13C is located within a larger area identified as a Tactical Training Area on historical training maps. A portion of a mortar square (non-firing area) was also identified on historical training maps in the site vicinity. Based on the results of munitions responses (investigation) conducted in adjacent sites in 1994, a munitions response (removal) to a depth of 4 feet was conducted over all of MRS-13C in 1997 and all MEC and munitions debris found was removed. According to the Fort Ord MMRP database, 59 MEC items and 203 munitions debris items were recovered during the removal. No MEC is expected to remain at MRS-13C and no further munitions response was recommended (USA, 2000c). MRS-13C will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-14A Lookout Ridge II (LOR2) (Parcel L20.5.1 and	MD MEC	At least since 1957	This site is part of MRS-14, which is divided into five areas, 14A through 14E. This site was believed to be an impact location for 7-inch to 8-inch naval gun projectiles that overshoot the Impact Area. As mentioned in the ASR, a 1957 Fort Ord Training Areas & Facilities map shows a mortar position in this area. MRS-14A has undergone munitions responses (one investigation and two removals). MEC found during investigation included 22mm sub-caliber cartridges, pyrotechnic signals, rifle-fired smoke grenades, and practice projectiles. To support the use of a portion of the parcel as a parking area for the Laguna Seca Raceway, a munitions response (removal) to a depth of 3 feet using geophysical equipment was performed over a portion of the parcel in 1994.



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
L20.5.2)			All MEC detected was removed. Follow-up munitions responses (removals) to depths of 1 foot and 4 feet were performed in June 1997 through April 1998. The 1-foot removal was conducted in habitat reserve areas. A 4-foot removal was conducted in development areas (parking). The area where the 4-foot removal was performed included the area previously cleared to 3 feet. All MEC detected was removed. No high explosive MEC was encountered and no further munitions response was recommended (USA, 2001b). It was also recommended that grids not investigated due to vegetation and terrain constraints be investigated in a future munitions response. According to the MMRP database, 66 MEC items and 577 munitions debris items were recovered during the munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-14A. MEC is not expected to remain at MRS-14A. MRS-14A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-23 (Parcel E11b.7.1.1)	MEC MD		MRS-23 was formerly an Engineer Training Area and Field Expedient Area. A munitions response (removal) to a depth of 4 feet was completed in 1997. One MEC item (½ pound of TNT) and one munitions debris item (practice antitank mine) were found during the munitions response. Based on the results of the munitions response, no further munitions response was recommended within MRS-23 (USA, 2001d). MEC is not expected to remain at MRS-23. MRS-23 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27A Training Site 1 (Parcels E19a.2 and E19a.3)	MD MEC	1970s through facility closure	MRS-27A is one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (USAEDH, 1994). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The USACE conducted a munitions response (site walk) of MRS-27A in 1996 as part of a PA/SI (USADEH, 1997). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27A. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. One MEC item (hand grenade fuze) was found and removed (Parsons, 2002a). The southern portion of MRS-27A overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27A underwent a munitions response (removal) to a depth of 4 feet. According to the former Fort Ord MMRP database, munitions debris and MEC were found within the portion of MRS-27A that overlaps the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27A and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27B Training Site 2 (Parcels E19a.2, E19a.3 and	MD MEC	1970s through facility closure	MRS-27B was one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR (USAEDH, 1994). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The ASR also notes this site is located northeast of Parker Flats Training Area. The USACE conducted a munitions response (site walk) of MRS-27B in 1996 as part of a PA/SI (USADEH, 1997). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27B. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
E19a.4)			munitions response contractors under the direction of the USACE in 2001 and 2002. No MEC items were found at MRS-27B during the visual surface removal ( <i>Parsons, 2002a</i> ). According to the MMRP database, one munitions debris item (a smoke grenade) was detected in a latrine within the site boundaries. Miscellaneous pyrotechnic items have also been discovered within the site boundaries. No MEC or munitions debris were found during the visual surface removal conducted within MRS-27B. The southern portion of MRS-27B overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27B underwent a munitions response (removal) to a depth of 4 feet. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27B will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27C Training Site 3 (Parcel E19a.4)	MD	1970s through facility closure	The ASR states that MRS-27C is located northeast of TS-2 (MRS-27B) and south of the Tactical Training Area (MRS-45; Plate 4). This area was used from the 1970s as an overnight bivouac area. Munitions responses (investigations) conducted within Parcel E19a.4 included a site walk of MRS-27C completed by the USACE in 1996 during the Archives Search ( <i>USADEH, 1997</i> ). Only spent blank small arms ammunition and expended pyrotechnics (munitions debris) were found at MRS-27C. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. No MEC items were found at MRS-27C ( <i>Parsons, 2002a</i> ). A reconnaissance of MRS-27C was also completed as part of the Basewide Range Assessment. No targets or range features were observed. Several fighting positions were mapped. An expended smoke grenade (munitions debris) was found in one of the fighting positions. No MEC is expected to be present at MRS-27C. MRS-27C will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27E Training Site 5 (Parcel L20.2.1)	MD	1970s through facility closure	This area was used since the 1970s as an overnight bivouac area. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27E as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris including expended flares and illumination signals were found. No evidence of other types of training or use as an impact area was observed. No MEC is expected to be present at MRS-27E. MRS-27E will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27F Training Site 6 (Parcel L20.2.1)	MEC MD	1970s through facility closure	This site is located in the northern portion of MRS-59. This area was used as an overnight bivouac area since the 1970s. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27F and MRS-59 as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris (expended pyrotechnics) were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. Additionally, a review of Range Control files included the incomplete entry for an item reportedly located within Training Site 6. No other information in the entry was provided. MRS-27F was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at MRS-27F and no further action related to MEC was



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			recommended for the site ( <i>Army, 2006b</i> ). The USEPA and the DTSC concurred in letters dated July 21 and July 26, 2006, respectively.
MRS-27G Training Site 7 (Parcel E19a.5)	MD MEC	1970s through facility closure	This area was incorporated into Site MRS-53. See MRS-53.
MRS-27O Training Site 15 (Parcel L20.8)	MD MEC	1964 through facility closure	The northern portion of Barloy Canyon Road passes through MRS-27O (Plate 10). MRS-27O is identified as a former training site in the 1994 supplement to the ASR and was used as a bivouac area since at least 1964. In support of the ASR, a UXO Safety Specialist performed a munitions response (site walk) in March 1996 and found expended small arms blanks and expended pyrotechnic items ( <i>USADEH, 1997</i> ). A follow-up munitions response was performed by a munitions response contractor. This munitions response was completed in October 1999 and included a surface investigation conducted over a large portion of Barloy Canyon Road. No MEC or munitions debris were found on the parcel. Two MEC items (pyrotechnics) and munitions debris (expended grenade fuze) were found on a trail that parallels Parcel L20.8, south of MRS-27O. Additionally, a visual surface Time-Critical Removal Action (TCRA) was performed that included MRS-27O following an accidental fire in the area (Eucalyptus Fire Area). One MEC item (pyrotechnic signal) was found within MRS-27O ( <i>Shaw, 2005b</i> ). MEC is not expected to be present on Parcel L20.8. MRS-27O and the surrounding area will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-28 Military Operations on Urbanized Terrain (MOUT) Site (Parcel F1.7.2)	MD MEC	Ongoing	This site includes Impossible City, a mock city training area that is currently used for tactical training of military, federal, and local law enforcement agencies. MRS-28 was investigated during two separate munitions responses. Additionally, a visual surface TCRA was performed following an accidental fire in the area (Eucalyptus Fire Area). According to the MMRP database, 118 MEC items and 293 munitions debris items were removed during the investigations and the TCRA. MEC is not expected to remain on the surface at MRS-28. MRS-28 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-29 Laguna Seca Bus Turn Around (Parcels L20.5.2 and L20.5.3)	MEC MD	Unknown	This area was believed to be an impact location for 7-inch to 8-inch naval gun projectiles. A munitions response (sampling investigation) that included over 50% of MRS-29 was conducted in 1995 ( <i>HFA, 1995</i> ). Following investigation, a munitions response (removal) to a depth of 4 feet using geophysical equipment was completed. According to the MMRP database, one MEC item (smoke grenade) and 208 munitions debris items were discovered during these munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-29 or in adjacent MRS-14A. Based on the results of the munitions responses, no further munitions responses were recommended within MRS-29 ( <i>USA, 2000d</i> ). MEC is not expected to remain at MRS-29. MRS-29 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			MMRP.
MRS-30 Laguna Seca Turn 11 (Parcels L20.3.1, L20.3.2 and L20.5.4)	MD MEC	At least since 1945	The December 1956 Training Areas map shows the area as a training site. The ASR notes this site is considered a military munitions site because it lies within the boundaries of the Impact Area and is adjacent to the Wolf Hill Training Area (Plate 11). A munitions response (removal) to a depth of 4 feet was conducted using geophysical equipment. According to the MMRP database, two MEC items and eight munitions debris items were removed. Based on the results of the munitions response, no further munitions response was recommended within MRS-30 (UXB, 1995b). Upon completion of the munitions response, approximately 30 feet to 40 feet of fill material was placed over most of MRS-30 in support of construction activities associated with the expansion of Turn 11 of Laguna Seca Raceway. MEC is not expected to be found at MRS-30. MRS-30 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-31 CSU Footprint (Parcel S1.3.2)	MD MEC	1940s through 1990s	MRS-31 encompasses MRS-4C, MRS-7, MRS-8, and MRS-18 (Plate 4). The boundary of MRS-31 was established to correspond to the boundary of transfer Parcel S1.3.2 and to include each of the MRSs. Initial munitions response (investigation) at MRS-31 was conducted in 1994. Based on the results, 3-foot and 4-foot removals were conducted throughout the site. According to the MMRP database, 1,831 MEC items and 2,485 munitions debris items were found during munitions responses at MRS-4C, MRS-7, MRS-8, MRS-18, and MRS-31. MEC is not expected to remain at MRS-31 and no further munitions response was recommended (UXB, 1995c). MRS-31, as well as the MRSs within MRS-31, will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-37 Parker Flats Practice Mortar Range (Parcel E19a.3 and E19a.4)	MD MEC	Unknown	According to the ASR, this site appeared on an undated map from the Fort Ord Fire Department. This area was most likely used for firing practice mortars or in non-firing drills (dry-fire). A munitions response (sampling investigations) were performed in March and June of 1998. All munitions responses were to a depth of 4 feet. According to the MMRP database, 58 MEC items and 994 munitions debris items were found and removed during munitions responses. MRS-37 is included in the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-37 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-40 Parker Flats Gas House (Parcel E18.1.2)	MD MEC	Unknown	MRS-40 is identified as the Parker Flats Gas House and included a facility to train troops in the use of gas masks. According to the ASR, this site has the same characteristics as Sites MRS-4A and MRS-4B. Tear gas agents (CS and CN) may have been used in the gas chambers. Based on a review of a 1983 U.S. Chemical Systems Laboratory document, classroom training occurred in Building 2820 on this site, and part of the training involved use of minute quantities of mustard gas. SiteStats/GridStats sampling investigation was performed at this site in October 1997. No MEC was found. Three munitions debris items (unknown fragments) were found. MRS-40 is included in the Parker Flats MRA and the entire site underwent a munitions response (removal) to a depth

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			<p>of 4 feet using geophysical equipment. The data associated with the removal at MRS-40 was included with the data for adjacent MRS-50 and MRS-50EXP (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-40 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p>
<p>MRS-42/MRS-42EXP Demolition Area-Rifle Grenade Area (Parcels E11b.7.1.1, E11b.8 and L20.19.1.1)</p>	<p>MD MEC</p>	<p>1940s</p>	<p>MRS-42 was formerly the Fort Ord Ammunition Supply Point (ASP) Rifle Grenade Area, as identified on a 1946 training map. This area includes the northern portion of the ASP (Plate 5). MRS-42 underwent a munitions response (removal) to a depth of 4 feet using geophysical equipment. Due to the presence of MEC and munitions debris at the edge of the site the munitions response extended beyond the original boundary of MRS-42. The extended area is identified as MRS-42EXP. According to the former Fort Ord MMRP database, 61 MEC items (primarily M9 series antitank rifle grenades) and 27 munitions debris items (mostly MKII hand grenade fragments and practice antitank rifle grenades) were removed. It was recommended additional investigation be conducted within MRS-42 (<i>USA, 2001f</i>). MRS-42 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
<p>MRS-43 South Boundary Area (Parcels E29.1, L6.2, L20.13.1.2 and L20.13.3.1)</p>	<p>MD MEC</p>	<p>1942 to 1944</p>	<p>According to the former Fort Ord Fire Chief, a portion of the ridge in this site was used as a backstop for rifle grenades and shoulder launched projectiles from 1942-1944. During a munitions response (investigation) by an UXO Safety Specialist, a 37mm fragment was discovered at the northwest end of the site. In 1999, nineteen 100-foot by 200-foot grids were investigated using SS/GS and 100% grid sampling, and 19 munitions debris items were recovered. Based on the sampling results a munitions response (removal) to a depth of 4 feet was conducted at the northwest end of MRS-43 (Parcels E29.1 and L6.2). Upon completion of the removal, the removal area was investigated using digital geophysical equipment. The digital geophysical investigation of MRS-43 included the unpaved shoulder of South Boundary Road (Parcels L20.13.1.2 and L20.13.3.1; Plate 9). All munitions responses were conducted to a depth of 4 feet. According to the MMRP database 28 MEC items and 36 munitions debris items were removed during the munitions responses. Five of the 28 MEC items removed from MRS-43 were found in Parcels L20.13.3.1 and L6.2 and only one MEC item was found in Parcel E29.1. No MEC items were found within Parcel L23.13.1.2. Based on the results of the munitions responses, no further munitions response was recommended within the Del Rey Oaks (DRO) Group, which includes MRS-43 (<i>USA, 2001c</i>). No MEC is expected to remain at MRS-43. MRS-43 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP. Also see MRS-15 DRO 01.</p>

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-44EDC (Parcels E18.1.1, E18.1.2 and E20c.2)	MD MEC	Unknown	MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of the PA/SI (USAEHDH, 1997). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigations) were conducted at the site. The sampling investigations were completed to a depth of 4 feet. According to the MMRP database, 11 MEC items and 53 munitions debris items were removed during investigation. It was recommended that a munitions response (removal) to 4 feet be conducted at MRS-44EDC (USA, 2001i). MRS-44EDC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-44PBC (Parcels L20.18 and L23.2)	MD MEC	Unknown	MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of a PA/SI (USAEHDH, 1997). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigation and a removal action) were conducted at MRS-44PBC. All munitions responses were to a depth of 4 feet. According to the MMRP database, 16 MEC items and 73 munitions debris items were removed during munitions responses. MRS-44PBC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-45 Tactical Training Area-TTA (Parcels L20.2.1, L5.7, E19a.3, and E19a.4)	MD MEC	Unknown	A portion of MRS-45 lies within Parcel L20.2.1 (Plate 4). Munitions response (sampling investigation) of MRS-45 was conducted in 1997. According to the MMRP database, a total of 5 MEC items (all pyrotechnic or practice/training-related items) and 224 munitions debris items were found during the sampling investigation in MRS-45. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas, including the eastern portion of MRS-45, was performed by a munitions response contractor under the direction of the USACE. Three MEC items (pyrotechnic signals) and small arms ammunition were found and removed. None of these items were found in the portion of MRS-45 that lies within Parcel L20.2.1 (Parsons, 2002b). Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to remain at MRS-45. MRS-45 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-47 Wolf Hill (Parcels L20.3.1 and L20.3.2)	MD MEC	1950s	MRS-47 was identified on a 1957 training map as the Wolf Hill Training Area. MRS-47 has undergone munitions responses (two sampling investigations and a removal). During investigation, evidence that the site was used as an impact area was found. The MEC items found included high explosive mortars and projectiles. A removal to a depth of 4 feet using geophysical equipment was performed. According to the MMRP database, 261 MEC items and 127 munitions debris items were removed from MRS-47. Seventy of the MEC items were rifle-fired smoke grenades found intentionally buried in a pit at a depth of 3 feet. MEC is not expected to remain at MRS-47. No further military munitions investigation was recommended (USA, 2000b). MRS-47 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-48 Former Dummy Grenade Range (Parcel L20.19.1.1)	MD MEC	1940s through 1950s	MRS-48 lies on the west side of Barloy Canyon Road (Plate 5). The eastern boundary of MRS-48 overlaps portions of the right-of-way associated with Barloy Canyon Road. MRS-48 was identified on a 1946 Fort Ord Master Plan as a "Dummy Grenade Range." During a munitions response (investigation) by a UXO Safety Specialist, fragments from 4.2-inch mortars and other debris were discovered. A munitions response (grid sampling) was completed at the site in 1988. According to the MMRP database, 3 MEC items (practice hand grenade fuze, a rifle-fired signal, and a screening smoke pot) and 22 munitions debris items were removed. Additionally, over 100 pounds of fragments, mostly from 4.2-inch smoke mortars and smoke grenades, were removed. No sampling occurred within Parcel L20.19.1.1. It was concluded that a grenade and 4.2-inch mortar impact area existed within or near the site and that additional munitions responses be conducted within, to the north and to the south of the site (USA, 2001h). MRS-48 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-50 Artillery Hill (Parcels E18.1.1 and E18.1.2)	MD MEC	1940s through 1960s	This area was identified during interviews conducted as part of the ASR. Artillery Hill was reportedly used as a target area for rifle grenades and shoulder launched projectiles in the 1940s, 1950s and 1960s. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI. During the munitions response, fragments from 37mm projectiles and 75mm high explosive (HE) projectiles were discovered. A munitions response (removal) to a depth of 4 feet was completed over all of the Parker Flats MRA, including MRS-50, using digital geophysical equipment. According to the MMRP database, 442 MEC items and 724 munitions debris items were removed from the site. MRS-50 is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-50EXP (Parcels E18.1.1, E18.1.2 and E19a.1)	MD MEC	1940s through 1960s	MRS-50EXP was identified as a MRS due to the expansion of the removal area associated with MRS-50. MEC and munitions debris were found at the boundary of MRS-50, which warranted an expansion of the investigation area in all directions. The investigation of MRS-50 and its expansion areas included a munitions response (removal) conducted over the entire site to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 430 MEC items and 1,186 munitions debris items were found and removed from MRS-50EXP. MRS-50EXP is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50EXP and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-52 Rifle Grenade and Projectile Target Area (Parcel E19a.3 and E19a.4)	MD MEC	1950s	This site was identified during interviews conducted as part of the ASR and a 1958 map of Fort Ord Training Areas & Facilities shows a Rifle Grenade and Projectile Target Area. During a site inspection, a 37mm fragment and an AT mine (inert) were discovered. Because of the expansion of the removal area associated with adjacent MRS-53, MRS-52 is now part of MRS-53 and included in the Parker Flats MRA (Plate 6). The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. The munitions data for MRS-52 is reported with the MRS-53 data. The items found included both MEC and munitions debris. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-52 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-53 Shoulder-Launched Projectile Area (Parcel E19a.5)	MD MEC	1940s through 1960s	Parcel E19a.5 lies predominantly within MRS-53 and MRS-53 EXP (Plate 6). According to the ASR, MRS-53 was a Shoulder Launched Projectile Target Area from the 1940s through the 1960s. The hill between the two flats was a target area for rifle grenades and shoulder-launched projectiles. Rifle grenades and shoulder-launched projectiles were shot from the southeast at the hill. The hill south of the large flat at Parker Flats was a target area for rifle grenades and ground/tube launched projectiles. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI (USAEHD, 1997). During the munitions response, a 3-inch stokes mortar round was found and additional investigation was recommended. During a second munitions response (sampling investigation), a 75mm shrapnel projectile, two more 3-inch Stokes mortars and projectile fragments were found. Based on the sampling results, a 4-foot removal was conducted. Munitions responses (removals) resulted in discovery of MEC and live small arms ammunition. MRS-53 is included in the Parker Flats MRA. The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 465 MEC items and 5,163 munitions debris items were removed from MRS-53. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-53EXP (Parcels E19a.1, E19a.3, E19a.4, and E19a.5)	MD MEC	1940s - 1960s	MRS-53EXP was identified as a MRS due to the expansion of the removal area associated with MRS-53. MEC and munitions debris were found at the boundary of MRS-53, which warranted an expansion of the investigation area in all directions. MRS-53EXP and the adjacent sites now comprise the Parker Flats MRA (Plate 6). The munitions response at MRS-53 and its expansion areas included a removal conducted over the entire site to a depth of 4 feet below ground surface. According to the MMRP database, 803 MEC items and 4,500 munitions debris items were removed from MRS-53EXP. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53EXP and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-54EDC Canyon Target Area (Parcel E19a.4)	MD MEC	Unknown	MRS-54EDC is the portion of MRS-54 within Parcel E19a.4, which is slated for development. MRS-54 (Canyon Target Area) was identified during interviews conducted during the PA/SI Phase of the Archives Search. The area was reportedly used for flamethrowers, but was also a firing point and range for hand grenades (unknown type), rifle grenades (unknown type), and shoulder-launched projectiles (unknown type). During a munitions response (investigation) conducted in 1996 by a USACE UXO Safety Specialist, munitions debris was discovered, including a 2.36-inch practice rocket, two 75mm shrapnel projectiles, and three 81mm practice mortars. A munitions response (removal) to a depth of 4 feet over the entire site using digital geophysical equipment was performed in 1999. According to the MMRP database, 18 MEC items and 192 munitions debris items were removed from MRS-54EDC. MRS-54EDC is part of the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-54EDC and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-55 Parker Flats (Parcels)	MD MEC	Unknown	This area was identified during interviews conducted as part of the ASR and was reportedly a firing point and range for hand grenades, rifle grenades, shoulder-launched projectiles, and artillery. This site includes portions of MRS-27A and MRS-27B. During a munitions response (investigation) in 1996, an expended 75mm shrapnel projectile, and two fragments from 37mm

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
E19a.3 and E19a.4)			practice projectiles, and one mine fuze were discovered. SS/GS sampling investigation was conducted in March 1998. Following the investigation, a removal over the entire site using digital geophysical equipment was performed. All munitions responses were to a depth of 4 feet. According to the MMRP database, 144 MEC items and 1,608 munitions debris items were removed from MRS-55. Items removed include simulators, smoke pots, and grenades. MRS-55 is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-55 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-57 Unnamed (Parcel L20.2.1)	MD MEC	1940's – 1960's	MRS-57 was identified during interviews conducted as part of the ASR (Plate 4). This area was reportedly used in the 1940s, 1950s, and 1960s. The intersection of Hennekens Ranch Road and Watkins Gate Road was reportedly a firing point for machine guns, M-1, rifle grenades, smoke grenades, and shoulder-launched projectiles. Rifle grenades and bazooka rounds were reportedly found on the hill at Watkins Gate Road and Parker Flats Road intersection. This area was often burned to detonate the UXO. A munitions response (site walk) that included MRS-57 was conducted in January 1996 by a USACE UXO Safety Specialist as part of a PA/SI. Military munitions found included an expended 75mm shrapnel projectile, a smoke grenade, and illumination signals. The data was insufficient to determine if the smoke grenade and the illumination signals were MEC or munitions debris. Additionally, 4 expended smoke grenades were found on a dirt road adjacent to MRS-57 during a munitions response (investigation) completed in October 1999. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. The visual surface removal included MRS-57. No MEC items were found at MRS-57 ( <i>Parsons, 2002b</i> ). Historical research and field investigations identified past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. No evidence of other types of training or use as an impact area was observed. MEC is not expected to be found at MRS-57. MRS-57 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-59 Unnamed (Parcel L20.2.1)	MD	Unknown	A small portion of MRS-59 overlaps Parcel L20.2.1 (Plate 4). MRS-59 was identified during interviews conducted as part of the ASR and was reported to have included a 2.36-inch rocket range in the early 1940s. A munitions response (investigation) that included MRS-59 and MRS-27F was conducted by a USACE UXO Safety Specialist as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris (expended pyrotechnics) and two fragments from the incomplete detonation of a 60mm mortar were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. MEC is not expected to be present within MRS-59. MRS-59 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 DRO 01 (Parcels L20.13.1.2 and L20.13.3.1	MD MEC	Unknown	MRS-15 DRO 01 and Parcel L6.1 lie adjacent to Parcel L6.2 (Plate 9). Sites MRS-15 DRO 01, MRS-15 DRO 02, and MRS-43 are collectively called the DRO Group (Plate 9). The initial munitions responses (investigations) conducted at MRS-15 DRO 01 included random grid sampling, a removal to a depth of 4 feet along a fuel break on the east side of MRS-15 DRO 01, a removal to a depth of 4 feet on the roads and trails within the site, SS/GS sampling at MRS-15 DRO 01 and MRS-43, and removal of spent small arms ammunition in Ranges 24, 25 and 26 (HA-24, HA-25 and HA-26). MEC and munitions debris were identified within the eastern portion of MRS-15 DRO 01 and the area was subjected to a munitions response (removal) to a depth of 4 feet. Upon

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
and adjacent to Parcel L6.2)			completion of the removal, the removal area and the rest of MRS-15 DRO 01 were resurveyed using digital geophysical equipment. The digital geophysical survey on the southern margin of MRS-15 DRO 01 included investigation up to the fence-line running parallel to South Boundary Road (Parcels L20.13.3.1 and L20.13.1.2). According to the MMRP database 168 MEC items and 15,300 munitions debris items were removed from MRS-15 DRO 01. The removal at MRS-15 DRO 01 is complete and no MEC is expected to remain in the portions of MRS-15 DRO 01 overlapping Parcels L20.13.1.2 and L20.13.3.1. MRS-15 DRO 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 MOCO 02 (Parcel E21b.3)	MD MEC	Unknown	The boundary of MRS-15 MOCO 02 was developed to support the transfer of Parcel E21b.3 and not on evidence of munitions use. MRS-15 MOCO 02 lies within the boundary of the former Fort Ord Impact Area and contains the firing lines for Ranges 44 and 45. Range 44 was used for firing of antitank weapons and Range 45 was a 40mm grenade range. Munitions response (investigation) at the site was performed in 1999 and approximately 100 military munitions-related items (MEC and munitions debris) were found ( <i>USA, 2001g</i> ). To address the threat to human health associated with MEC at MRS-15 MOCO 02, a non-time critical removal action (NTCRA) to a depth of 4 feet was completed across the northern portion of the site. According to the MMRP database 663 MEC items and 3,964 munitions debris items were removed from the site. All accessible areas within the northern portion of MRS-15 MOCO 02 were investigated to a depth of 4 feet. Based on the results of the NTCRA the threat to the public posed by the presence of MEC at the site has been mitigated ( <i>Parsons, 2006c</i> ). MRS-15 MOCO 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-Ranges 43-48 (Parcels E38, E39, E40, E41, and E42)	MD MEC	1940s through 1990s	MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs <sup>2</sup> (Plate 7, Attachment 1) and pending areas underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2007</i> ). According to the MMRP database 11,955 MEC items and 28,840 munitions debris items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 SEA 01 (Parcel E24)	MD MEC	Unknown	The boundary of MRS-15 SEA 01 was developed to support the transfer of Parcel E24 and not on evidence of munitions use. MRS-15 SEA 01 included the firing points and some of the targets associated with three small arms ranges (Ranges 21, 22, and 23) and a non-firing target detection range. Several munitions responses were conducted on MRS-15 SEA 01, including an investigation of field latrines, road clearances, grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 01 not covered by the NTCRA. According to the MMRP database, 203 MEC items and 17,845 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 01 have been conducted to a depth of 4 feet. Inaccessible SCAs <sup>3</sup> (Plate 8, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be

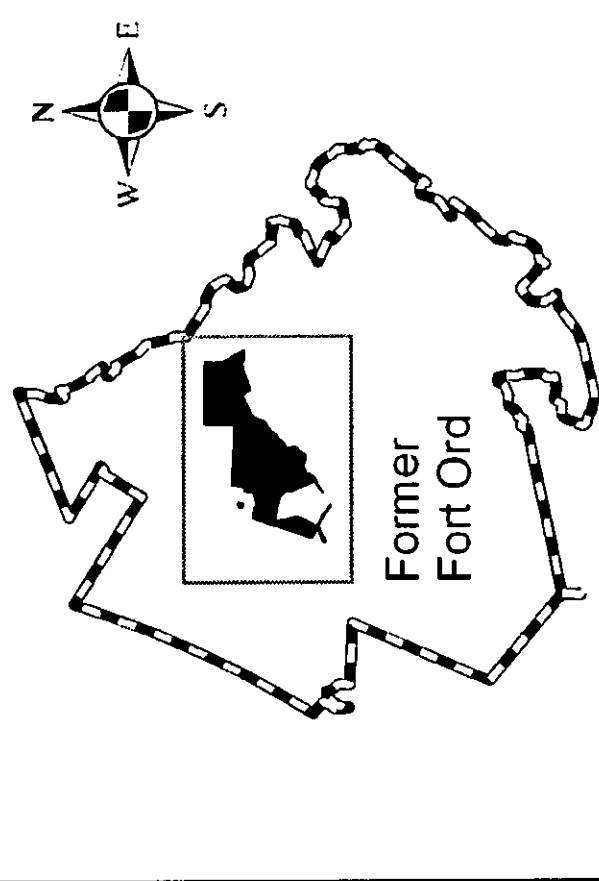
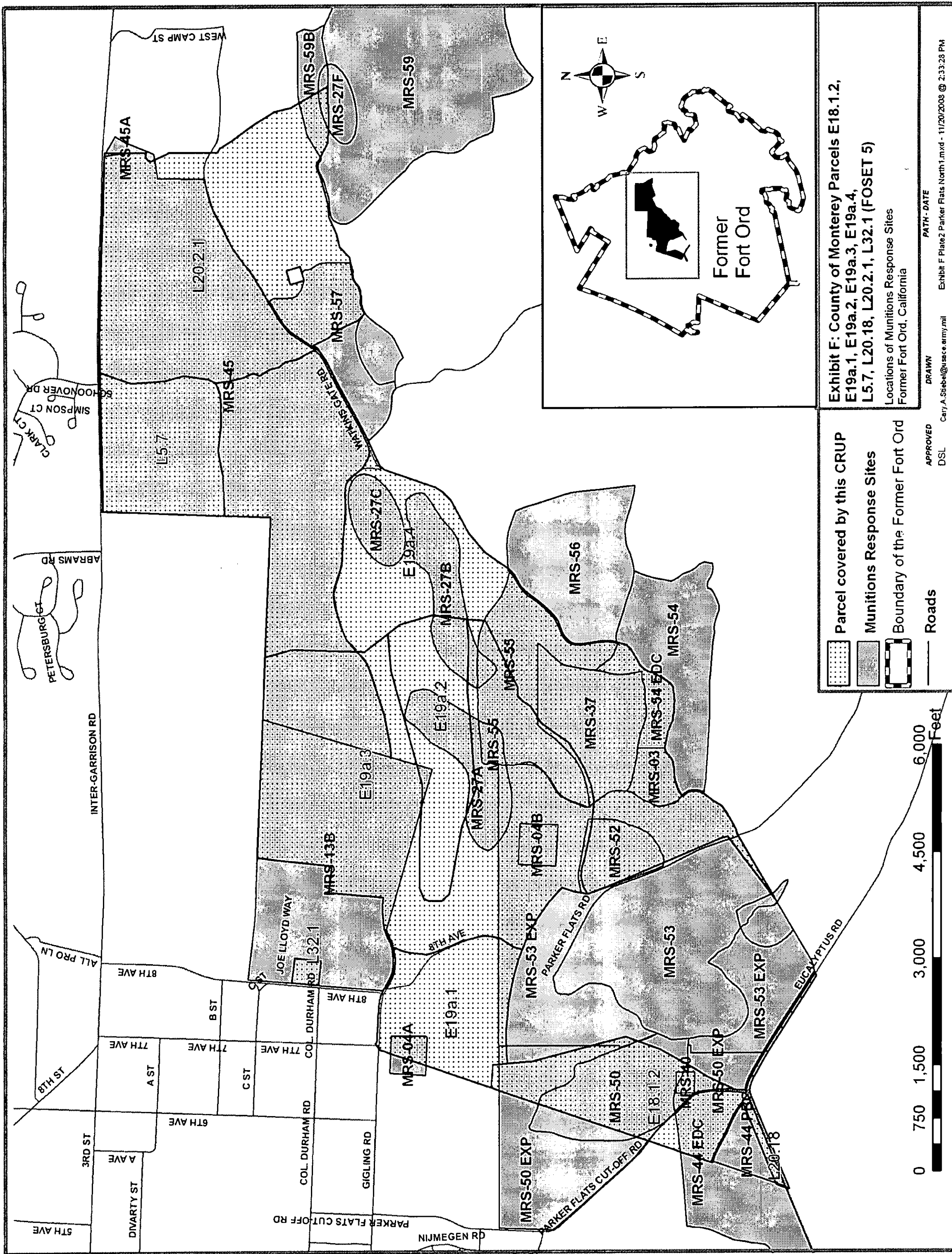


**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

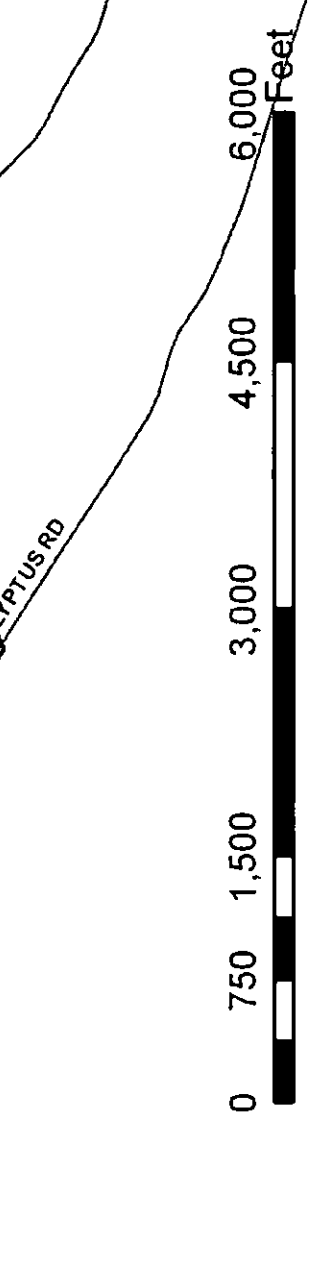
Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-15 SEA 02 (Parcel E34)	MD MEC	Unknown	<p>addressed in a follow-up investigation. MRS-15 SEA 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>The boundary of MRS-15 SEA 02 was developed to support the transfer of Parcel E34 and not on evidence of munitions use. MRS-15 SEA 02 included the firing points and some of the targets associated with two small arms ranges (Ranges 19 and 20). Several munitions responses were conducted on MRS-15 SEA 02, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 02 not covered by the NTCRA. According to the MMRP database, 12 MEC items and 1,390 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 02 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 8, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
MRS-15 SEA 03 (Parcel E23.1)	MD MEC	Unknown	<p>The boundary of MRS-15 SEA 03 was developed to support the transfer of Parcel E23.1 and not on evidence of munitions use. MRS-15 SEA 03 includes a portion of Range 18, a former small arms range. Features associated with Range 18 that lie within Parcel E23.1 include some of the firing points and some of the targets. Several munitions responses were conducted on MRS-15 SEA 03, including grid sampling, removals within the small arms range, roads and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 03 not covered by the NTCRA. According to the MMRP database, 124 MEC items and 220 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 03 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 03 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
MRS-15 SEA 04 (Parcel E23.2)	MD MEC	Unknown	<p>The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

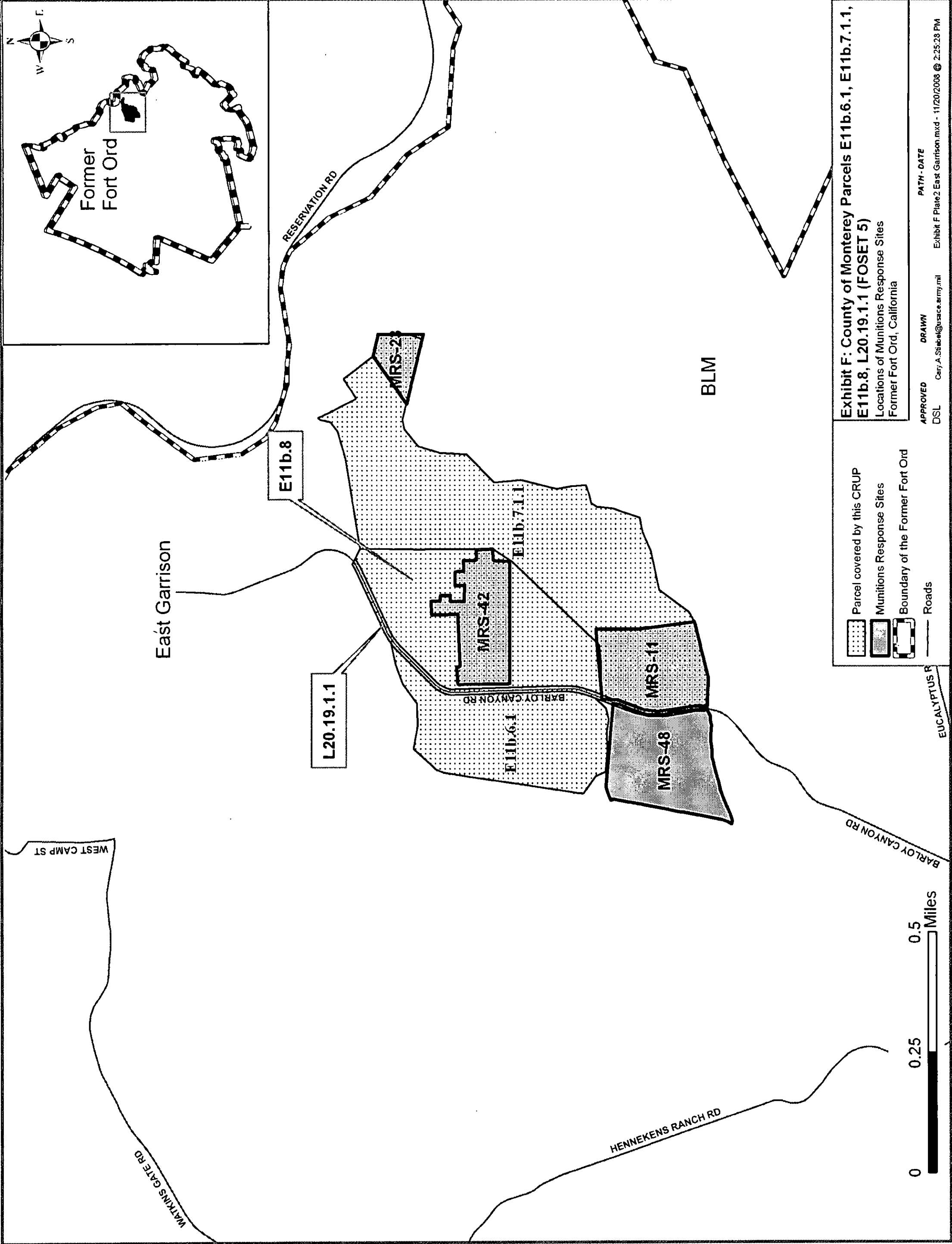
Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
<p>*Munitions and Explosives of Concern (MEC)U. This term, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, means: (A) Unexploded Ordnance (UXO), as defined in 10 U.S.C. 101(e)(5); (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.</p> <p><sup>1</sup> Resolution of anomalies detected below the depth specified in a project scope of work was at the discretion of the project managers and determined on a case-by-case basis considering, among other things, the likelihood that the anomaly was MEC or other material. At munitions response sites where 4-foot removal or removal-to-depth was conducted since June 1996, all detected anomalies were investigated or resolved (e.g. Parker Flats Munitions Response Area), or unresolved anomalies were recorded (e.g. special-case areas in MRS-15 SEA 01-4). For 1-foot and 3-foot removals, and 4-foot removals conducted prior to June 1996, after-action reports do not provide information about any detected but unresolved anomalies; further evaluation of site-specific information would be required to conclusively state that there were no such anomalies.</p> <p><sup>2</sup> SCA is an area in the MRS in which MEC removal cannot be completed within the scope of work due to metallic clutter or obstructions that compromise instrument performance or technician safety or because the removal process would cause a serious adverse impact to the habitat. The specific types of SCAs at MRS-Ranges 43-48 are high density munitions debris and range-related debris areas (Ranges 44 and 48); high density MEC and range-related debris (Range 47); target box trench (Range 45); non-completed areas; steel-reinforced concrete observation bunker; and metallic fence. See the <i>Final MRS-Ranges 43-48 Interim Action Technical Information Paper, Former Fort Ord, Monterey, California, Military Munitions Response Program</i>, January 26, 2007, for additional information.</p> <p><sup>3</sup> SCA is an area in the MRS in which MEC removal cannot be completed within the scope of work due to metallic clutter or obstructions that compromise instrument performance or technician safety or because the removal process would cause a serious adverse impact to the habitat. The specific types of SCAs at MRS-15 SEA 01-4 are metallic fence; asphalt and concrete paved areas; non-completed backhoe excavation areas; heavy equipment excavation areas (concrete bunkers, fighting positions, flag poles, target boxes, tie downs, utility poles and wood stairs); berms (wood retaining walls with metal connectors); structures and latrines; former remote automated weather station (Range 46); and debris piles. See the <i>Final Technical Information Paper MRS-15 SEA 01-4, Time-Critical Removal Action and Geophysical Operations (Phase I), Former Fort Ord, Monterey, Military Munitions Response Program</i>, February 11, 2006, for additional information.</p>			<p>Munitions Response Actions</p>



- Parcel covered by this CRUP
- Munitions Response Sites
- Boundary of the Former Fort Ord
- Roads

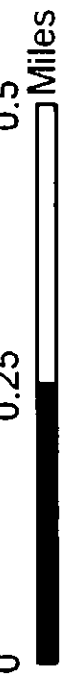


**Exhibit F: County of Monterey Parcels E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.18, L20.2.1, L32.1 (FOSET 5)**  
 Locations of Munitions Response Sites  
 Former Fort Ord, California



**Exhibit F: County of Monterey Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1 (FOSET 5)**  
 Locations of Munitions Response Sites  
 Former Fort Ord, California

- Parcel covered by this CRUP
- Munitions Response Sites
- Boundary of the Former Fort Ord
- Roads



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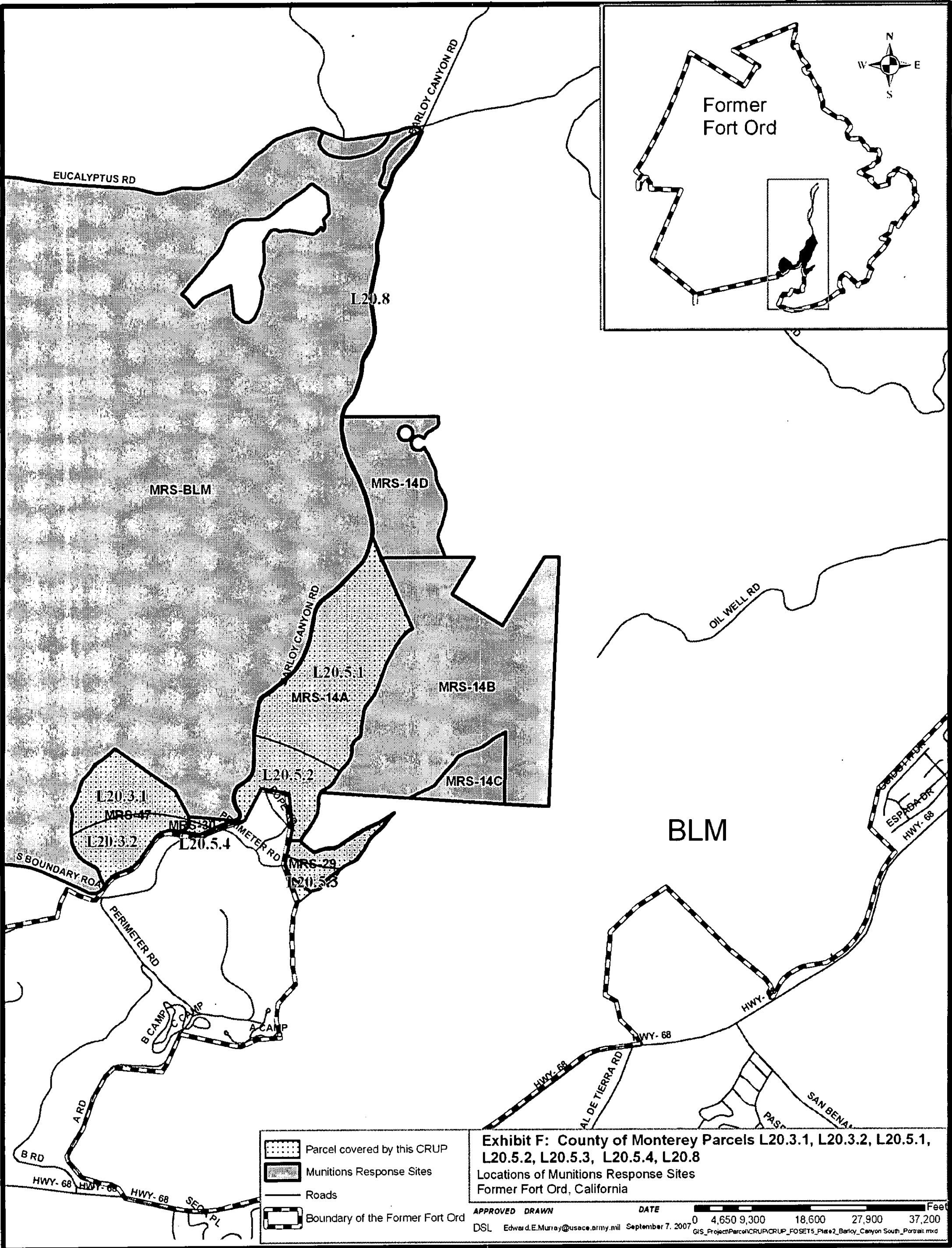
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 Cary, A. Stiel@usace.army.mil

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**Exhibit F: County of Monterey Parcels L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8**  
 Locations of Munitions Response Sites  
 Former Fort Ord, California

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## **EXHIBIT G**

### **UNRECORDED EASEMENTS AND ENCUMBRANCES**

Existing utilities, if any, along Intergarrison Road, Impossible Canyon Road and Barloy Canyon Road.

Existing utilities, if any, along paved roads within these parcels including Gigling Road, 8<sup>th</sup> Avenue, Normandy Road, Parker Flats Road, Parker Flats Cut-Off and Eucalyptus Road, which may currently service U.S. Department of the Interior, Bureau of Land Management (BLM) facilities.

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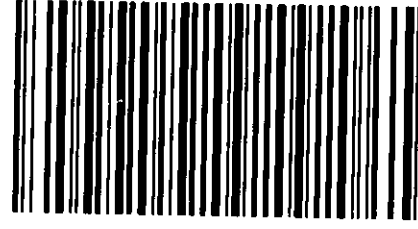
Stephen L. Vagnini  
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CITY OF SEASIDE  
COUNTY OF MONTEREY, CALIFORNIA  
(Parcels E18.1.1, E18.1.3, E18.4, E20c.2, E23.1, E23.2, E24, and E34)**

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\_\_\_\_ Computed on full value less liens and encumbrances  
remaining at time of sale

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**FORT ORD REUSE AUTHORITY  
OFFICIAL BUSINESS  
REQUEST DOCUMENT TO BE RECORDED  
AND EXEMPT FROM RECORDING FEES  
PER GOVERNMENT CODE 6103**

**Recording requested by and  
when recorded mail to:**

George R. Schlossberg, Esq.  
Kutak Rock LLP  
1101 Connecticut Avenue, NW  
Suite 1000  
Washington, DC 20036

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**QUITCLAIM DEED FOR  
FORT ORD REUSE AUTHORITY (FORA)  
CITY OF SEASIDE  
COUNTY OF MONTEREY, CALIFORNIA  
(Parcels E18.1.1, E18.1.3, E18.4, E20c.2, E23.1, E23.2, E24, and E34)**

**THIS QUITCLAIM DEED**, made and entered into between the **UNITED STATES OF AMERICA**, acting by and through the **SECRETARY OF THE ARMY (the "Grantor")**, under and pursuant to the power and authority contained in the Defense Base Closure and Realignment Act of 1990, as amended (Public Law No. 101-510, 10 U.S.C. § 2687) ("DBCRA"), and the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. § 101 *et seq.*); and the **FORT ORD REUSE AUTHORITY ("FORA") (the "Grantee")**, created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive, commencing with Section 67650, *et seq.*, and selected provisions of the California Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, *et seq.*, and Article 4, commencing with Section 33492.70, *et seq.*, and recognized as the Local Redevelopment Authority for the former Fort Ord Army Base, California, by the Office of Economic Adjustment on behalf of the Secretary of Defense.

**WITNESSETH THAT:**

**WHEREAS**, the Secretary of the Army may convey surplus property to a local redevelopment authority at a closing military installation for economic development purposes pursuant to the power and authority provided by DBCRA and the implementing regulations of the Department of Defense (32 CFR 174-176);



**WHEREAS**, Grantee, by application, requested an economic development conveyance of portions of the former Fort Ord, California, consistent with the redevelopment plan prepared by the Grantee;

**WHEREAS**, Section 334 of Public Law 104-201 allows, with the concurrence of the Governor of the State of California and the approval of the Administrator of the EPA, for the deferral of the requirement of 42 U.S.C. § 9620 (h)(3)(A)(ii)(I) prior to completion of all the necessary environmental remediation actions required under the CERCLA, which approval and concurrence have been received.

**WHEREAS**, the Grantor and the State of California Department of Toxic Substances Control have entered into a Munitions and Explosives of Concern ("MEC") Covenant to Restrict Use of Property, dated 4/21/09 2009 and recorded on May 8, 2009, Series Number 2009028281 <sup>CT</sup>

**NOW THEREFORE**, the GRANTOR, for good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM unto the GRANTEE, its successors and assigns, all its right, title, and interest in the property situated, lying and being in the County of Monterey, in the State of California, Parcels E18.1.1, E18.1.3, E18.4, E20c.2, E23.1, E23.2, E24, and E34 containing approximately 598.403 acres as shown on Exhibit A, attached hereto and made a part hereof (hereinafter referred to as the "Property").

**AND IT IS FURTHER AGREED AND UNDERSTOOD** by and between the parties hereto that the GRANTEE, by its acceptance of this Deed, agrees that, as part of the consideration for this Deed, the GRANTEE covenants and agrees for itself, its successors and assigns, forever, that this Deed is made and accepted upon each of the following covenants, which covenants shall be binding upon and enforceable against the GRANTEE, its successors and assigns, in perpetuity by the United States and other interested parties as allowed by federal, state or local law; that the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS set forth herein are a binding servitude on the Property herein conveyed and shall be deemed to run with the land in perpetuity; and that the failure to include the **NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS** in subsequent conveyances does not abrogate the status of these restrictions as binding upon the parties, their successors and assigns:

**I. PROPERTY DESCRIPTION:**

The Property includes:

1. All buildings, facilities, roadways, and other improvements, including the storm drainage systems and the telephone system infrastructure, and any other improvements thereon;

2. All appurtenant easements and other rights appurtenant thereto, permits, licenses, and privileges not otherwise excluded herein; and

3. All hereditaments and tenements therein and reversions, remainders, issues, profits, privileges and other rights belonging or related thereto.

## II. EXCLUSIONS AND RESERVATIONS

This conveyance is made subject to the following **EXCLUSIONS** and **RESERVATIONS**:

1. The Property is taken by the Grantee subject to any and all valid and existing recorded outstanding liens, leases, easements, and any other encumbrances made for the purpose of roads, streets, utility systems, rights-of-way, pipelines, and/or covenants, exceptions, interests, liens, reservations, and agreements of record; and any unrecorded easements and any other encumbrances made for the limited purpose of roads, streets, utility systems, and pipelines set forth in Exhibit G.

2. The reserved rights and easements set forth in this section are subject to the following terms and conditions:

A. The Grantee is to comply with all applicable Federal law and lawful existing regulations;

B. The Grantor is to allow the occupancy and use by the Grantee, its successors, assigns, permittees, or lessees of any part of the easement areas not actually occupied or required for the purpose of the full and safe utilization thereof by the Grantor, so long as such occupancy and use does not compromise the ability of the Grantor to use the easements for their intended purposes, as set forth herein;

C. The easements previously granted or granted herein shall be for the specific use described and may not be construed to include the further right to authorize any other use within the easements unless approved in writing by the fee holder of the land subject to the easement;

D. Any transfer of the easements by assignment, lease, operating agreement, or otherwise must include language that the transferee agrees to comply with and be bound by the terms and conditions of the original grant;

E. Unless otherwise provided, no interest reserved shall give the Grantor any right to remove any material, earth, or stone for consideration or other purpose except as necessary in exercising its rights hereunder; and

F. The Grantor is to restore the area of any easement or right of access so far as it is reasonably possible to do so upon abandonment or release of any easement as provided herein, unless this requirement is waived in writing by the then owner of the Property.

3. Grantor reserves mineral rights that Grantor owns with the right of surface entry in a manner that does not unreasonably interfere with Grantee's development and quiet enjoyment of the Property.

**TO HAVE AND TO HOLD** the Property granted herein to the GRANTEE and its successors and assigns, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, or claim whatsoever of the GRANTOR, either in law or in equity and subject to the terms, reservations, restrictions, covenants, and conditions set forth in this Deed.

### **III. CERCLA NOTICE, ASSURANCES, WARRANTY, AND ACCESS PROVISIONS**

#### **1. CERCLA NOTICE**

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

A. Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h), is provided in Exhibit B, attached hereto and made a part hereof. Additional information regarding the storage, release, and disposal of hazardous substances on the Property has been provided to the Grantee in the Finding of Suitability for Early Transfer (FOSET) and the documents referenced therein, receipt of which the Grantee hereby acknowledges.

B. 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 C, attached hereto and made a part hereof. Additional information regarding the remedial action taken, if any, has been provided to the Grantee in the Finding of Suitability for Early Transfer (FOSET) and the documents referenced therein, receipt of which the Grantee hereby acknowledges.

#### **2. CERCLA RESPONSE ACTION ASSURANCES**

For the Property, the Grantor provides the following description and assurances:

A. Pursuant to section 120(h)(3)(C)(ii)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(I) and (II)), the Environmental Protection Provisions located at Exhibit D, attached hereto and made a part hereof, provide the conditions, restrictions, and notifications necessary 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.

B. Pursuant to section 120(h)(3)(C)(ii)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(III)), all corrective, remedial, or response actions necessary to protect human health and the environment will be taken with respect to any hazardous substance remaining on the Property as a result of storage, release, or disposal prior to the date of transfer, in accordance with the compliance schedule. The schedule will be developed in cooperation with the U.S. Environmental Protection Agency and the State of California. The schedules may be changed, as provided by the Fort Ord Federal Facility Agreement (FFA), as amended, and the Administrative Order on Consent (AOC).

C. Any corrective, remedial, or response action found to be necessary after the date of transfer shall be conducted by the Grantor, except those actions conducted by the Grantee on behalf of the Grantor. This warranty shall not apply in any case in which the person or entity to whom the Property is transferred is a potentially responsible party with respect to such property. For purposes of this warranty, Grantee shall not be considered a potentially responsible party solely due to the presence of 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.

D. Pursuant to section 120(h)(3)(C)(ii)(IV) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(C)(ii)(IV)), the Grantor has submitted and will continue to submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required. Expenditure of any federal funds for such investigations or response actions is subject to Congressional authorization and appropriation of funds for that purpose. The Grantor will submit its funding request for the projects needed to meet the schedule of necessary response actions.

### **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 in any case in which a remedial 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 and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee, 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 covenant, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, 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. In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

#### IV. "AS IS"

1. 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.

2. 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 or lead-based paint. 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.

3. Nothing in this "As Is" provision will be construed to modify or negate the Grantor's obligation under law.

#### **V. HOLD HARMLESS**

1. 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 on any portion of the Property after the date of conveyance.

2. 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.

3. Nothing in this Hold Harmless provision will be construed to modify or negate the Grantor's obligation under law.

#### **VI. 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.

## **VII. ENVIRONMENTAL PROTECTION PROVISIONS**

The Environmental Protection Provisions are at Exhibit D, 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 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.

## **VIII. AIR NAVIGATION RESERVATION AND RESTRICTIONS**

The Monterey Peninsula Airport and the former Fritzsche Army Airfield, now known as the Marina Municipal Airport, are in close proximity to the Property. Accordingly, in coordination with the Federal Aviation Administration, the Grantee covenants and agrees, on behalf of itself, its successors and assigns and every successor in interest to the Property herein described, or any part thereof, that there will be no construction or alteration unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14, Code of Federal Regulations, Part 77, entitled, "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

## **IX. ENFORCEMENT AND NOTICE REQUIREMENT**

The provisions of this Deed benefit the governments of the United States of America, the State of California, acting on behalf of the public in general, the local governments, and the lands retained by the Grantor and, therefore, are enforceable, by resort to specific performance or legal process by the United States, the State of California, the local governments, and by the Grantor, and its successors and assigns. Enforcement of this Deed shall be at the discretion of the parties entitled to enforcement hereof, and any forbearance, delay or omission to exercise their rights under this Deed in the event of a breach of any term of this Deed, shall not be deemed to be a waiver by any such party of such term or of any subsequent breach of the same or any other terms, or of any of the rights of said parties under this Deed. All remedies available hereunder shall be in addition to any and all other remedies at law or in equity, including CERCLA. The enforcement rights set forth in this Deed against the Grantee, or its successors and assigns, shall only apply with respect to the Property conveyed herein and held by such Grantee, its successors or assigns, and only with respect to matters occurring during the period of time such Grantee, its successors or assigns, owned or occupied such Property or any portion thereof.



## **X. NOTICE OF NON-DISCRIMINATION**

With respect to activities related to the Property, the Grantee covenants for itself, its successors and assigns, that the Grantee, and such successors and assigns, shall not discriminate upon the basis of race, color, religion, sex, age, handicap, or national origin in the use, occupancy, sale or lease of the Property, or in their employment practices conducted thereon in violation of the provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); and the Rehabilitation Act of 1973, as amended, (29 U.S.C. § 794). This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The Grantor shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed, and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

## **XI. ANTI-DEFICIENCY ACT STATEMENT**

The Grantor's obligation to pay or reimburse any money under this Deed is subject to the availability of appropriated funds to the Department of the Army, and nothing in this Deed shall be interpreted to require obligations or payments by the Grantor in violation of the Anti-Deficiency Act (Public Law 97-258, 31 U.S.C. § 1341).

## **XII. GENERAL PROVISIONS**

A. SEVERABILITY. If any provision of this Deed, or the application of it to any person or circumstance, is found to be invalid, the remainder of the provisions of this Deed, or the application of such provisions to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

B. CAPTIONS. The captions in this Deed have been inserted solely for convenience of reference and are not a part of this Deed and shall have no effect upon construction or interpretation.

C. RIGHT TO PERFORM. Any right which is exercisable by the Grantee, and its successors and assigns, to perform under this Deed may also be performed, in the event of default by the Grantee, or its successors and assigns, by a lender of the Grantee and its successors and assigns.

## **XIII. OTHER CONDITIONS**

Should the Property be considered for the proposed acquisition and construction of school properties utilizing State funding, at any time in the future, a separate environmental



review process in compliance with the California Education Code Section 17210 *et seq.*, will need to be conducted and approved by DTSC.

#### **XIV. THE CONDITIONS, RESTRICTIONS, AND COVENANTS**

The conditions, restrictions, and covenants set forth in this deed are a binding servitude on the herein conveyed Property and will be deemed to run with the land in perpetuity. Restrictions, stipulations and covenants contained herein will be inserted by the Grantee verbatim or by express reference in any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in the Property or any portion thereof. All rights and powers reserved to the Grantor, and all references in this deed to Grantor shall include its successor in interest and assigns. The Grantor may agree to waive, eliminate, or reduce the obligations contained in the covenants, **PROVIDED, HOWEVER**, that the failure of the Grantor or its successor to insist in any one or more instances upon complete performance of any of the said conditions shall not be construed as a waiver or a relinquishment of the future performance of any such conditions, but the obligations of the Grantee, its successors and assigns, with respect to such future performance shall be continued in full force and effect.

#### **XV. LIST OF EXHIBITS**

The following listed Exhibits are made a part of this Deed:

- Exhibit A: Legal Description of Property
- Exhibit B: FOSET Hazardous Substance, Storage, Release and Disposal Table
- Exhibit C: FOSET Description of Property Table
- Exhibit D: Environmental Protection Provisions
- Exhibit E: Notification of Munitions and Explosives of Concern (MEC)
- Exhibit F: Site maps depicting the locations of munitions response sites
- Exhibit G: Unrecorded Easements and Encumbrances

**[Signature Pages Follow]**

IN WITNESS WHEREOF, the Grantor, the UNITED STATES OF AMERICA, acting by and through the SECRETARY OF THE ARMY, has caused these presents to be executed on this 19<sup>th</sup> day of March 2009.

UNITED STATES OF AMERICA

By [Signature]  
Joseph F. Calcara  
Deputy Assistant Secretary of the Army  
(Installations and Housing)  
OASA (I&E)

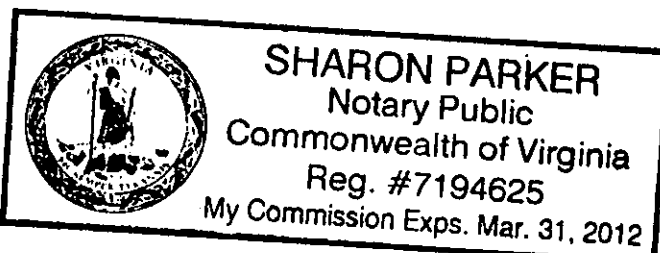
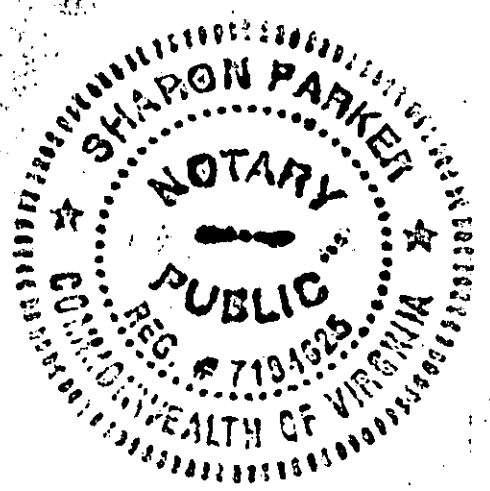
COMMONWEALTH OF VIRGINIA )  
 ) ss  
COUNTY OF ARLINGTON )

On 19 March 2009 before me, the undersigned, a Notary Public in and for said state, personally appeared Joseph F. Calcara, Deputy Assistant Secretary of the Army (Installations and Housing), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public, Commonwealth of Virginia

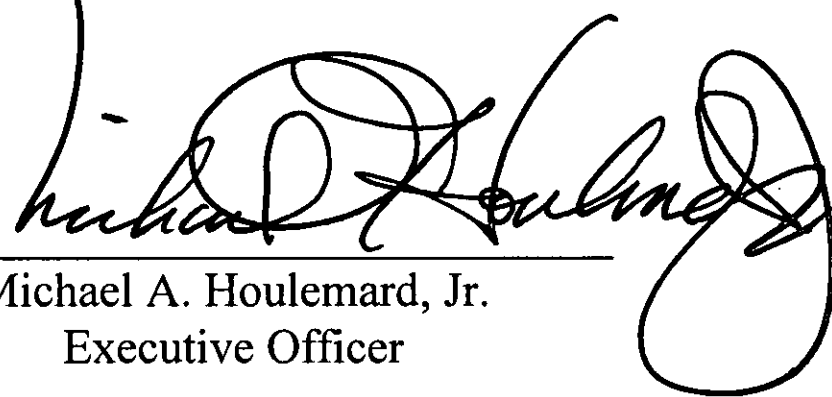
My commission expires: 31 March 2012



ACCEPTANCE:

In Testimony Whereof, witness the signature of the Fort Ord Reuse Authority ("Authority"), an organization organized and existing under the laws of the State of California under the Fort Ord Reuse Authority Act created under Title 7.85 of the California Government Code, Chapters 1 through 7, inclusive, commencing with Section 67650, et seq., and selected provisions of the California Redevelopment Law, including Division 24 of the California Health and Safety Code, Part 1, Chapter 4.5, Article 1, commencing with Section 33492, et seq., and Article 4, commencing with Section 33492.70, et seq., this SEVENTEENTH day of MARCH 2009 hereby accepts and approves this Quitclaim Deed for itself, its successors and assigns, and agrees to all the conditions, reservations, restrictions, and terms contained therein.

FORT ORD REUSE AUTHORITY  
LOCAL REDEVELOPMENT AUTHORITY

By:   
Michael A. Houlemard, Jr.  
Executive Officer

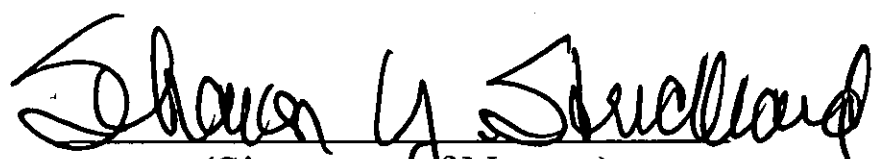
STATE OF CALIFORNIA

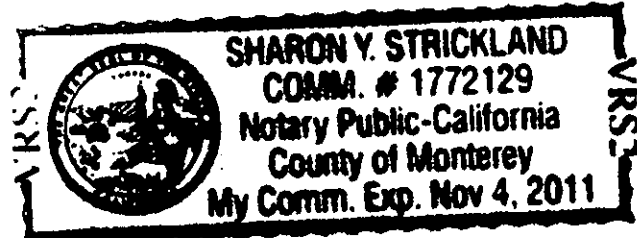
COUNTY OF Monterey

On 3-17-09 before me, Sharon Y. Strickland, (name of notary public) personally appeared Michael A. Houlemard Jr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
(Signature of Notary)



JA  
cm  
sl



Parcel B  
EDC E18.1.1, E18.1.3, E18. 4, E20c.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE within a portion of Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said Parcel 1, "Seaside IV-A" and "Monterey County III", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, from which the most southerly common corner to said Parcel 1, "Seaside IV-A" and "Monterey County III" bears North 18° 59' 46" East 643.03 feet, thence from said Point of Beginning leaving said common boundary

1. South 67° 55' 10" West for a distance of 1349.12 feet; thence
2. North 23° 08' 25" East for a distance of 328.27 feet; thence
3. North 32° 56' 21" East for a distance of 191.85 feet; thence
4. North 15° 17' 52" East for a distance of 202.27 feet; thence
5. North 32° 02' 26" East for a distance of 81.20 feet; thence
6. North 55° 17' 38" East for a distance of 117.39 feet; thence
7. North 25° 17' 41" East for a distance of 86.21 feet; thence
8. North 08° 55' 19" East for a distance of 459.44 feet; thence
9. North 23° 46' 06" East for a distance of 325.93 feet; thence
10. North 09° 23' 24" East for a distance of 279.94 feet; thence
11. North 66° 58' 08" West for a distance of 344.31 feet; thence
12. North 80° 45' 00" East for a distance of 257.60 feet; thence
13. North 09° 15' 00" West for a distance of 201.11 feet; thence

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Parcel B  
EDC E18.1.1, E18.1.3, E18. 4, E20c.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

14. South  $80^{\circ} 45' 00''$  West for a distance of 200.81 feet; thence
15. North  $01^{\circ} 00' 07''$  East for a distance of 180.36 feet to an angle point on the common boundary of said "Seaside IV-A" and Parcel 1 "Monterey Institute of International Studies" as it is shown on that certain map recorded in Volume 19 of Surveys at Page 22; thence along said common boundary
16. North  $48^{\circ} 07' 00''$  East for a distance of 1064.32 feet; thence
17. North  $41^{\circ} 53' 00''$  West for a distance of 791.67 feet to the beginning of a tangent curve; thence
18. Along a curve to the right, through a central angle of  $30^{\circ} 00' 00''$ , having a radius of 150.00 feet, for an arc length of 78.54 feet, and whose long chord bears North  $26^{\circ} 53' 00''$  West for a distance of 77.65 feet to a point of intersection with a tangent line; thence
19. North  $11^{\circ} 53' 00''$  West for a distance of 74.90 feet to the beginning of a tangent curve; thence
20. Along a curve to the left, through a central angle of  $58^{\circ} 58' 20''$ , having a radius of 50.00 feet, for an arc length of 51.46 feet, and whose long chord bears North  $41^{\circ} 22' 10''$  West for a distance of 49.22 feet to a point of intersection with a tangent line on the southeasterly boundary of Parcel 10, as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence leaving said common boundary of "Seaside IV-A" and Parcel 1 "Monterey Institute of International Studies" and following said southeasterly boundary of Parcel 10
21. South  $70^{\circ} 51' 20''$  East for a distance of 85.39 feet; thence
22. North  $02^{\circ} 22' 00''$  East for a distance of 1023.31 feet to the beginning of a tangent curve; thence
23. Along a curve to the right, through a central angle of  $20^{\circ} 00' 00''$ , having a radius of 618.00 feet, for an arc length of 215.72 feet, and whose long chord bears North  $12^{\circ} 21' 60''$  East for a distance of 214.63 feet to a point of intersection with a non-tangential line; thence
24. North  $22^{\circ} 22' 00''$  East for a distance of 180.11 feet to the beginning of a tangent curve; thence
25. Along a curve to the left, through a central angle of  $01^{\circ} 16' 27''$ , having a radius of 812.00 feet, for an arc length of 18.06 feet, and whose long chord bears North  $21^{\circ} 43' 46''$  East for a distance of 18.06 feet to a point of intersection with a non-tangential line on the common

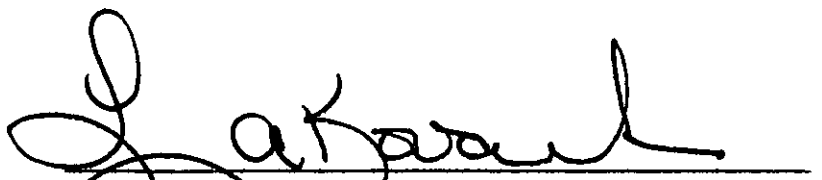
Parcel B  
EDC E18.1.1, E18.1.3, E18. 4, E20c.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

boundary of said "Seaside IV-A" and Parcel 5, as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence leaving said southeasterly boundary of Parcel 10 and following said common boundary of "Seaside IV-A" and Parcel 5

26. South 56° 19' 00" East for a distance of 75.47 feet; thence
27. North 42° 00' 00" East for a distance of 367.65 feet to an angle point on the common boundary of said "Seaside IV-A" and Parcel 6, as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence leaving said common boundary of "Seaside IV-A" and Parcel 5 and following said common boundary of "Seaside IV-A" and Parcel 6
28. South 68° 35' 00" East for a distance of 295.00 feet; thence
29. South 87° 49' 30" East for a distance of 931.01 feet; thence
30. North 02° 13' 54" East for a distance of 590.93 feet; thence
31. South 87° 46' 06" East for a distance of 210.20 feet; thence
32. North 02° 13' 54" East for a distance of 238.37 feet to a point on the southerly boundary of EDC Parcel E18.2.1; thence leaving said common boundary of "Seaside IV-A" and Parcel 6 and following said southerly boundary
33. South 87° 45' 32" East for a distance of 599.31 feet to a point on said common boundary of "Seaside IV-A" and "Monterey County III"; thence leaving said southerly boundary of EDC Parcel E18.2.1 and following said common boundary
34. South 18° 59' 46" West a distance of 5994.12 feet to the POINT OF BEGINNING;

Containing an area of 175.455 acres, more or less.

This legal description was prepared by

  
Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007

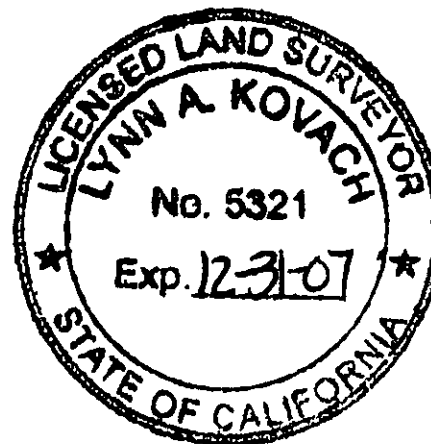


EXHIBIT I

of  
Parcel B

EDC Parcels E18.1.1, E18.1.3, E18. 4, E20c.2

Being a Portion of

Parcel 1, "Seaside IV-A" as shown on Vol. 23 of Surveys at Page 99

Fort Ord FOSET 5

City of Seaside Jurisdiction

Lying within the Fort Ord Military Reservation

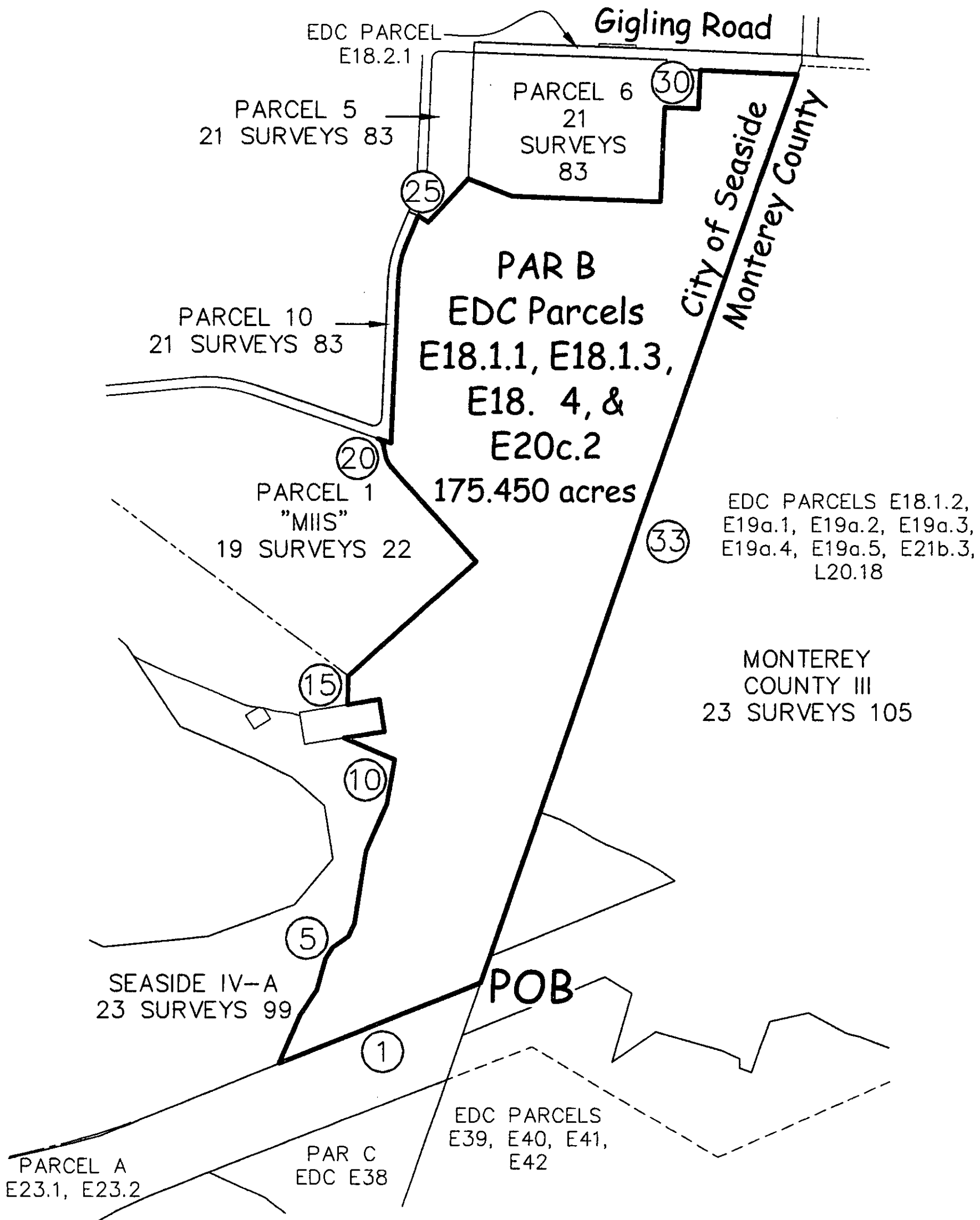
as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California



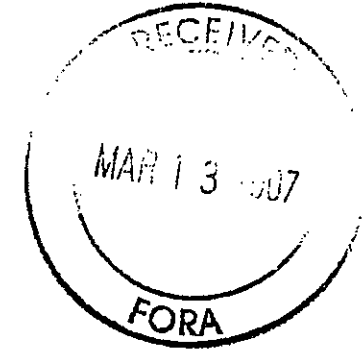
Not to Scale



Note: Course Numbers Refer to the  
Legal Description.

Parcel A  
EDC E23.1 & E23.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

5A  
50m  
se



Legal Description

SITUATE within a portion of Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the most southerly corner common to said Parcel 1, "Seaside IV-A" and "Monterey County III", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, thence from said Point of Beginning along the southerly boundary of Parcel 1, "Seaside IV-A"

1. South 68° 33' 01" West for a distance of 1993.60 feet to the beginning of a tangent curve; thence
2. Along a curve to the left, through a central angle of 34° 11' 28", having a radius of 2075.00 feet, for an arc length of 1238.25 feet, and whose long chord bears South 51° 27' 17" West for a distance of 1219.96 feet to the beginning of a tangent reverse curve; thence
3. Along a curve to the right, through a central angle of 35° 52' 07", having a radius of 2535.00 feet, for an arc length of 1586.97 feet, and whose long chord bears South 52° 17' 36" West for a distance of 1561.19 feet to a point of intersection with a tangent line; thence
4. South 70° 13' 40" West for a distance of 1207.00 feet to the beginning of a tangent curve; thence
5. Along a curve to the left, through a central angle of 02° 21' 39" (shown on said map as 02° 20' 29"), having a radius of 1975.00 feet, for an arc length of 81.38 feet ( shown on said map as 80.71 feet), and whose long chord bears South 69° 02' 50" West for a distance of 81.38 feet to point of intersection with a non-tangential line at the most northeasterly corner of "Seaside IV-B" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 95; thence along the common boundary of said "Seaside IV-B" and "Seaside IV-A"
6. North 31° 56' 06" West for a distance of 1508.05 feet (shown on said map as North 31° 55' 36" West); thence leaving said common boundary
7. North 19° 26' 42" East for a distance of 17.69 feet to the beginning of a tangent curve; thence

5



Parcel A  
EDC E23.1 & E23.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

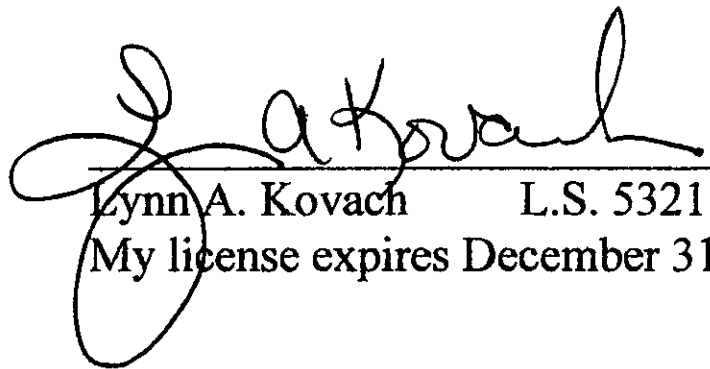
8. Along a curve to the right, through a central angle of  $71^{\circ} 46' 22''$ , having a radius of 30.00 feet, for an arc length of 37.58 feet, and whose long chord bears North  $55^{\circ} 19' 53''$  East for a distance of 35.17 feet to a point of intersection with a tangent line parallel with and forty feet southerly of the southerly boundary line of "Seaside III" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 83 ; thence along said parallel line
9. South  $88^{\circ} 46' 56''$  East for a distance of 566.16 feet to the beginning of a tangent curve; thence
10. Along a curve to the left, through a central angle of  $24^{\circ} 54' 26''$ , having a radius of 740.00 feet, for an arc length of 321.69 feet, and whose long chord bears North  $78^{\circ} 45' 51''$  East for a distance of 319.16 feet to a point of intersection with a tangent line; thence
11. North  $66^{\circ} 18' 38''$  East for a distance of 90.01 feet to the beginning of a tangent curve; thence
12. Along a curve to the left, through a central angle of  $06^{\circ} 31' 23''$ , having a radius of 2040.00 feet, for an arc length of 232.25 feet, and whose long chord bears North  $63^{\circ} 02' 57''$  East for a distance of 232.13 feet to a point of intersection with a tangent line; thence
13. North  $59^{\circ} 47' 15''$  East for a distance of 91.01 feet to the beginning of a tangent curve; thence
14. Along a curve to the left, through a central angle of  $03^{\circ} 47' 15''$ , having a radius of 5040.00 feet, for an arc length of 333.17 feet, and whose long chord bears North  $57^{\circ} 53' 37''$  East for a distance of 333.11 feet to a point of intersection with a tangent line; thence
15. North  $56^{\circ} 00' 00''$  East for a distance of 132.41 feet to the beginning of a tangent curve; thence
16. Along a curve to the right, through a central angle of  $08^{\circ} 24' 41''$ , having a radius of 960.00 feet, for an arc length of 140.93 feet, and whose long chord bears North  $60^{\circ} 12' 21''$  East for a distance of 140.81 feet to a point of intersection with a tangent line; thence
17. North  $64^{\circ} 24' 41''$  East for a distance of 87.67 feet to the beginning of a tangent curve; thence
18. Along a curve to the right, through a central angle of  $08^{\circ} 11' 30''$ , having a radius of 3460.00 feet, for an arc length of 494.68 feet, and whose long chord bears North  $68^{\circ} 30' 26''$  East for a distance of 494.26 feet to a point of intersection with a tangent line; thence

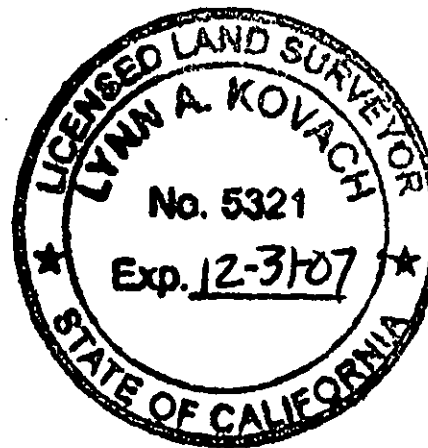
Parcel A  
EDC E23.1 & E23.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

19. North 72° 36' 11" East for a distance of 539.15 feet to the beginning of a tangent curve; thence
20. Along a curve to the right, through a central angle of 02° 58' 02", having a radius of 4960.00 feet, for an arc length of 256.87 feet, and whose long chord bears North 74° 05' 12" East for a distance of 256.84 feet to a point of intersection with a tangent line; thence
21. North 75° 34' 13" East for a distance of 101.08 feet; thence
22. North 75° 48' 43" East for a distance of 716.86 feet; thence
23. North 67° 55' 10" East for a distance of 2562.22 feet to a point on the common boundary of said "Seaside IV-A" and "Monterey County III"; thence along said common boundary
24. South 18° 59' 46" West a distance of 643.04 feet to the POINT OF BEGINNING.

Containing an area of 127.687 acres, more or less.

This legal description was prepared by

  
Lynn A. Kovach L.S. 5321  
My license expires December 31, 2007



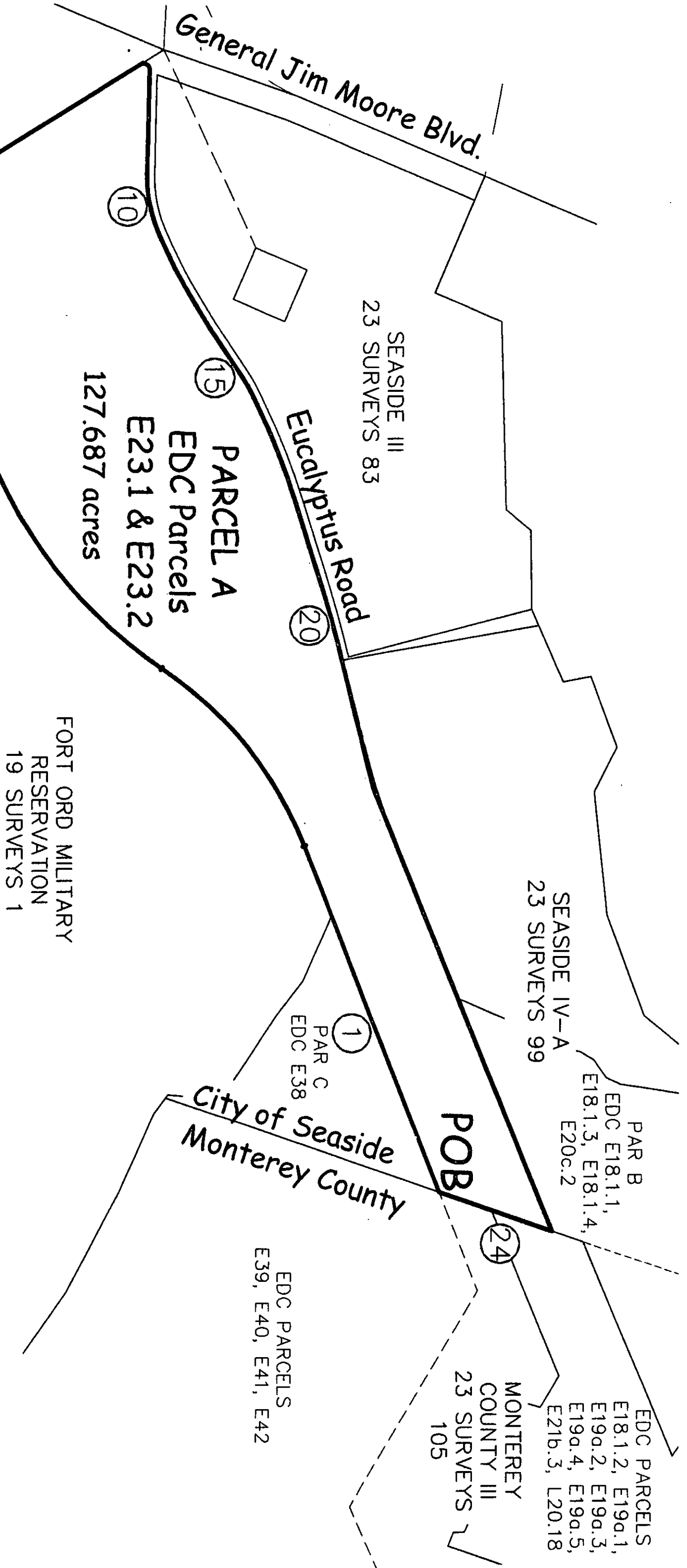
**EXHIBIT**  
of

**Parcel A**  
EDC Parcels E23.1 & E23.2  
Being a Portion of

**Parcel 1, "Seaside IV-A" as shown on Vol. 23 of Surveys at Page 99**  
Fort Ord FOSET 5  
City of Seaside Jurisdiction  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Not to Scale



SEASIDE IV-B  
23 SURVEYS 95

SEASIDE III  
23 SURVEYS 83

SEASIDE IV-A  
23 SURVEYS 99

FORT ORD MILITARY  
RESERVATION  
19 SURVEYS 1

**POB**

City of Seaside  
Monterey County

MONTEREY  
COUNTY III  
23 SURVEYS  
105

EDC PARCELS  
E39, E40, E41, E42

Note: Course Numbers Refer to the  
Legal Description.

EDC Parcels E24 & E34  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being all of Parcel 1 as it is shown on that certain map entitled "Seaside IV-B" recorded in Volume 23 of Surveys at Page 95; being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 1 being also the Northeast corner of Tract No. 355, Ord Terrace No. 11, as shown on that certain map recorded in Volume 7 of Cities and Towns at Page 1; thence from said Point of Beginning

1. South  $31^{\circ} 55' 36''$  East for a distance of 1639.79 feet to the beginning of a non-tangential curve; thence
2. Along a curve to the left, the center of which bears South  $22^{\circ} 06' 46''$  East, 1975.00 feet, through a central angle of  $28^{\circ} 07' 58''$ , having a radius of 1975.00 feet, for an arc length of 969.75 feet, to a point of intersection with a tangent line; thence
3. South  $39^{\circ} 45' 19''$  West for a distance of 124.70 feet to the beginning of a tangent curve; thence
4. Along a curve to the left, through a central angle of  $41^{\circ} 00' 31''$ , having a radius of 2500.00 feet, for an arc length of 1789.34 feet, and whose long chord bears South  $19^{\circ} 15' 04''$  West for a distance of 1751.39 feet to a point of intersection with a tangent line; thence
5. South  $01^{\circ} 15' 12''$  East for a distance of 1340.63 feet to the beginning of a tangent curve; thence
6. Along a curve to the right, through a central angle of  $20^{\circ} 02' 22''$ , having a radius of 2500.00 feet, for an arc length of 874.39 feet, and whose long chord bears South  $08^{\circ} 45' 59''$  West for a distance of 869.94 feet to a point of intersection with a tangent line; thence
7. South  $18^{\circ} 47' 10''$  West for a distance of 1713.97 feet to the beginning of a tangent curve; thence

EDC Parcels E24 & E34  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

8. Along a curve to the left, through a central angle of  $26^{\circ} 21' 02''$ , having a radius of 3310.00 feet, for an arc length of 1522.28 feet, and whose long chord bears South  $05^{\circ} 36' 39''$  West for a distance of 1508.90 feet to a point of intersection with a non-tangent line; thence
9. North  $88^{\circ} 47' 40''$  West for a distance of 2490.65 feet to a point on the easterly boundary of said former Fort Ord Military Reservation; thence along said easterly boundary
10. North  $23^{\circ} 14' 55''$  East for a distance of 9773.36 feet to the POINT OF BEGINNING;

Containing an area of 295.261 acres, more or less.

This legal description was prepared by



Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

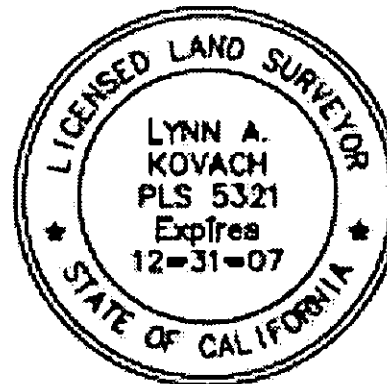
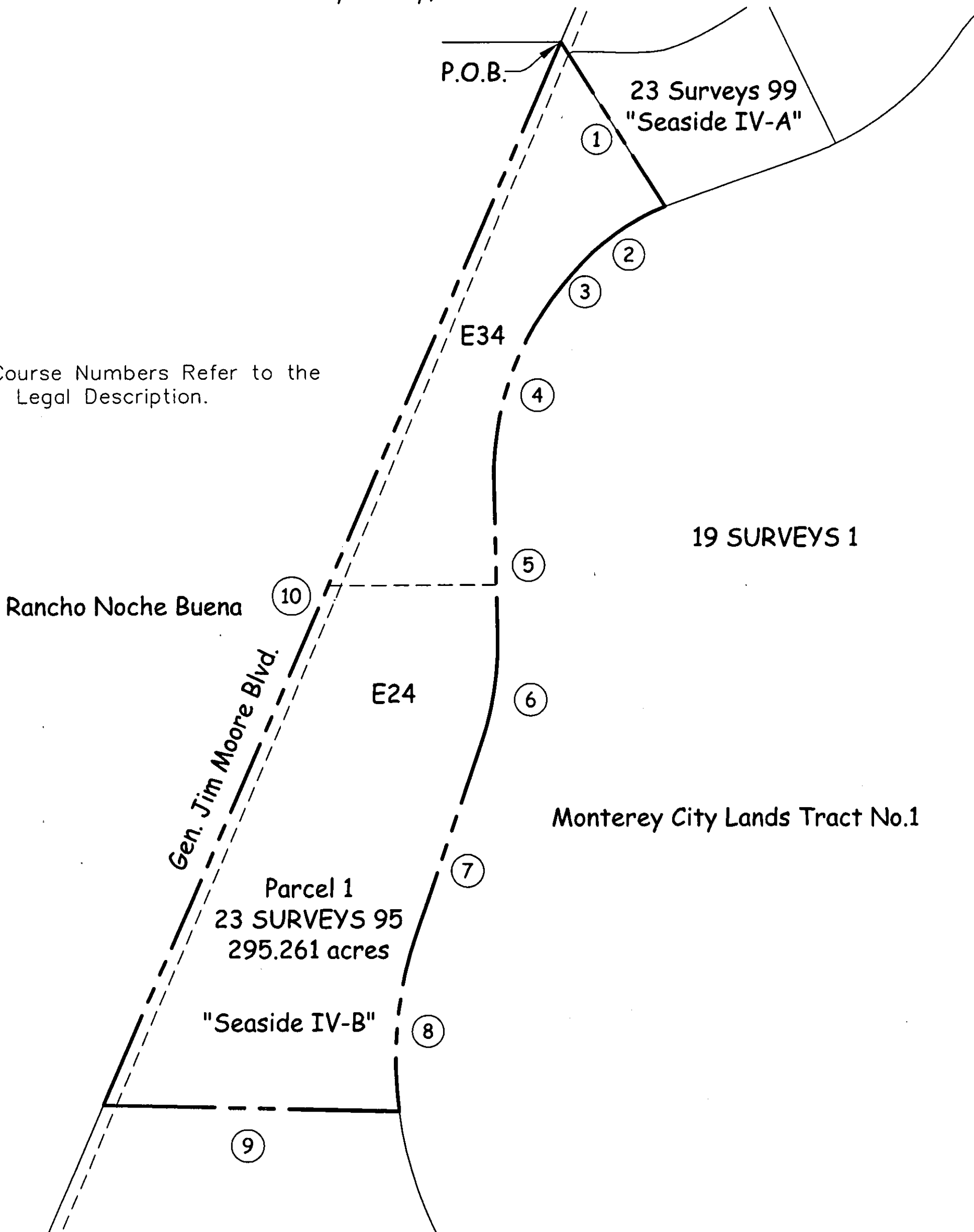


EXHIBIT  
of  
EDC Parcels E24 & E34  
Being Parcel 1 as shown on Vol. 23 of Surveys at Page 95  
City of Seaside Jurisdiction  
Fort Ord FOSET 5  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



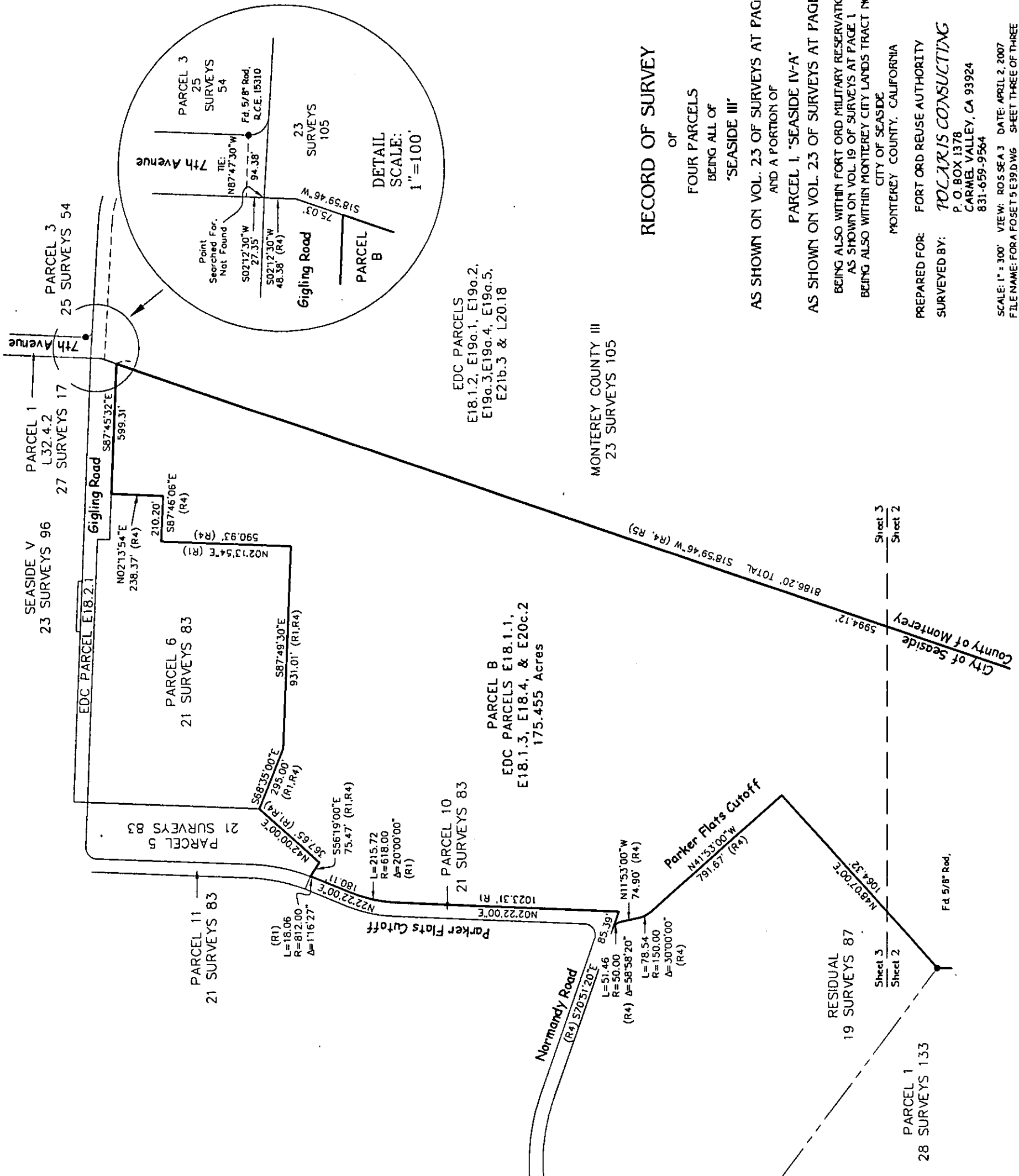
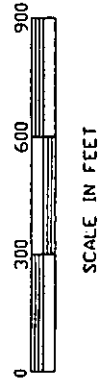
Note: Course Numbers Refer to the  
Legal Description.











**LEGEND**

- SET 5/8" IRON ROD TAGGED L.S. 5321 UNLESS NOTED OTHERWISE
- FOUND 1" IRON PIPE TAGGED R.C.E. 15310 UNLESS NOTED OTHERWISE
- R1 RECORD DATA PER VOL. 21 - SURVEYS - PG. 83
- R2 RECORD DATA PER VOL. 23 - SURVEYS - PG. 83
- R3 RECORD DATA PER VOL. 23 - SURVEYS - PG. 95
- R4 RECORD DATA PER VOL. 23 - SURVEYS - PG. 99
- R5 RECORD DATA PER VOL. 23 - SURVEYS - PG. 105
- R6 RECORD DATA PER VOL. 28 - SURVEYS - PG. 133

**RECORD OF SURVEY**

OF  
FOUR PARCELS  
BEING ALL OF  
'SEASIDE III'

AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 83  
AND A PORTION OF

PARCEL 1, 'SEASIDE IV-A'

AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 99,

BEING ALSO WITHIN FORT ORD MILITARY RESERVATION  
AS SHOWN ON VOL. 19 OF SURVEYS AT PAGE 1  
BEING ALSO WITHIN MONTEREY CITY LANDS TRACT NO. 1

CITY OF SEASIDE  
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: FORT ORD REUSE AUTHORITY

SURVEYED BY: **POCARIS CONSULTING**

P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

SCALE: 1" = 300' VIEW: ROS SEA 3 DATE: APRIL 2, 2007  
FILE NAME: FORA F05E15 E39D.WG SHEET THREE OF THREE

EDC PARCELS  
E18.1.2, E19a.1, E19a.2,  
E19a.3, E19a.4, E19a.5,  
E21b.3 & L20.18

MONTEREY COUNTY III  
23 SURVEYS 105

PARCEL B  
EDC PARCELS E18.1.1,  
E18.1.3, E18.4, & E20c.2  
175.455 Acres

PARCEL 10  
21 SURVEYS 83

PARCEL 6  
21 SURVEYS 83

PARCEL 5  
21 SURVEYS 83

PARCEL 11  
21 SURVEYS 83

PARCEL 1  
28 SURVEYS 133

RESIDUAL  
19 SURVEYS 87

PARCEL 3  
25 SURVEYS 54

PARCEL 1  
L32.4.2  
27 SURVEYS 17

SEASIDE V  
23 SURVEYS 96

EDC PARCEL E18.2.1

PARCEL 3  
25 SURVEYS 54

Sheet 3  
Sheet 2

Sheet 3  
Sheet 2

Sheet 3  
Sheet 2

Sheet 3  
Sheet 2

**Exhibit B – Notification of Hazardous Substance Storage, Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
<b>County of Monterey</b>			
Parcel F1.7.2 – HA-35A	Lead (7439921); copper (7440508); antimony (7440360)	1975 to Present	Release of lead, copper and antimony associated with small arms ammunition use at the Combat Pistol Range (HA-35A). Because this range is still active, no action related to MC is recommended for HA-35A.
Parcel E4.7.2 – OUCTP	Carbon tetrachloride (56235)	Unknown	Migration of groundwater plume containing predominantly carbon tetrachloride at concentrations exceeding the MCL. The Army has completed an RI/FS for the OUCTP study area and selected a remedial alternative. Remediation of the OUCTP will commence after regulatory approval of the remedial alternative ( <i>Army, 2006b</i> ).
Parcel E1b.7.1.1 – IRP Site 41	Toluene (108883); pentachlorophenol (87865); dioxins; arsenic (7440382); beryllium (7440417); cadmium (7440439); total chromium (7440473); copper (7440508); lead (7439921); nickel (744020); selenium (7782492); silver (7440224); thallium (7440280); zinc (7440666)	Possibly the 1940s and 1950s	The interim action (IA) at IRP Site 41 (Crescent Bluff Fire Drill Area) included the excavation and removal of approximately 76 cubic yards of soil from three former burn pits. Results of the confirmation sampling indicated that soil with chemical concentrations above the target cleanup concentrations were removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended ( <i>HLA, 1997a</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at IRP Site 41 in letters dated April 14, 1997 and March 10, 2006, respectively.
Parcel E19a.4 – IRP Site 8	Diesel; hydrocarbons	Unknown	The IA at IRP Site 8 (Range 49) included the excavation and removal of approximately 102 cubic yards of soil and debris from the former Molotov Cocktail Range. Results of the confirmation sampling indicated that soil with TPH concentrations above the target cleanup concentration of 500 mg/kg was removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health, the environment, or groundwater was anticipated and no further investigation or remediation was recommended ( <i>HLA, 1996c</i> ). The USEPA and the DTSC concurred that no further remedial action was necessary at Site 8 in letters dated April 14, 1997 and October 20, 2006.
<b>City of Marina</b>			
Parcel	Benzene (71432); Carbon	1956-2002	Release of VOCs from OU2 Fort Ord Landfills; SWMU FTO-002. Migration of groundwater plume containing VOCs at

**Exhibit B – Notification of Hazardous Substance Storage, Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
E4.3.2.2	tetrachloride (56235); Chloroform (67663); 1,1-dichloroethane (75343); 1,2-dichloroethane (107062); cis-1,2-dichloroethene (156605); 1,2-dichloropropene (78875); dichloromethane (75092); tetrachloroethene (127184); trichloroethene (79016); vinyl chloride (75014)		concentrations exceeding MCLs from the Fort Ord Landfills. Groundwater remediation system in place. USEPA concurrence that OU2 groundwater treatment system is operating properly and successfully 1/4/96.
Parcels E4.3.2.2, E4.7.1, E5a.1, L5.10.1	Carbon tetrachloride (56235)	Unknown	Migration of groundwater plume containing predominantly carbon tetrachloride at concentrations exceeding the MCL. The Army has completed an RI/FS for the OUCTP study area and selected a remedial alternative. Remediation of the OUCTP will commence after regulatory approval of the preferred remedial alternative ( <i>Army, 2006b</i> ).
<b>City of Seaside</b>			
Parcel E23.1	Lead (7439921); copper (7440508); antimony (7440360)	1960 to 1993	Remediation at IRP Site 39, Range 18 (HA-18D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E23.2	Lead (7439921); copper (7440508); antimony (7440360)	Early 1960s to 1993	Remediation at IRP Site 39, Ranges 18 and 46 (HA-18D and HA-46D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action at Range 18 included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.  The remedial action at Range 46 included the removal of approximately 3,900 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 46 was 26 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E24	Lead (7439921); copper	1968 to	Remediation at IRP Site 39, Range 21 (HA-21D), was conducted to remove lead, copper, and antimony in soil from spent

**Exhibit B – Notification of Hazardous Substance Storage, Release, or Disposal**

Location	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
	(7440508); antimony (7440360)	1993	small arms ammunition. The remedial action included the removal of approximately 9,600 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 21 was 35 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
Parcel E34	Lead (7439921); copper (7440508); antimony (7440360)	1950s to 1993	Remediation at IRP Site Range 19 (HA-19D) was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 1,400 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed.
<b>California State University, Monterey Bay</b>			
Parcel S1.3.2 – IRP Site 39B	Benzo(a)anthracene (56553); 1,4-dichlorobenzene (106467); total petroleum hydrocarbons	1950s to 1993	The IA at IRP Site 39B (Inter-Garrison Site) included the excavation and removal of approximately 164 cubic yards of soil mixed with debris from two locations. The soil contained semi-volatile organic compounds exceeding health based screening levels and total petroleum hydrocarbons exceeding the preliminary remediation goals. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. Results of the confirmation sampling and subsequent risk evaluation indicated that no further threat to human health or the environment is expected and no further investigation or remediation was recommended (HLA, 1997b). The USEPA and the DTSC concurred that no further remedial action was necessary at Site 39B in letters dated January 13, 1998 and October 20, 2006, respectively.

\* The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or ‘Superfund’) 42 U.S.C. §9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substance’s CERCLA reportable quantity (which ever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantity. See 40 CFR Part 373.

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p><b>City of Seaside</b>  <b>ESCA acreage – 598 (approximately)</b>  <b>Non-ESCA acreage – 0</b></p>				
<p>ESCA Parcel E18.1.1 – 99.96-acre development parcel that contains unoccupied building 4B52 (field latrine). This parcel lies partially within MRS-50, MRS-50EXP, and MRS-44EDC.</p>	<p>Excavation Restriction                      Residential Use Restriction</p>	<p>The evaluation of HA-174 (MRS-44EDC and MRS-44PBC) included a literature search, review of the information gathered during the munitions response, site reconnaissance and sampling for MC. Surface soil samples were collected to evaluate whether MC were present in areas where high numbers of military munitions were found. Because no explosive related compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC was recommended for HA-174 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-180 (MRS-50 and MRS-50EXP) included a literature search and a review of the information gathered during military munitions investigations, a site reconnaissance and sampling for MC. Surface soil samples were collected to evaluate whether MC were present in an area where high numbers of military munitions were found. No explosive related compounds were detected and no further action related to MC was recommended for HA-180 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>MRS-44 was established based on the presence of fragmentation from 37mm HE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of a PA/SI (<i>USAEDH, 1997</i>). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigations) were conducted at MRS-44EDC. The sampling investigations were completed to a depth of 4 feet. According to the MMRP database, 11 MEC items and 53 munitions debris items were removed during these investigations. It was recommended that a munitions response (removal) to 4 feet be conducted at MRS-44EDC (<i>USA, 2001i</i>). MRS-44EDC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-50 (Artillery Hill) was identified during interviews conducted as part of the ASR. Artillery Hill was reportedly used as a target area for rifle grenades and shoulder launched projectiles in the 1940s, 1950s and 1960s. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI. During the munitions response, fragments from 37mm projectiles and 75mm high explosive (HE) projectiles were discovered. A munitions response (removal) to a depth of 4 feet was completed over all of the Parker Flats MRA, including MRS-50, using digital geophysical equipment. According to the MMRP database, 442 MEC items and 724 munitions debris items were removed from the site. MRS-50 is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated</p>	<p>The FBTA (possibly meaning “Field Battalion Training Area” or “Firing Battery Training Area”) lies within Parcel E18.1.1. Munitions debris (empty M1 ammunition clip) was found during a field investigation (site walk); however, its presence does not necessarily indicate that training involving military munitions occurred on this parcel. If training with military munitions did occur, historical research indicates only practice and pyrotechnic items, which are not designed to cause injury, would have been used in the FBTA. The FBTA was evaluated in the Groups 1-5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at the FBTA and no further action related to MEC was recommended (<i>Army, 2006a</i>). The USEPA and the DTSC concurred in letters dated July 21 and July 26, 2006, respectively.</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
ESCA Parcel E18.1.3 – 40.008-acre developed parcel that contains unoccupied buildings 4387 and 4386 (former barracks). A small portion of the parcel lies within MRS-4A (CBR).	Excavation Restriction Residential Use Restriction	The evaluation of HA-93 (MRS-4A) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed and no further action related to MC was recommended for HA-93 under the Fort Ord BRA ( <i>MACTEC/Shaw, 2006</i> ).	<p>in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p> <p>MRS-50EXP was identified as a MRS due to the expansion of the removal area associated with MRS-50. MEC and munitions debris were found at the boundary of MRS-50, which warranted an expansion of the investigation area in all directions. The investigation of MRS-50 and its expansion areas included a munitions response (removal) conducted over the entire site to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 430 MEC items and 1,186 munitions debris items were found and removed from MRS-50EXP. MRS-50EXP is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50EXP and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p>	
			<p>According to the ASR, MRS-4A, the CBR Training Area, appear on the 1957 and 1958 Fort Ord Training Areas and Facilities Training maps. Three munitions responses were conducted on MRS-4A, including two phases of grid investigation and a removal over the entire site. All grid investigations and the removal were to a depth of four feet. According to the MMRP database 72 MEC items (mostly grenade fuzes) and 13 munitions debris items (mostly practice hand grenades) were removed. One MEC item was found in Parcel E18.1.3 and no MEC were found in Parcel E18.4. Three munitions debris items were found in Parcel</p>	NA

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
ESCA Parcel E18.4 – 2.156-acre development parcel that contains water storage tank 4375. A portion of the parcel lies within MRS-4A (CBR).	Excavation Restriction Residential Use Restriction	The evaluation of HA-93 (MRS-4A) included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed and no further action related to MC was recommended for HA-93 under the Fort Ord BRA ( <i>MACTEC/Shaw, 2006</i> ).	E18.4 and no munitions debris was found in Parcel E18.1.3. No MEC is expected to remain at MRS-4A and no further munitions response was recommended ( <i>USA, 2000a</i> ). MRS-4A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.  MRS-4A lies within Parcel E18.1.4 (Plate 6). Please refer to the property description for Parcel E18.1.3 for a discussion of this site.	NA
ESCA Parcel E20c.2 – 33.7-acre development parcel including a portion of Eucalyptus Road. The parcel contains MRS-44EDC. No buildings are located on this parcel.	Excavation Restriction Residential Use Restriction	The evaluation of HA-174 (MRS-44EDC) included a literature search, review of the information gathered during the munitions response, site reconnaissance and sampling for MC. Several blank small arms ammunition casings and one expended 75mm projectile casing were found. Surface soil samples were collected to evaluate whether MC were present in areas where high numbers of military munitions were found. Because no explosive related compounds were detected and metals concentrations were below Fort Ord background levels, no further action related to MC was recommended for HA-174 under the Fort Ord BRA ( <i>MACTEC/Shaw, 2006</i> ).	MRS-44 lies within Parcel E20c.2 (Plate 6). Please refer to the property description for Parcel E18.1.1 for a discussion of this site.	The boundary of MRS-15 SEA 04 was developed to support the transfer of adjacent Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling ( <i>USA, 2001g</i> ), removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former



## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E23.1 – 47.518-acre development parcel that borders the Natural Resources Management Area (NRMA) interface. This parcel includes unoccupied Range Tower 8304 and contains some of the firing points and targets for IRP site 39, Range 18, and MRS-15 SEA 03.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>Remediation at IRP Site 39, Range 18 (HA-18D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. No further action related to MC was recommended for HA-18D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-114 (MRS-15 SEA 03) HA-114 included a literature search and review of the information gathered during the munitions response at the site. Based on the limited number of items identified during the munitions response, no further action related to MC was recommended for HA-114 under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>The boundary of MRS-15 SEA 03 was developed to support the transfer of Parcel E23.1 and not on evidence of munitions use. MRS-15 SEA 03 includes a portion of Range 18, a former small arms range. Features associated with Range 18 that lie within Parcel E23.1 include some of the firing points and some of the targets. Several munitions responses were conducted on MRS-15 SEA 03, including grid sampling (<i>USA, 2001g</i>), removals within the small arms range, roads and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 03 not covered by the NTCRA. According to the MMRP database, 124 MEC items and 220 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 03 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 03 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>Fort Ord MMRP.</p> <p>MRS-24A and Parcel E20c.1.1.1 lie adjacent to Parcel E23.1. MRS-24A was identified as the location of a former practice rifle grenade training area during the Fort Ord archives search. MRS-24A was characterized in 1996, 1997, and 2000 to determine whether MEC were present. An investigation of 21 randomly placed grids (about 28% of the site) to a depth of 4 feet was conducted. During the investigation of MRS-24A, four MEC items (a flame thrower igniter cartridge, the tail fin assembly for a 60mm mortar, an 81mm practice mortar, and a 60mm illuminating mortar) were found and removed. In addition to the MEC, munitions debris (eight items and fragments from military munitions) that were determined not to present an explosives hazard were also removed.</p> <p>In support of a proposed lease of property that was to include adjacent Parcels E20c.1.1.1 and E20c.1 (including MRS-24A), representatives of the USEPA, DTSC, and the Army conducted a site walk of accessible areas of the property proposed for lease (First Tee lease area) on February 13, 2003. No MEC was observed during the site walk. Munitions debris encountered during the site walk included fragmentation from practice rifle grenades.</p> <p>Between February 23, 2003 and March 5, 2003, the USACE conducted geophysical surveys (site walks) of the proposed lease area. A USACE UXO Safety Specialist, accompanied by two other persons, conducted the site walk using hand-held geophysical equipment. The UXO Safety Specialist walked along roads and open trails through Parcels E20c.1 and E20c.1.1.1 searching for magnetic anomalies. One MEC item (a 57mm high explosive [HE] projectile) was found in Parcel E20c.1 to the east of MRS-24A. Munitions debris found included fragments from HE hand grenades and antitank rifle grenades, hand grenade safety levers, an inert 2.36-inch practice rocket, a 60mm projectile mortar fin, pieces from 3.5-inch practice rockets, and fragmentation from light</p>



## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
				<p>and heavy case munitions.</p> <p>On December 22, 2003, a geophysical survey was conducted between MRS-24A and Parcel E20c.2 (First Tee Site 2004 Investigation Area). The survey was performed by a contracted UXO Technician. The UXO Technician conducted a visual and geophysical survey while walking the existing trails. No MEC or munitions debris were found.</p> <p>In January 2004, the First Tee Site 2004 Investigation Area was characterized. During this investigation, ten 100-foot by 100-foot grids were characterized between MRS-24A and Parcel E20c.2 to a depth of 4 feet. Although no MEC were found during this investigation, munitions debris (228 items of which 212 were fragments from Mark II hand grenades) were found and removed. Parcel E20c.1 and MRS-24A will be evaluated through the RI/FS process as part of the ongoing former Fort Ord MMRP.</p> <p>Training activities identified within Parcel E20c.1.1.1 included a Reconnaissance, Selection, and Occupation of Position (RSOP) training area. RSOP was an activity to assess and prepare for movement of platoon-based or battery-based field artillery (<i>Army, 2006a</i>). A site walk of Parcel E20c.1.1.1 was conducted by a USACE UXO specialist using geophysical equipment. No MEC was found. Munitions debris found were either discarded items or items consistent with training identified in the area. Parcel E20c.1.1.1 was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at Parcel E20c.1.1.1 and no further action related to MEC was recommended for the site (<i>Army, 2006a</i>). The USEPA and the DTSC concurred in letters dated July 21, 2006, and July 26, 2006, respectively.</p> <p>Parcel E23.1 lies immediately adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E23.2 – 72.544-acre development parcel that borders the NRMA interface. Includes twelve unoccupied support buildings or structures associated with IRP Site 39, Ranges 18, 46, 48 and 50 (3939, 3940, 3941, 8301A, 8301B, 8302, R9180, R9181, R9460, R9463, R9482, and R9483). This parcel contains some of the firing points and targets for the ranges and contains MRS-15 SEA 04.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>Remediation at IRP Site 39, Ranges 18 and 46 (HA-18D and HA-46D), was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action at Range 18 included the removal of approximately 24,900 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. No further action related to MC was recommended for HA-18D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).  The remedial action at Range 46 included the removal of approximately 3,900 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 46 was 26 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. No further action related to MC was recommended for HA-46D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The assessment of HA-48D (Range 48) included site reconnaissance and site investigation soil sampling for MC. Soil sample results indicated that metals concentrations exceeded the Fort Ord maximum background concentrations, but were below cleanup levels. Because sample results were below cleanup levels, no further action related to MC was recommended for HA-48D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-115 (MRS-15 SEA 04) included a literature search, review of the information gathered during the munitions response at the site, and a site reconnaissance. No suspect areas outside of the previously identified overlapping</p>	<p>The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling (<i>USA, 2001g</i>), removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing will be erected between Parcel E23.1 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>
			<p>The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling (<i>USA, 2001g</i>), removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>MRS-24A, MRS-44, MRS-15 SEA 03, MRS-15 MOCO 02, MRS-Ranges 43-48, MRS-15 BLM, and Parcels E20c.1.1.1 and E20c.1 lie adjacent to Parcel E23.2 (Plate 7). Please refer to the property description for Parcel E23.1 for a discussion of MRS-24A, MRS-15 SEA 03, MRS-15 BLM, and Parcels E20c.1.1.1 and E20c.1. Please refer to the property description for Parcel E18.1.1 for a discussion of MRS-44.</p> <p>MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs and pending areas underwent a surface removal only (Plate 7). The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2007</i>). According to the MMRP database 2,329 MEC items and 138 munitions debris items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>The boundary of MRS-15 MOCO 02 was developed to support the transfer of Parcel E21b.3 and not on</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
ESCA Parcel E24 – 198.218-acre development	Excavation Restriction Residential	<p>HAs were identified during the reconnaissance of the site and no further action related to MC is recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-50D (Booby Trap Range) included a literature search and reconnaissance of the site. Blank casings, 50-caliber links, and concrete debris were found. No targets, fighting positions or other MEC-related items were observed and no further action related to MC was recommended for HA-50D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>		<p>evidence of munitions use. MRS-15 MOCO 02 lies within the boundary of the former Fort Ord Impact Area and contains the firing lines for Ranges 44 and 45. Range 44 was used for firing of antitank weapons and Range 45 was a 40mm grenade range. Munitions response (investigation) at the site was performed in 1999 and approximately 100 military munitions-related items (MEC and munitions debris) were found (<i>USA, 2001g</i>). To address the threat to human health associated with MEC at MRS-15 MOCO 02, a non-time critical removal action (NTCRA) to a depth of 4 feet was completed across the northern portion of the site. According to the MMRP database 663 MEC items and 3,964 munitions debris items were removed from the site. All accessible areas within the northern portion of MRS-15 MOCO 02 were investigated to a depth of 4 feet. Based on the results of the NTCRA the threat to the public posed by the presence of MEC at the site has been mitigated (<i>Parsons, 2006c</i>). MRS-15 MOCO 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>Parcel E23.2 lies immediately adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing will be erected between Parcel E23.2 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>
			<p>The boundary of MRS-15 SEA 01 was developed to support the transfer of Parcel E24 and not on evidence of munitions use. MRS-15</p>	<p>MRS-15 DRO 01, MRS-15 DRO 02, and MRS-43 are collectively called the DRO Group, and lie adjacent to Parcel E24 (Plate 9). The initial munitions responses</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>parcel that borders the NRMA interface. The parcel includes five unoccupied support buildings or structures associated with IRP Site 39, Ranges 21, 22 and 23 (3908, R9220, R9221, R9230 and R9232). This parcel contains some of the firing points and targets for the ranges and contains MRS-15 SEA 01.</p>	<p>Use Restriction Access Restriction</p>	<p>the removal of approximately 9,600 cubic yards of impacted soil. The average lead concentration of soil remaining in place following remedial activities at Range 21 was 35 mg/kg. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. No further action related to MC was recommended for HA-21D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-112 (MRS-15 SEA 01) included a literature search, a review of the information gathered during the munitions response at the site, and a site reconnaissance. No suspect areas outside of the previously identified overlapping HAs were identified during the reconnaissance of the site and no further action related to MC was recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The assessment of HA-22D (Range 22) included site reconnaissance and site investigation soil sampling for MEC. Site reconnaissance identified targets and areas with concentrations of spent small arms ammunition. Soil sample results indicated that lead concentrations were below the Fort Ord maximum background concentration and copper concentrations were below screening levels and under the USEPA residential preliminary remediation goal (PRG). No further action related to MC was recommended for HA-22D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The assessment of HA-23D (Range 23) included site reconnaissance and site investigation soil sampling for MC. Site reconnaissance identified some areas with concentrations of spent small arms ammunition. Soil sample results indicated that the lead concentrations were below screening levels under the USEPA Region IX PRG in four of five samples collected. No further action related to MC was recommended for HA-23D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p>	<p>SEA 01 included the firing points and some of the targets associated with three small arms ranges (Ranges 21, 22, and 23) and a non-firing target detection range. Several munitions responses were conducted on MRS-15 SEA 01, including an investigation of field latrines, road clearances, grid sampling (<i>USA, 2001g</i>), removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 01 not covered by the NTCRA. According to the MMRP database, 203 MEC items and 17,845 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 01 have been conducted to a depth of 4 feet. Inaccessible SCAs (Plate 8) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>(investigations) conducted at MRS-15 DRO 01 included random grid sampling, a removal to a depth of 4 feet along a fuel break on the east side of MRS-15 DRO 01, a removal to a depth of 4 feet on the roads and trails within the site, SS/GS sampling at MRS-15 DRO 01 and MRS-43, and removal of spent small arms ammunition in Ranges 24, 25 and 26 (HA-24, HA-25 and HA-26). MEC and munitions debris were identified within the eastern portion of MRS-15 DRO 01 and the area was subjected to a munitions response (removal) to a depth of 4 feet. Upon completion of the removal, the removal area and the rest of MRS-15 DRO 01 were resurveyed using digital geophysical equipment. The digital geophysical survey on the southern margin of MRS-15 DRO 01 included investigation up to the fence-line running parallel to South Boundary Road. According to the MMRP database 168 MEC items and 15,300 munitions debris items were removed from MRS-15 DRO 01. The removal at MRS-15 DRO 01 is complete and no MEC is expected to remain. MRS-15 DRO 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>MRS-15 DRO 01 was also evaluated for the potential presence of MC and expended small arms ammunition associated with military munitions-related activities as part of the BRA. For the BRA, MRS-15 DRO 01 was identified as HA-110. Additionally, two small arms ranges that lie partially within MRS-15 DRO 01 were identified as HA-24D and HA-25D. The investigation of HA-110 included an evaluation of the data gathered as part of the munitions response (MEC removal) at MRS-15 DRO 01 and the remediation (lead removal) at Ranges 24 and 25. Because the remediation of Ranges 24 and 25 is complete, no further action was recommended (<i>MACTEC/Shaw, 2006</i>).</p> <p>Parcel E24 lies immediately adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
<p>ESCA Parcel E34 – 97.065-acre development parcel that borders the NRMA interface. The parcel includes two unoccupied support buildings or structures associated with IRP Site 39, Ranges 19, 20 and 59 (8312 and R9190). This parcel contains some of the firing points and targets for the ranges and contains MRS-15 SEA 02.</p>	<p>Excavation Restriction Residential Use Restriction Access Restriction</p>	<p>Remediation at IRP Site 39 Range 19 (HA-19D) was conducted to remove lead, copper, and antimony in soil from spent small arms ammunition. The remedial action included the removal of approximately 1,400 cubic yards of impacted soil. Results of the confirmation sampling indicated that soil with chemical concentrations above target cleanup concentrations were removed. No further action related to MC was recommended for HA-19D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The evaluation of HA-113 (MRS-15 SEA 02) included a literature search, review of the information gathered during the munitions response at the site, and a site reconnaissance. No suspect areas outside of the previously identified overlapping HAs were identified during the reconnaissance of the site and no further action related to MC is recommended under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>The assessment of HA-20D (Range 20) included site reconnaissance and site investigation soil sampling for MC. Soil sample results indicated that metals concentrations were below the Fort Ord maximum background concentrations and no further action related to MC was recommended for HA-20D under the Fort Ord BRA (<i>MACTEC/Shaw, 2006</i>).</p> <p>HA-59D (Range M1, Table IX) the evaluation of HA-59D included a literature search, review of the information gathered during the munitions response, and reconnaissance of the site. No targets, spent ammunition, or other MEC-related items were observed and no further action related to MC was recommended for HA-59D under the Fort Ord BRA</p>	<p>The boundary of MRS-15 SEA 02 was developed to support the transfer of Parcel E34 and not on evidence of munitions use. MRS-15 SEA 02 included the firing points and some of the targets associated with two small arms ranges (Ranges 19 and 20). Several munitions responses were conducted on MRS-15 SEA 02, including grid sampling (<i>USA, 2001g</i>), removals within the small arms ranges and fuel breaks, a surface TCRA, NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 02 not covered by the NTCRA. According to the MMRP database, 12 MEC items and 1,390 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 02 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 8) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>	<p>general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing will be erected between Parcel E24 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p> <p>Parcel E34 lies immediately adjacent to the former Fort Ord Impact Area (MRS-15 BLM). Firing ranges established within the Impact Area were used for live fire exercises using a variety of military weapons. In general, the firing points for the ranges were established around the perimeter and the direction of fire was toward the center of the Impact Area. MRS-15 BLM is currently being evaluated under the ongoing former Fort Ord MMRP and is included in the Track 3 Impact Area MR RI/FS. The presence of the former Fort Ord Impact Area on adjacent property does not present an unacceptable risk to human health and the environment because security fencing will be erected between Parcel E34 and the MRS-15 BLM to prevent unauthorized access to the adjacent Impact Area until it is deemed safe for public use.</p>

## Exhibit C – Description of Property

Property Description	Property Restrictions	Remedial Actions	Munitions Response Actions	Adjacent Property Conditions
		<i>(MACTEC/Shaw, 2006).</i>		

<sup>1</sup> Resolution of anomalies detected below the depth specified in a project scope of work was at the discretion of the project managers and determined on a case-by-case basis considering, among other things, the likelihood that the anomaly was MEC or other material. At munitions response sites where 4-foot removal or removal-to-depth was conducted since June 1996, all detected anomalies were investigated or resolved (e.g. Parker Flats Munitions Response Area), or unresolved anomalies were recorded (e.g., special-case areas in MRS-15 SEA 01-4). For 1-foot and 3-foot removals, and 4-foot removals conducted prior to June 1996, after-action reports do not provide information about any detected but unresolved anomalies; further evaluation of site-specific information would be required to conclusively state that there were no such anomalies.



## EXHIBIT D

### ENVIRONMENTAL PROTECTION PROVISIONS

#### 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 (USEPA) Region 9, the State of California Department of Toxic Substances Control (DTSC) and the State of California Regional Water Quality Control, Central Coast Region (RWQCB), and the Department of the Army (Army), effective on November 19, 1990, and will provide the Grantee with a copy of the First Amendment to the Federal Facility Agreement and any further 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 United States Department of the 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.

**B. Excavation Restriction.** The Grantee, its successors and assigns, shall comply with City of Seaside Municipal Code Chapter 15.34 when conducting any ground disturbing or intrusive activities (e.g. digging, drilling, etc.). The Grantee, its successors and assigns, or any approved contractor, shall not construct, make, or permit any alterations, additions, or improvements to the Property in any way that may violate this restriction.

**C. 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 DTSC pursuant to California Health and Safety Codes 25222.1 and 25355.5 and Civil Code Section 1471. The USEPA also believes any proposals for the residential reuse of the Property should 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. The Army and the DTSC agree that the use of the Property will be restricted as set forth in the CRUP. For purposes of this provision, residential use includes, but is not limited to: single family or multi-family residences; child care facilities; nursing home or assisted living facilities; and any type of educational purpose for children/young adults in grades kindergarten through 12.

**Applicable to City of Seaside Parcels E18.1.1, E18.1.3, E18.4, and E20c.2;**

**D. Access Restriction.** Except as provided below, the Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. This Access Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.

**Applicable to City of Seaside Parcels E23.1 and E23.2:**

**E. Access Restriction.** The Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. The Property lies within the historical boundaries of the Impact Area of the former Fort Ord. The Grantor has performed munitions responses on the Property; however, these munitions responses are not complete. The Grantee, its successors and assigns shall not allow access to the Property by unauthorized personnel, and will ensure that personnel authorized to access the Property are provided MEC recognition training, a briefing on the potential explosive hazards present, and coordinate with the Grantee's designated UXO-Qualified Personnel during activities on the Property. The Grantor has not completed munitions responses in the portions of the Impact Area Munitions Response Area (MRA) adjacent to the Property. The Grantee, its successors and assigns, shall not allow access to the Impact Area MRA adjacent to the Property.

**Applicable to City of Seaside Parcels E24 and E34:**

**F. Access Restriction.** Except as provided below, the Property shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the USEPA, in consultation with the DTSC, has certified the completion of remedial action. This Access Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas. Portions of the Property lie within the historical boundaries of the Impact Area of the former Fort Ord. The Grantor has performed munitions responses on the Property; however, these munitions responses are not complete. The Grantee, its successors and assigns shall not allow access to the portions of the Property within the historical boundaries of the Impact Area by unauthorized personnel, and will ensure that personnel authorized to access the portions of the Property within the historical boundaries of the Impact Area are provided MEC recognition training, a briefing on the potential explosive hazards present, and coordinate



with the Grantee's designated qualified UXO-Qualified Personnel during activities on the Property. The Grantor has not completed munitions responses in the portions of the Impact Area Munitions Response Area (MRA) adjacent to the Property. The Grantee, its successors and assigns, shall not allow access to the Impact Area MRA adjacent to the Property.

**G. 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 this EPP and the provisions of all applicable CRUP(s). 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.

**H. Submissions.** The Grantee, its successors and assigns, shall submit any requests for modifications to the above restrictions to the Grantor, the USEPA and the DTSC, in accordance with the provisions of the applicable CRUP(s), 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 9  
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 basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord and this EPP, MEC does not include small arms ammunition (i.e. ammunition with projectiles that do not contain explosives, other than tracers, that is .50 caliber or smaller or ammunition for shotguns).

B. The Property was previously used for a variety of munitions-related and other military related purposes, including operational ranges for live-fire training; demolitions training; chemical, biological and radiological training; engineering training; and tactical training. Munitions responses were conducted on the Property. Any MEC discovered were disposed of by a variety of methods, including open detonation (blown in place (BIP)) or in a consolidated shot, or destroyed using contained detonation technology. A summary of MEC discovered on the Property is provided in Exhibit E. Site maps depicting the locations of munitions response sites are provided at Exhibit F.

C. After response actions are completed, if the Grantee, any subsequent owner, or any other person should find any MEC on the Property, they shall immediately stop any intrusive or ground-disturbing work in the area or in any adjacent areas and shall not attempt to disturb, remove or destroy it, but shall immediately notify the local law enforcement agency having jurisdiction on the Property so that appropriate explosive ordnance disposal (EOD) personnel can be dispatched to address such MEC as required under applicable laws and regulations and at no expense to the Grantee. The Grantee hereby acknowledges receipt of the "Ordnance and Explosives Safety Alert" pamphlet.

#### 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 munitions response action (e.g. investigation, sampling, testing, test-pitting, surface and subsurface removal) 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 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 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 Track 2 Munitions Response Remedial Investigation/Feasibility Study (Track 2 MR RI/FS) (August 2006).

#### **4. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT**

**Applicable to City of Seaside Parcels E18.1.1, E18.1.3, E18.4, E23.2, E24, and E34:**

A. The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing material (ACM) has been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency (USEPA) have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.

B. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM content and condition and any hazardous or environmental conditions relating thereto. 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 with respect to any asbestos or ACM hazards or concerns.

#### **5. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE**

**Applicable to City of Seaside Parcels E18.1.1, E18.1.3, E18.4, E23.1, E23.2, E24, and E34:**

A. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-

based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

B. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

C. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. 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 with respect to any lead-based paint hazards or concerns.

## **6. NOTICE OF RARE, THREATENED AND ENDANGERED SPECIES MANAGEMENT**

The Grantee acknowledges and agrees to implement the following provisions, as applicable, relative to listed species:

### **Applicable to City of Seaside Parcels E18.1.1, E18.1.3, E18.4, and E20c.2:**

A. The Property is within a Habitat Management Plan (HMP) Development Area. No resource conservation requirements are associated with the HMP for these parcels. However, small pockets of habitat may be preserved within and around the Property.

B. The March 30, 1999, Biological and Conference Opinion on the Closure and Reuse of Fort Ord, Monterey County, California (1-8-99-F/C-39R), the Biological Opinion on the Closure and Reuse of Fort Ord, Monterey County, California, as it affects Monterey Spineflower Critical Habitat, (1-8-01-F-70R), and the Biological Opinion for the Cleanup and Reuse of Former Fort Ord, Monterey County, California, as it affects California Tiger Salamander and Critical Habitat for Contra Costa Goldfields Critical Habitat (1-8-04-F-25R) identify sensitive biological resources that may be salvaged for use in restoration activities within reserve areas, and allows for development of the Property.

C. The HMP does not exempt the Grantee from complying with environmental regulations enforced by Federal, State, or local agencies; however, CERCLA remedial actions undertaken by the Grantee will be conducted in accordance with the Army's requirements identified in Chapter 3 of the HMP and in existing Biological Opinions. Reuse activities not involving CERCLA may require the Grantee to obtain Endangered Species Act (ESA) (16

U.S.C. §§ 1531 - 1544 et seq.) Section 7 or Section 10(a) permits from the U.S. Fish and Wildlife Service (USFWS); comply with prohibitions against take of listed animals under ESA Section 9; comply with prohibitions against the removal of listed plants occurring on federal land or the destruction of listed plants in violation of any state laws; comply with measures for conservation of state-listed threatened and endangered species and other special-status species recognized by California ESA, or California Environmental Quality Act (CEQA); and comply with local land use regulations and restrictions.

D. The HMP serves as a management plan for both listed and candidate species, and is a prelisting agreement between the USFWS and the local jurisdiction for candidate species that may need to be listed because of circumstances occurring outside the area covered by the HMP.

E. Implementation of the HMP would be considered suitable mitigation for impacts to HMP species within HMP prevalent areas and would facilitate the USFWS procedures to authorize incidental take of these species by participating entities as required under ESA Section 10. No further mitigation will be required to allow development on the Property unless species other than HMP target species are proposed for listing or are listed.

F. The HMP does not authorize incidental take of any species listed as threatened or endangered under the ESA by entities acquiring land at the former Fort Ord except for those lands undergoing a CERCLA remedial action. The USFWS has recommended that all non-federal entities acquiring land at former Fort Ord apply for ESA Section 10(a)(1)(B) incidental take permits for the species covered in the HMP. The definition of "take" under the ESA includes to harass, harm, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct. Although the USFWS will not require further mitigation from these entities that are in conformation with the HMP, those entities without incidental take authorization would be in violation of the ESA if any of their actions resulted in the take of a listed animal species. To apply for a Section 10 (a)(1)(B) incidental take permit, an entity must submit an application form (Form 3-200), a complete description of the activity sought to be covered by the permit, and a conservation plan (50 CFR 17.22[b]).

**Applicable to City of Seaside Parcels E23.1, E23.2, E24, and E34:**

G. The Property contains habitat occupied and/or potentially occupied by several sensitive wildlife and plant species, some of which are listed or proposed for listing as threatened or endangered under the Endangered Species Act (ESA). Applicable laws and regulations restrict activities that involve the potential loss of populations and habitats of listed species. To fulfill Grantor's commitment in the Fort Ord Disposal and Reuse Environmental Impact Statement Record of Decision, made in accordance with the National Environmental Policy Act of 1969, 42 U.S.C § 4321 et seq., this deed requires the conservation in perpetuity of these sensitive wildlife and plant species and their habitats consistent with the U.S. Fish and Wildlife Service Biological Opinions for disposal of the former Fort Ord lands issued pursuant to Section 7 of the ESA on March 30, 1999, October 22, 2002, and March 14, 2005, respectively. By requiring Grantee, and its successors and assigns to comply with the Installation-Wide Multispecies Habitat Management Plan (HMP), Grantor intends to fulfill its responsibilities under Section 7 of the

ESA and to minimize future conflicts between species protection and economic development of portions of the Property.

H. Grantee acknowledges that it has received a copy of the HMP dated April 1997. The HMP, which is incorporated herein by reference, provides a basewide framework for disposal of lands within former Fort Ord wherein development and potential loss of species and/or habitat is anticipated to occur in certain areas of the former Fort Ord (the HMP Development Areas) while permanent species and habitat conservation is guaranteed within other areas of the former Fort Ord (i.e., the HMP Reserve and Corridor parcels). Disposal of former Fort Ord lands in accordance with and subject to the restrictions of the HMP is intended to satisfy the Army's responsibilities under Section 7 of the ESA.

I. The following parcels of land within the Property hereby conveyed or otherwise transferred to Grantee are subject to the specific use restrictions and/or conservation, management, monitoring, and reporting requirements identified for the parcel in the HMP: Borderland Development Areas along Natural Resources Management Area (NRMA) Interface Parcels numbered: E23.1, E23.2, E24, and E34.

J. Any boundary modifications to the Development with Reserve Areas or Development with Restrictions parcels or the Borderland Development Areas Along NRMA Interface must be approved in writing by the U.S. Fish and Wildlife Service (USFWS) and must maintain the viability of the HMP for permanent species and habitat conservation.

K. The HMP describes existing habitat and the likely presence of sensitive wildlife and plant species that are treated as target species in the HMP. Some of the target species are currently listed or proposed for listing as threatened or endangered under the ESA. The HMP establishes general conservation and management requirements applicable to the Property to conserve the HMP species. These requirements are intended to meet mitigation obligations applicable to the Property resulting from the Army disposal and development reuse actions. Under the HMP, all target species are treated as if listed under the ESA and are subject to avoidance, protection, conservations and restoration requirements. Grantee shall be responsible for implementing and funding each of the following requirements set forth in the HMP as applicable to the Property:

1) Grantee shall implement all avoidance, protection, conservation and restoration requirements identified in the HMP as applicable to the Property and shall cooperate with adjacent property owners in implementing mitigation requirements identified in the HMP for adjacent sensitive habitat areas.

2) Grantee shall protect and conserve the HMP target species and their habitats within the Property, and, other than those actions required to fulfill a habitat restoration requirement applicable to the Property, shall not remove any vegetation, cut any trees, disturb any soil, or undertake any other actions that would impair the conservation of the species or their habitats. Grantee shall accomplish the Resource Conservation Requirements and Management Requirements identified in Chapters 3 and 4 of the HMP as applicable to any portion of the Property.



3) Grantee shall manage, through an agency or entity approved by USFWS, each HMP parcel, or portion thereof, within the Property that is required in the HMP to be managed for the conservation of the HMP species and their habitats, in accordance with the provisions of the HMP.

4) Grantee shall either directly, or indirectly through its USFWS approved habitat manager, implement the management guidelines applicable to the parcel through the development of a site-specific management plan. The site-specific habitat management plan must be developed and submitted to USFWS (and, for non-Federal recipients, California Department of Fish and Game (CDFG) as well) for approval within six months from the date the recipient obtains title to the parcel. Upon approval by USFWS (and, as appropriate, CDFG) the recipient shall implement the plan. Such plans may thereafter be modified through the Coordinated Resource Management and Planning (CRMP) process or with the concurrence of USFWS (and, as appropriate, CDFG) as new information or changed conditions indicate the need for adaptive management changes. The six-month deadline for development and submission of a site-specific management plan may be extended by mutual agreement of USFWS, CDFG (if appropriate), and the recipient.

5) Grantee shall restrict access to the Property in accordance with the HMP, but shall allow access to the Property, upon reasonable notice of not less than 48 hours, by USFWS and its designated agents, for the purpose of monitoring Grantee's compliance, and for such other purposes as are identified in the HMP.

6) Grantee shall comply with all monitoring and reporting requirements set forth in the HMP that are applicable to the Property, and shall provide an annual monitoring report, as provided for in the HMP, to the Bureau of Land Management (BLM) on or before November 1 of each year, or such other date as may be hereafter agreed to by USFWS and BLM.

7) Grantee shall not transfer, assign, or otherwise convey any portion of, or interest in, the Property subject to the habitat conservation, management or other requirements of the HMP, without the prior written consent of Grantor, acting by and through the USFWS (or designated successor agency), which consent shall not be unreasonably withheld. Grantee covenants for itself, its successors and assigns, that it shall include and otherwise make legally binding the provisions of the HMP in any deed, lease, right of entry, or other legal instrument by which Grantee divests itself of any interest in all or a portion of the Property. The covenants, conditions, restrictions and requirements of this deed and the provisions of the HMP shall run with the land. The covenants, conditions, restrictions and requirements of this deed and the HMP benefit the lands retained by the Grantor that formerly comprised Fort Ord, as well as the public generally. Management responsibility for the Property may only be transferred as a condition of the transfer of the Property, with the consent of the USFWS. USFWS may require the establishment of a perpetual trust fund to pay for the management of the Property as a condition of transfer of management responsibility from Grantee.

8) This conveyance is made subject to the following ENFORCEMENT PROVISIONS:

a) Grantor hereby reserves a reversionary interest in all of the Property. If Grantor (or its assigns), acting through the USFWS or a designated successor agency, determines that those parcels identified in Paragraph 6.I. above or any other portion of the Property subject to a restriction or other requirement of the HMP is not being conserved and/or managed in accordance with the provisions of the HMP, then Grantor may, in its discretion, exercise a right to reenter the Property, or any portion thereof, in which case, the Property, or those portions thereof as to which the right of reentry is exercised, shall revert to Grantor. In the event that Grantor exercises its right of reentry as to all or portions of the Property, Grantee shall execute any and all documents that Grantor deems necessary to perfect or provide recordable notice of the reversion and for the complete transfer and reversion of all right, title and interest in the Property or portions thereof. Subject to applicable federal law, Grantee shall be liable for all costs and fees incurred by Grantor in perfecting the reversion and transfer of title. Any and all improvements on the Property, or those portions thereof reverting back to Grantor, shall become the property of Grantor and Grantee shall not be entitled to any payment therefore.

b) In addition to the right of reentry reserved in paragraph a. above, if Grantor (or its assigns), acting through the USFWS or a successor designated agency, determines that Grantee is violating or threatens to violate the provisions of paragraph 6 of this deed exhibit or the provisions of the HMP, Grantor shall provide written notice to Grantee of such violation and demand corrective action sufficient to cure the violation, and where the violation involves injury to the Property resulting from any use or activity inconsistent with the provisions of Paragraph 6 of this deed exhibit or the provisions of the HMP, to restore the portion of the Property so injured. If Grantee fails to cure a violation within sixty (60) days after receipt of notice thereof from Grantor, or under circumstances where the violation cannot reasonably be cured within a sixty (60) day period, or fails to continue to diligently cure such violation until finally cured, Grantor may bring an action at law or in equity in a court of competent jurisdiction to enforce the covenants, conditions, reservations and restrictions of this deed and the provisions of the HMP, to enjoin the violation, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the covenants, conditions, reservations and restrictions of this deed or the provisions of the HMP, or injury to any conservation value protected by this deed or the HMP, and to require the restoration of the Property to the condition that existed prior to such injury. If Grantor, in its good faith and reasonable discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the species and habitat conservation values of the Property, Grantor may pursue its remedies under this paragraph without prior notice to Grantee, or without waiting for the period provided for the cure to expire. Grantor's rights under this paragraph apply equally in the event of either actual or threatened violations of covenants, conditions, reservations and restrictions of this deed or the provisions of the HMP, and Grantee acknowledges that Grantor's remedies at law for any of said violations are inadequate and Grantor shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantor may be entitled, including specific performance of the covenants, conditions, reservations and restrictions of this deed and the provisions of the HMP.



c) Enforcement of the covenants, conditions, reservations and restrictions in this deed and the provisions of the HMP shall be at the discretion of Grantor, and any forbearance by Grantor to exercise its rights under this deed and the HMP in the event of any such breach or violation of any provision of this deed or the HMP by Grantee shall not be deemed or construed to be a waiver by Grantor of such provision or of any subsequent breach or violation of the same or any other provision of this deed or the HMP or of any of Grantor's rights under this deed or the HMP. No delay or omission by Grantor in the exercise of any right or remedy upon any breach or violation by Grantee shall impair such right or remedy or be construed as a waiver.

d) In addition to satisfying Army's responsibilities under Section 7 of the ESA, Grantee's compliance with the covenants, conditions, reservations and restrictions contained in this deed and with the provisions of the HMP are intended to satisfy mitigation obligations included in any future incidental take permit issued by USFWS pursuant to Section 10(a)(1)(B) of the Endangered Species Act which authorizes the incidental take of a target HMP species on the Property. Grantee acknowledges that neither this deed nor the HMP authorizes the incidental take of any species listed under the ESA except while conducting CERCLA remedial actions consistent with Chapter 3 of the HMP and in accordance with the existing biological opinions. Authorization to incidentally take any target HMP wildlife species as a result of reuse activities must be obtained by Grantee separately, or through participation in a broader habitat conservation plan and Section 10(a)(1)(B) permit based on the HMP and approved by USFWS.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-3 Old Demolition Training Area, Range 49 (Parcel E19a.4)	Munitions Debris (MD) Munitions and Explosives of Concern (MEC)	Unknown	As noted in the Archives Search Report (ASR), the site served as a land mine warfare, anti-armor, Molotov Cocktail training and demolition area with a ¼ - pound explosive limit. Site is adjacent to MRS-37, MRS-53EXP and MRS-54. A munitions response (sampling investigation) at this site resulted in discovery of 153 inert 81mm practice mortars, 34 inert antitank (AT) training mines and miscellaneous firing devices, including two MEC items (a blasting cap and mine fuze). A munitions response (removal) to a depth of 4 feet <sup>1</sup> was performed. According to the MMRP database 44 MEC items (firing devices, signals and practice grenades) and 794 munitions debris items were removed. Review of military munitions clearance grid records identified several ammunition burn pits and empty and burned 55-gallon drums. MRS-3 is included in the Parker Flats Munitions Response Area (MRA; Plate 6). The Parker Flats MRA was evaluated in the Track 2 Munitions Response Remedial Investigation/Feasibility Study (Parker Flats MR RI/FS). No MEC is expected to remain at MRS-3 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-4A Chemical, Biological, and Radiological (CBR) Training Area (Parcels E18.1.3, E18.4 and E19a.1)	MD MEC	At least from 1957 to 1964	According to the ASR, the CBR Training Areas appear on the 1957 and 1958 Fort Ord Training Areas and Facilities Training maps. Three munitions responses were conducted on MRS-4A, including two phases of grid investigation and a removal over the entire site. All grid investigations and the removal were to a depth of 4 feet. According to the MMRP database 72 MEC items (mostly grenade fuzes) and 13 munitions debris items (mostly practice hand grenades) were removed. One MEC item was found in Parcel E18.1.3 and no MEC were found in Parcel E18.4. Three munitions debris items were found in Parcel E18.4 and no munitions debris was found in Parcel E18.1.3. No MEC is expected to remain at MRS-4A and no further munitions response was recommended (USA, 2000a). MRS-4A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-4B CBR Training Area (Parcel E19a.3)	MD MEC	At least from 1958	A CBR Training Area (MRS-4B) is shown on the 1958 Fort Ord Training Areas & Facilities map. The ASR noted classroom training using chemical agents similar to tear gas. A munitions response (sampling investigation) in 1993 found one MEC item (40mm practice cartridge), two munitions debris items and small arms ammunition. Additional sampling conducted in 1997 found three MEC items (smoke grenades) and munitions debris. In 1998, USA Environmental, Inc. performed a munitions response (removal) and found 293 MEC items, primarily blasting caps, simulators, smoke signals, and fuzes. The USA After Action Report notes nine burial pits, ranging in depth from 6 inches to 42 inches, containing grenades, grenade fuzes, simulators, pyrotechnics and blasting caps. Trash, including tires and wire, was found in one pit. A battery was found in a second pit. MRS-4B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-4B and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-11 Demolition Training Area (Parcel E11b.7.1.1)	MD MEC	At least from 1946 to 1957	As noted in the ASR, MRS-11 was identified as an old EOD range. The 1946 Historic Map Master Plan Fort Ord shows a live hand grenade training range. Additionally, the 1957 Fort Ord Training Areas & Facilities map shows a Frag Zone and Engineer Training Area "C". MRS-11 underwent a munitions response (removal) to a depth of 1 foot in the southern half of the site using geophysical equipment. Twenty MEC items, including nine MKII fragmentation hand grenades, and 2,316 munitions debris items (mostly hand grenade fuzes) were found and removed during the 1-foot removal. The northern half of MRS-11 was investigated (sampled) using SiteStats/GridStats (SS/GS) methodology. No MEC was found during SS/GS investigation. Based on the results of the munitions responses, additional munitions response (investigation) was recommended within MRS-11 and to the east of the site ( <i>USA, 2001e</i> ). MRS-11 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-13B Practice Mortar Range (Parcels E19a.2 and E19a.3)	CWM MD MEC	1950s	MRS-13B is labeled as Sinkhole Training Area and Sinkhole Practice Mortar on 1950s training maps. A munitions response (sampling) was conducted in 57 grids in 1993 and 1994. Based on the results of the investigation, MRS-13B underwent removal actions to a depth of 4 feet from August 1995 to April 1998 using geophysical equipment. According to the MMRP database, a total of 343 MEC items and 2,014 munitions debris items were found during investigation and removal actions. Numerous trash pits containing range-related debris were also observed at MRS-13B. Two chemical agent identification sets (CAIS) were found in a burial pit. The CAIS, chemical warfare materiel (CWM), were used to train soldiers to recognize and protect themselves from chemical agents. The CAIS contain dilute solutions of chemical agents in small (1-ounce) hermetically sealed glass containers. All glass containers were found to be intact and were removed by the Army's Technical Escort Unit from Dugway Proving Ground, Utah ( <i>Army, 1997b</i> ). No MEC items or trash pits were found in the portion of MRS-13B within Parcel E19a.2. MRS-13B is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-13B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-13C CSU Footprint – Wedge (Parcel S1.3.2)	MD MEC	1940s through 1950s	MRS-13C is comprised of a wedge shaped strip of land lying between MRS-31 to the north and MRS-13B to the south. MRS-13C is located within a larger area identified as a Tactical Training Area on historical training maps. A portion of a mortar square (non-firing area) was also identified on historical training maps in the site vicinity. Based on the results of munitions responses (investigation) conducted in adjacent sites in 1994, a munitions response (removal) to a depth of 4 feet was conducted over all of MRS-13C in 1997 and all MEC and munitions debris found was removed. According to the Fort Ord MMRP database, 59 MEC items and 203 munitions debris items were recovered during the removal. No MEC is expected to remain at MRS-13C and no further munitions response was recommended ( <i>USA, 2000c</i> ). MRS-13C will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-14A Lookout Ridge II (LOR2) (Parcel L20.5.1 and	MD MEC	At least since 1957	This site is part of MRS-14, which is divided into five areas, 14A through 14E. This site was believed to be an impact location for 7-inch to 8-inch naval gun projectiles that overshoot the Impact Area. As mentioned in the ASR, a 1957 Fort Ord Training Areas & Facilities map shows a mortar position in this area. MRS-14A has undergone munitions responses (one investigation and two removals). MEC found during investigation included 22mm sub-caliber cartridges, pyrotechnic signals, rifle-fired smoke grenades, and practice projectiles. To support the use of a portion of the parcel as a parking area for the Laguna Seca Raceway, a munitions response (removal) to a depth of 3 feet using geophysical equipment was performed over a portion of the parcel in 1994.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
L20.5.2)			All MEC detected was removed. Follow-up munitions responses (removals) to depths of 1 foot and 4 feet were performed in June 1997 through April 1998. The 1-foot removal was conducted in habitat reserve areas. A 4-foot removal was conducted in development areas (parking). The area where the 4-foot removal was performed included the area previously cleared to 3 feet. All MEC detected was removed. No high explosive MEC was encountered and no further munitions response was recommended ( <i>USA, 2001b</i> ). It was also recommended that grids not investigated due to vegetation and terrain constraints be investigated in a future munitions response. According to the MMRP database, 66 MEC items and 577 munitions debris items were recovered during the munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-14A. MEC is not expected to remain at MRS-14A. MRS-14A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-23 (Parcel E11b.7.1.1)	MEC MD		MRS-23 was formerly an Engineer Training Area and Field Expedient Area. A munitions response (removal) to a depth of 4 feet was completed in 1997. One MEC item (½ pound of TNT) and one munitions debris item (practice antitank mine) were found during the munitions response. Based on the results of the munitions response, no further munitions response was recommended within MRS-23 ( <i>USA, 2001d</i> ). MEC is not expected to remain at MRS-23. MRS-23 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27A Training Site 1 (Parcels E19a.2 and E19a.3)	MD MEC	1970s through facility closure	MRS-27A is one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR ( <i>USAEHD, 1994</i> ). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The USACE conducted a munitions response (site walk) of MRS-27A in 1996 as part of a PA/SI ( <i>USADEH, 1997</i> ). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27A. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. One MEC item (hand grenade fuze) was found and removed ( <i>Parsons, 2002a</i> ). The southern portion of MRS-27A overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27A underwent a munitions response (removal) to a depth of 4 feet. According to the former Fort Ord MMRP database, munitions debris and MEC were found within the portion of MRS-27A that overlaps the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27A and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27A will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27B Training Site 2 (Parcels E19a.2, E19a.3 and	MD MEC	1970s through facility closure	MRS-27B was one of 25 training sites identified from a 1984 Fort Ord training facilities map in the 1994 supplement to the ASR ( <i>USAEHD, 1994</i> ). As described in the Fort Ord Range Regulations, a training site is a facility located within a training area and used as an overnight bivouac area. The ASR also notes this site is located northeast of Parker Flats Training Area. The USACE conducted a munitions response (site walk) of MRS-27B in 1996 as part of a PA/SI ( <i>USADEH, 1997</i> ). The USACE UXO Safety Specialist found only spent blank small arms ammunition and pyrotechnics at MRS-27B. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
E19a.4)			munitions response contractors under the direction of the USACE in 2001 and 2002. No MEC items were found at MRS-27B during the visual surface removal ( <i>Parsons, 2002a</i> ). According to the MMRP database, one munitions debris item (a smoke grenade) was detected in a latrine within the site boundaries. Miscellaneous pyrotechnic items have also been discovered within the site boundaries. No MEC or munitions debris were found during the visual surface removal conducted within MRS-27B. The southern portion of MRS-27B overlaps Parcel E19a.3, is outside of Parcel E19a.2, and lies within the Parker Flats MRA, partially overlapping MRS-53EXP and MRS-55. As part of the Parker Flats MRA, the southern portion of MRS-27B underwent a munitions response (removal) to a depth of 4 feet. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-27B and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006. The remainder of MRS-27B will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27C Training Site 3 (Parcel E19a.4)	MD	1970s through facility closure	The ASR states that MRS-27C is located northeast of TS-2 (MRS-27B) and south of the Tactical Training Area (MRS-45; Plate 4). This area was used from the 1970s as an overnight bivouac area. Munitions responses (investigations) conducted within Parcel E19a.4 included a site walk of MRS-27C completed by the USACE in 1996 during the Archives Search ( <i>USADEH, 1997</i> ). Only spent blank small arms ammunition and expended pyrotechnics (munitions debris) were found at MRS-27C. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in late 2001 to early 2002. No MEC items were found at MRS-27C ( <i>Parsons, 2002a</i> ). A reconnaissance of MRS-27C was also completed as part of the Basewide Range Assessment. No targets or range features were observed. Several fighting positions were mapped. An expended smoke grenade (munitions debris) was found in one of the fighting positions. No MEC is expected to be present at MRS-27C. MRS-27C will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27E Training Site 5 (Parcel L20.2.1)	MD	1970s through facility closure	This area was used since the 1970s as an overnight bivouac area. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27E as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris including expended flares and illumination signals were found. No evidence of other types of training or use as an impact area was observed. No MEC is expected to be present at MRS-27E. MRS-27E will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-27F Training Site 6 (Parcel L20.2.1)	MEC MD	1970s through facility closure	This site is located in the northern portion of MRS-59. This area was used as an overnight bivouac area since the 1970s. A USACE UXO Safety Specialist conducted a munitions response (site walk) that included MRS-27F and MRS-59 as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris (expended pyrotechnics) were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. Additionally, a review of Range Control files included the incomplete entry for an item reportedly located within Training Site 6. No other information in the entry was provided. MRS-27F was evaluated for MEC in the Groups 1 – 5 Track 1 Plug-In Approval Memorandum and determined to be a Track 1 site. MEC is not expected to be found at MRS-27F and no further action related to MEC was



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			recommended for the site ( <i>Army, 2006b</i> ). The USEPA and the DTSC concurred in letters dated July 21 and July 26, 2006, respectively.
MRS-27G Training Site 7 (Parcel E19a.5)	MD MEC	1970s through facility closure	This area was incorporated into Site MRS-53. See MRS-53.
MRS-27O Training Site 15 (Parcel L20.8)	MD MEC	1964 through facility closure	The northern portion of Barloy Canyon Road passes through MRS-27O (Plate 10). MRS-27O is identified as a former training site in the 1994 supplement to the ASR and was used as a bivouac area since at least 1964. In support of the ASR, a UXO Safety Specialist performed a munitions response (site walk) in March 1996 and found expended small arms blanks and expended pyrotechnic items ( <i>USADEH, 1997</i> ). A follow-up munitions response was performed by a munitions response contractor. This munitions response was completed in October 1999 and included a surface investigation conducted over a large portion of Barloy Canyon Road. No MEC or munitions debris were found on the parcel. Two MEC items (pyrotechnics) and munitions debris (expended grenade fuze) were found on a trail that parallels Parcel L20.8, south of MRS-27O. Additionally, a visual surface Time-Critical Removal Action (TCRA) was performed that included MRS-27O following an accidental fire in the area (Eucalyptus Fire Area). One MEC item (pyrotechnic signal) was found within MRS-27O ( <i>Shaw, 2005b</i> ). MEC is not expected to be present on Parcel L20.8. MRS-27O and the surrounding area will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-28 Military Operations on Urbanized Terrain (MOUT) Site (Parcel F1.7.2)	MD MEC	Ongoing	This site includes Impossible City, a mock city training area that is currently used for tactical training of military, federal, and local law enforcement agencies. MRS-28 was investigated during two separate munitions responses. Additionally, a visual surface TCRA was performed following an accidental fire in the area (Eucalyptus Fire Area). According to the MMRP database, 118 MEC items and 293 munitions debris items were removed during the investigations and the TCRA. MEC is not expected to remain on the surface at MRS-28. MRS-28 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-29 Laguna Seca Bus Turn Around (Parcels L20.5.2 and L20.5.3)	MEC MD	Unknown	This area was believed to be an impact location for 7-inch to 8-inch naval gun projectiles. A munitions response (sampling investigation) that included over 50% of MRS-29 was conducted in 1995 ( <i>HFA, 1995</i> ). Following investigation, a munitions response (removal) to a depth of 4 feet using geophysical equipment was completed. According to the MMRP database, one MEC item (smoke grenade) and 208 munitions debris items were discovered during these munitions responses. No evidence of 7-inch or 8-inch projectiles was found at MRS-29 or in adjacent MRS-14A. Based on the results of the munitions responses, no further munitions responses were recommended within MRS-29 ( <i>USA, 2000d</i> ). MEC is not expected to remain at MRS-29. MRS-29 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			MMRP.
MRS-30 Laguna Seca Turn 11 (Parcels L20.3.1, L20.3.2 and L20.5.4)	MD MEC	At least since 1945	The December 1956 Training Areas map shows the area as a training site. The ASR notes this site is considered a military munitions site because it lies within the boundaries of the Impact Area and is adjacent to the Wolf Hill Training Area (Plate 11). A munitions response (removal) to a depth of 4 feet was conducted using geophysical equipment. According to the MMRP database, two MEC items and eight munitions debris items were removed. Based on the results of the munitions response, no further munitions response was recommended within MRS-30 ( <i>UXB, 1995b</i> ). Upon completion of the munitions response, approximately 30 feet to 40 feet of fill material was placed over most of MRS-30 in support of construction activities associated with the expansion of Turn 11 of Laguna Seca Raceway. MEC is not expected to be found at MRS-30. MRS-30 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-31 CSU Footprint (Parcel S1.3.2)	MD MEC	1940s through 1990s	MRS-31 encompasses MRS-4C, MRS-7, MRS-8, and MRS-18 (Plate 4). The boundary of MRS-31 was established to correspond to the boundary of transfer Parcel S1.3.2 and to include each of the MRSs. Initial munitions response (investigation) at MRS-31 was conducted in 1994. Based on the results, 3-foot and 4-foot removals were conducted throughout the site. According to the MMRP database, 1,831 MEC items and 2,485 munitions debris items were found during munitions responses at MRS-4C, MRS-7, MRS-8, MRS-18, and MRS-31. MEC is not expected to remain at MRS-31 and no further munitions response was recommended ( <i>UXB, 1995c</i> ). MRS-31, as well as the MRSs within MRS-31, will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-37 Parker Flats Practice Mortar Range (Parcel E19a.3 and E19a.4)	MD MEC	Unknown	According to the ASR, this site appeared on an undated map from the Fort Ord Fire Department. This area was most likely used for firing practice mortars or in non-firing drills (dry-fire). A munitions response (sampling investigations) were performed in March and June of 1998. All munitions responses were to a depth of 4 feet. According to the MMRP database, 58 MEC items and 994 munitions debris items were found and removed during munitions responses. MRS-37 is included in the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-37 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-40 Parker Flats Gas House (Parcel E18.1.2)	MD MEC	Unknown	MRS-40 is identified as the Parker Flats Gas House and included a facility to train troops in the use of gas masks. According to the ASR, this site has the same characteristics as Sites MRS-4A and MRS-4B. Tear gas agents (CS and CN) may have been used in the gas chambers. Based on a review of a 1983 U.S. Chemical Systems Laboratory document, classroom training occurred in Building 2820 on this site, and part of the training involved use of minute quantities of mustard gas. SiteStats/GridStats sampling investigation was performed at this site in October 1997. No MEC was found. Three munitions debris items (unknown fragments) were found. MRS-40 is included in the Parker Flats MRA and the entire site underwent a munitions response (removal) to a depth

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
			<p>of 4 feet using geophysical equipment. The data associated with the removal at MRS-40 was included with the data for adjacent MRS-50 and MRS-50EXP (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-40 and no further munitions response was recommended (<i>MACTEC, 2006</i>). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.</p>
<p>MRS-42/MRS-42EXP Demolition Area-Rifle Grenade Area (Parcels E11b.7.1.1, E11b.8 and L20.19.1.1)</p>	<p>MD MEC</p>	<p>1940s</p>	<p>MRS-42 was formerly the Fort Ord Ammunition Supply Point (ASP) Rifle Grenade Area, as identified on a 1946 training map. This area includes the northern portion of the ASP (Plate 5). MRS-42 underwent a munitions response (removal) to a depth of 4 feet using geophysical equipment. Due to the presence of MEC and munitions debris at the edge of the site the munitions response extended beyond the original boundary of MRS-42. The extended area is identified as MRS-42EXP. According to the former Fort Ord MMRP database, 61 MEC items (primarily M9 series antitank rifle grenades) and 27 munitions debris items (mostly MKII hand grenade fragments and practice antitank rifle grenades) were removed. It was recommended additional investigations be conducted within MRS-42 (<i>USA, 2001f</i>). MRS-42 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
<p>MRS-43 South Boundary Area (Parcels E29.1, L6.2, L20.13.1.2 and L20.13.3.1)</p>	<p>MD MEC</p>	<p>1942 to 1944</p>	<p>According to the former Fort Ord Fire Chief, a portion of the ridge in this site was used as a backstop for rifle grenades and shoulder launched projectiles from 1942-1944. During a munitions response (investigation) by an UXO Safety Specialist, a 37mm fragment was discovered at the northwest end of the site. In 1999, nineteen 100-foot by 200-foot grids were investigated using SS/GS and 100% grid sampling, and 19 munitions debris items were recovered. Based on the sampling results a munitions response (removal) to a depth of 4 feet was conducted at the northwest end of MRS-43 (Parcels E29.1 and L6.2). Upon completion of the removal, the removal area was investigated using digital geophysical equipment. The digital geophysical investigation of MRS-43 included the unpaved shoulder of South Boundary Road (Parcels L20.13.1.2 and L20.13.3.1; Plate 9). All munitions responses were conducted to a depth of 4 feet. According to the MMRP database 28 MEC items and 36 munitions debris items were removed during the munitions responses. Five of the 28 MEC items removed from MRS-43 were found in Parcels L20.13.3.1 and L6.2 and only one MEC item was found in Parcel E29.1. No MEC items were found within Parcel L23.13.1.2. Based on the results of the munitions responses, no further munitions response was recommended within the Del Rey Oaks (DRO) Group, which includes MRS-43 (<i>USA, 2001c</i>). No MEC is expected to remain at MRS-43. MRS-43 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP. Also see MRS-15 DRO 01.</p>



**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-44EDC (Parcels E18.1.1, E18.1.2 and E20c.2)	MD MEC	Unknown	MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of the PA/SI (USAEDH, 1997). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigations) were conducted at the site. The sampling investigations were completed to a depth of 4 feet. According to the MMRP database, 11 MEC items and 53 munitions debris items were removed during investigation. It was recommended that a munitions response (removal) to 4 feet be conducted at MRS-44EDC (USA, 2001i). MRS-44EDC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-44PBC (Parcels L20.18 and L23.2)	MD MEC	Unknown	MRS-44 was established based on the presence of fragmentation from 37mm LE projectiles found during a munitions response (site walk) conducted by a USACE UXO Safety Specialist as part of a PA/SI (USAEDH, 1997). To facilitate the transfer of property, MRS-44 was subdivided into MRS-44EDC and MRS-44PBC. Two munitions responses (sampling investigation and a removal action) were conducted at MRS-44PBC. All munitions responses were to a depth of 4 feet. According to the MMRP database, 16 MEC items and 73 munitions debris items were removed during munitions responses. MRS-44PBC will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-45 Tactical Training Area-TTA (Parcels L20.2.1, L5.7, E19a.3, and E19a.4)	MD MEC	Unknown	A portion of MRS-45 lies within Parcel L20.2.1 (Plate 4). Munitions response (sampling investigation) of MRS-45 was conducted in 1997. According to the MMRP database, a total of 5 MEC items (all pyrotechnic or practice/training-related items) and 224 munitions debris items were found during the sampling investigation in MRS-45. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) of accessible areas, including the eastern portion of MRS-45, was performed by a munitions response contractor under the direction of the USACE. Three MEC items (pyrotechnic signals) and small arms ammunition were found and removed. None of these items were found in the portion of MRS-45 that lies within Parcel L20.2.1 (Parsons, 2002b). Sampling and a visual surface removal conducted at this site identified evidence of past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. MEC is not expected to remain at MRS-45. MRS-45 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-47 Wolf Hill (Parcels L20.3.1 and L20.3.2)	MD MEC	1950s	MRS-47 was identified on a 1957 training map as the Wolf Hill Training Area. MRS-47 has undergone munitions responses (two sampling investigations and a removal). During investigation, evidence that the site was used as an impact area was found. The MEC items found included high explosive mortars and projectiles. A removal to a depth of 4 feet using geophysical equipment was performed. According to the MMRP database, 261 MEC items and 127 munitions debris items were removed from MRS-47. Seventy of the MEC items were rifle-fired smoke grenades found intentionally buried in a pit at a depth of 3 feet. MEC is not expected to remain at MRS-47. No further military munitions investigation was recommended (USA, 2000b). MRS-47 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-48 Former Dummy Grenade Range (Parcel L20.19.1.1)	MD MEC	1940s through 1950s	MRS-48 lies on the west side of Barloy Canyon Road (Plate 5). The eastern boundary of MRS-48 overlaps portions of the right-of-way associated with Barloy Canyon Road. MRS-48 was identified on a 1946 Fort Ord Master Plan as a "Dummy Grenade Range." During a munitions response (investigation) by a UXO Safety Specialist, fragments from 4.2-inch mortars and other debris were discovered. A munitions response (grid sampling) was completed at the site in 1988. According to the MMRP database, 3 MEC items (practice hand grenade fuze, a rifle-fired signal, and a screening smoke pot) and 22 munitions debris items were removed. Additionally, over 100 pounds of fragments, mostly from 4.2-inch smoke mortars and smoke grenades, were removed. No sampling occurred within Parcel L20.19.1.1. It was concluded that a grenade and 4.2-inch mortar impact area existed within or near the site and that additional munitions responses be conducted within, to the north and to the south of the site ( <i>USA, 2001h</i> ). MRS-48 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-50 Artillery Hill (Parcels E18.1.1 and E18.1.2)	MD MEC	1940s through 1960s	This area was identified during interviews conducted as part of the ASR. Artillery Hill was reportedly used as a target area for rifle grenades and shoulder launched projectiles in the 1940s, 1950s and 1960s. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI. During the munitions response, fragments from 37mm projectiles and 75mm high explosive (HE) projectiles were discovered. A munitions response (removal) to a depth of 4 feet was completed over all of the Parker Flats MRA, including MRS-50, using digital geophysical equipment. According to the MMRP database, 442 MEC items and 724 munitions debris items were removed from the site. MRS-50 is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-50EXP (Parcels E18.1.1, E18.1.2 and E19a.1)	MD MEC	1940s through 1960s	MRS-50EXP was identified as a MRS due to the expansion of the removal area associated with MRS-50. MEC and munitions debris were found at the boundary of MRS-50, which warranted an expansion of the investigation area in all directions. The investigation of MRS-50 and its expansion areas included a munitions response (removal) conducted over the entire site to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 430 MEC items and 1,186 munitions debris items were found and removed from MRS-50EXP. MRS-50EXP is part of the Parker Flats MRA (Plate 6). The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-50EXP and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-52 Rifle Grenade and Projectile Target Area (Parcel E19a.3 and E19a.4)	MD MEC	1950s	This site was identified during interviews conducted as part of the ASR and a 1958 map of Fort Ord Training Areas & Facilities shows a Rifle Grenade and Projectile Target Area. During a site inspection, a 37mm fragment and an AT mine (inert) were discovered. Because of the expansion of the removal area associated with adjacent MRS-53, MRS-52 is now part of MRS-53 and included in the Parker Flats MRA (Plate 6). The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. The munitions data for MRS-52 is reported with the MRS-53 data. The items found included both MEC and munitions debris. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-52 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-53 Shoulder-Launched Projectile Area (Parcel E19a.5)	MD MEC	1940s through 1960s	Parcel E19a.5 lies predominantly within MRS-53 and MRS-53 EXP (Plate 6). According to the ASR, MRS-53 was a Shoulder Launched Projectile Target Area from the 1940s through the 1960s. The hill between the two flats was a target area for rifle grenades and shoulder-launched projectiles. Rifle grenades and shoulder-launched projectiles were shot from the southeast at the hill. The hill south of the large flat at Parker Flats was a target area for rifle grenades and ground/tube launched projectiles. A munitions response (site walk) was conducted by a USACE UXO Safety Specialist as part of a PA/SI (USAEDH, 1997). During the munitions response, a 3-inch stokes mortar round was found and additional investigation was recommended. During a second munitions response (sampling investigation), a 75mm shrapnel projectile, two more 3-inch Stokes mortars and projectile fragments were found. Based on the sampling results, a 4-foot removal was conducted. Munitions responses (removals) resulted in discovery of MEC and live small arms ammunition. MRS-53 is included in the Parker Flats MRA. The Parker Flats MRA underwent a munitions response (removal) to a depth of 4 feet using digital geophysical equipment. According to the MMRP database, 465 MEC items and 5,163 munitions debris items were removed from MRS-53. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53 and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-53EXP (Parcels E19a.1, E19a.3, E19a.4, and E19a.5)	MD MEC	1940s - 1960s	MRS-53EXP was identified as a MRS due to the expansion of the removal area associated with MRS-53. MEC and munitions debris were found at the boundary of MRS-53, which warranted an expansion of the investigation area in all directions. MRS-53EXP and the adjacent sites now comprise the Parker Flats MRA (Plate 6). The munitions response at MRS-53 and its expansion areas included a removal conducted over the entire site to a depth of 4 feet below ground surface. According to the MMRP database, 803 MEC items and 4,500 munitions debris items were removed from MRS-53EXP. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-53EXP and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-54EDC Canyon Target Area (Parcel E19a.4)	MD MEC	Unknown	MRS-54EDC is the portion of MRS-54 within Parcel E19a.4, which is slated for development. MRS-54 (Canyon Target Area) was identified during interviews conducted during the PA/SI Phase of the Archives Search. The area was reportedly used for flamethrowers, but was also a firing point and range for hand grenades (unknown type), rifle grenades (unknown type), and shoulder-launched projectiles (unknown type). During a munitions response (investigation) conducted in 1996 by a USACE UXO Safety Specialist, munitions debris was discovered, including a 2.36-inch practice rocket, two 75mm shrapnel projectiles, and three 81mm practice mortars. A munitions response (removal) to a depth of 4 feet over the entire site using digital geophysical equipment was performed in 1999. According to the MMRP database, 18 MEC items and 192 munitions debris items were removed from MRS-54EDC. MRS-54EDC is part of the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-54EDC and no further munitions response was recommended (MACTEC, 2006). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-55 Parker Flats (Parcels)	MD MEC	Unknown	This area was identified during interviews conducted as part of the ASR and was reportedly a firing point and range for hand grenades, rifle grenades, shoulder-launched projectiles, and artillery. This site includes portions of MRS-27A and MRS-27B. During a munitions response (investigation) in 1996, an expended 75mm shrapnel projectile, and two fragments from 37mm

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
E19a.3 and E19a.4)			practice projectiles, and one mine fuze were discovered. SS/GS sampling investigation was conducted in March 1998. Following the investigation, a removal over the entire site using digital geophysical equipment was performed. All munitions responses were to a depth of 4 feet. According to the MMRP database, 144 MEC items and 1,608 munitions debris items were removed from MRS-55. Items removed include simulators, smoke pots, and grenades. MRS-55 is included in the Parker Flats MRA. The Parker Flats MRA was evaluated in the Track 2 Parker Flats MR RI/FS. No MEC is expected to remain at MRS-55 and no further munitions response was recommended ( <i>MACTEC, 2006</i> ). The Final Track 2 Parker Flats MR RI/FS was submitted to the USEPA and the DTSC on August 31, 2006.
MRS-57 Unnamed (Parcel L20.2.1)	MD MEC	1940's – 1960's	MRS-57 was identified during interviews conducted as part of the ASR (Plate 4). This area was reportedly used in the 1940s, 1950s, and 1960s. The intersection of Hennekens Ranch Road and Watkins Gate Road was reportedly a firing point for machine guns, M-1, rifle grenades, smoke grenades, and shoulder-launched projectiles. Rifle grenades and bazooka rounds were reportedly found on the hill at Watkins Gate Road and Parker Flats Road intersection. This area was often burned to detonate the UXO. A munitions response (site walk) that included MRS-57 was conducted in January 1996 by a USACE UXO Safety Specialist as part of a PA/SI. Military munitions found included an expended 75mm shrapnel projectile, a smoke grenade, and illumination signals. The data was insufficient to determine if the smoke grenade and the illumination signals were MEC or munitions debris. Additionally, 4 expended smoke grenades were found on a dirt road adjacent to MRS-57 during a munitions response (investigation) completed in October 1999. To address the hazard associated with surface MEC potentially present in areas accessible to the public, a munitions response (visual surface removal) was performed by munitions response contractors under the direction of the USACE in 2001 and 2002. The visual surface removal included MRS-57. No MEC items were found at MRS-57 ( <i>Parsons, 2002b</i> ). Historical research and field investigations identified past training involving only the use of practice and pyrotechnic items that are not designed to cause injury. No evidence of other types of training or use as an impact area was observed. MEC is not expected to be found at MRS-57. MRS-57 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-59 Unnamed (Parcel L20.2.1)	MD	Unknown	A small portion of MRS-59 overlaps Parcel L20.2.1 (Plate 4). MRS-59 was identified during interviews conducted as part of the ASR and was reported to have included a 2.36-inch rocket range in the early 1940s. A munitions response (investigation) that included MRS-59 and MRS-27F was conducted by a USACE UXO Safety Specialist as part of a PA/SI ( <i>USADEH, 1997</i> ). Munitions debris (expended pyrotechnics) and two fragments from the incomplete detonation of a 60mm mortar were found; however, the specific location of these items was not documented. No evidence of the use of 2.36-inch rockets, reportedly used at MRS-59, was observed. MEC is not expected to be present within MRS-59. MRS-59 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 DRO 01 (Parcels L20.13.1.2 and L20.13.3.1)	MD MEC	Unknown	MRS-15 DRO 01 and Parcel L6.1 lie adjacent to Parcel L6.2 (Plate 9). Sites MRS-15 DRO 01, MRS-15 DRO 02, and MRS-43 are collectively called the DRO Group (Plate 9). The initial munitions responses (investigations) conducted at MRS-15 DRO 01 included random grid sampling, a removal to a depth of 4 feet along a fuel break on the east side of MRS-15 DRO 01, a removal to a depth of 4 feet on the roads and trails within the site, SS/GS sampling at MRS-15 DRO 01 and MRS-43, and removal of spent small arms ammunition in Ranges 24, 25 and 26 (HA-24, HA-25 and HA-26). MEC and munitions debris were identified within the eastern portion of MRS-15 DRO 01 and the area was subjected to a munitions response (removal) to a depth of 4 feet. Upon

**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
and adjacent to Parcel L6.2)			completion of the removal, the removal area and the rest of MRS-15 DRO 01 were resurveyed using digital geophysical equipment. The digital geophysical survey on the southern margin of MRS-15 DRO 01 included investigation up to the fence-line running parallel to South Boundary Road (Parcels L20.13.3.1 and L20.13.1.2). According to the MMRP database 168 MEC items and 15,300 munitions debris items were removed from MRS-15 DRO 01. The removal at MRS-15 DRO 01 is complete and no MEC is expected to remain in the portions of MRS-15 DRO 01 overlapping Parcels L20.13.1.2 and L20.13.3.1. MRS-15 DRO 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 MOCO 02 (Parcel E21b.3)	MD MEC	Unknown	The boundary of MRS-15 MOCO 02 was developed to support the transfer of Parcel E21b.3 and not on evidence of munitions use. MRS-15 MOCO 02 lies within the boundary of the former Fort Ord Impact Area and contains the firing lines for Ranges 44 and 45. Range 44 was used for firing of antitank weapons and Range 45 was a 40mm grenade range. Munitions response (investigation) at the site was performed in 1999 and approximately 100 military munitions-related items (MEC and munitions debris) were found ( <i>USA, 2001g</i> ). To address the threat to human health associated with MEC at MRS-15 MOCO 02, a non-time critical removal action (NTCRA) to a depth of 4 feet was completed across the northern portion of the site. According to the MMRP database 663 MEC items and 3,964 munitions debris items were removed from the site. All accessible areas within the northern portion of MRS-15 MOCO 02 were investigated to a depth of 4 feet. Based on the results of the NTCRA the threat to the public posed by the presence of MEC at the site has been mitigated ( <i>Parsons, 2006c</i> ). MRS-15 MOCO 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-Ranges 43-48 (Parcels E38, E39, E40, E41, and E42)	MD MEC	1940s through 1990s	MRS-Ranges 43-48 includes all or portions of six former firing ranges that were part of the Impact Area. To address threats to public safety associated with MEC potentially remaining at MRS-Range 43-48, several munitions responses were performed. The munitions responses included grid sampling, a surface time-critical removal action (TCRA) over accessible areas, and an Interim Action that included additional surface and subsurface MEC removal conducted throughout the parcels to a depth of 4 feet. Inaccessible SCAs <sup>2</sup> (Plate 7, Attachment 1) and pending areas underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2007</i> ). According to the MMRP database 11,955 MEC items and 28,840 munitions debris items were removed from the site. MRS-Ranges 43-48 (including the SCAs) will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.
MRS-15 SEA 01 (Parcel E24)	MD MEC	Unknown	The boundary of MRS-15 SEA 01 was developed to support the transfer of Parcel E24 and not on evidence of munitions use. MRS-15 SEA 01 included the firing points and some of the targets associated with three small arms ranges (Ranges 21, 22, and 23) and a non-firing target detection range. Several munitions responses were conducted on MRS-15 SEA 01, including an investigation of field latrines, road clearances, grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 01 not covered by the NTCRA. According to the MMRP database, 203 MEC items and 17,845 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 01 have been conducted to a depth of 4 feet. Inaccessible SCAs <sup>3</sup> (Plate 8, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed ( <i>Parsons, 2006a</i> ). Inaccessible SCAs will be

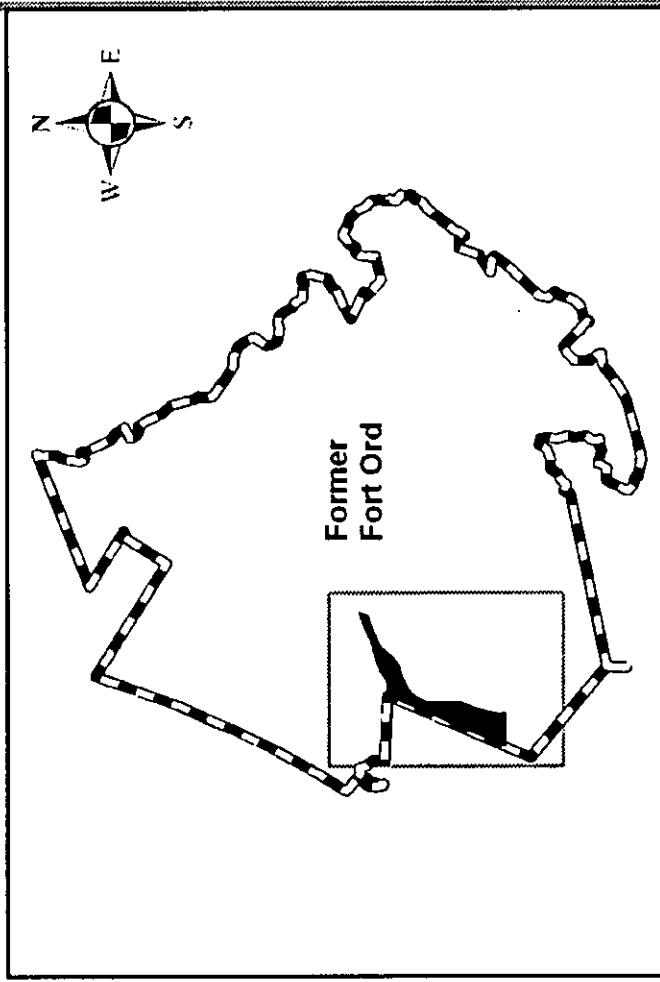
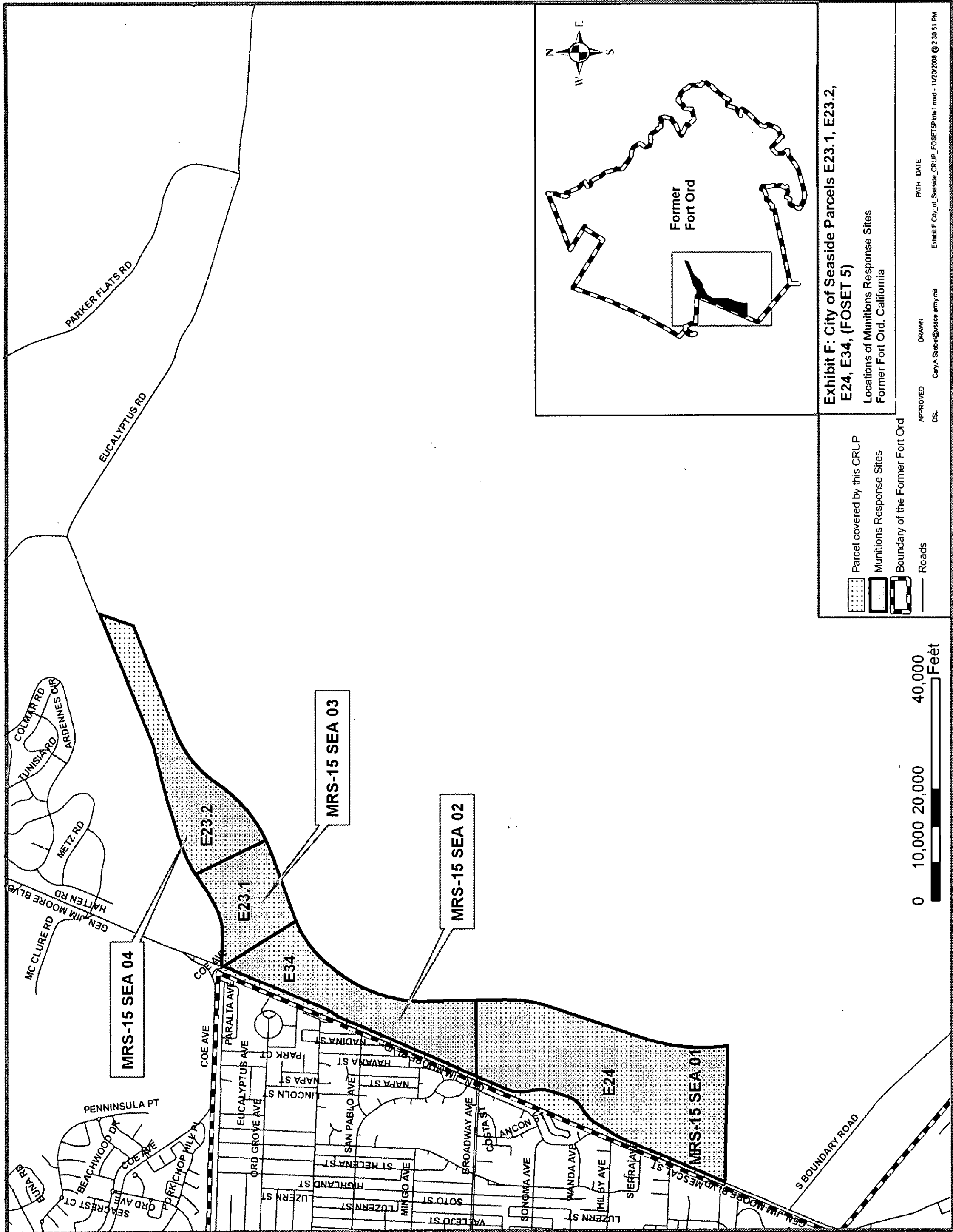


**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***





Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
MRS-15 SEA 02 (Parcel E34)	MD MEC	Unknown	<p>addressed in a follow-up investigation. MRS-15 SEA 01 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p> <p>The boundary of MRS-15 SEA 02 was developed to support the transfer of Parcel E34 and not on evidence of munitions use. MRS-15 SEA 02 included the firing points and some of the targets associated with two small arms ranges (Ranges 19 and 20). Several munitions responses were conducted on MRS-15 SEA 02, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 02 not covered by the NTCRA. According to the MMRP database, 12 MEC items and 1,390 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 02 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 8, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 02 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
MRS-15 SEA 03 (Parcel E23.1)	MD MEC	Unknown	<p>The boundary of MRS-15 SEA 03 was developed to support the transfer of Parcel E23.1 and not on evidence of munitions use. MRS-15 SEA 03 includes a portion of Range 18, a former small arms range. Features associated with Range 18 that lie within Parcel E23.1 include some of the firing points and some of the targets. Several munitions responses were conducted on MRS-15 SEA 03, including grid sampling, removals within the small arms range, roads and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 03 not covered by the NTCRA. According to the MMRP database, 124 MEC items and 220 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 03 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 03 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>
MRS-15 SEA 04 (Parcel E23.2)	MD MEC	Unknown	<p>The boundary of MRS-15 SEA 04 was developed to support the transfer of Parcel E23.2 and not on evidence of munitions use. MRS-15 SEA 04 included the firing points and some of the targets associated with two small arms ranges (Ranges 18 and 46), and the firing points for a mortar and antitank weapons range (Range 48). Several munitions responses were conducted on MRS-15 SEA 04, including grid sampling, removals within the small arms ranges and fuel breaks, a surface TCRA, a NTCRA, and a 100% digital geophysical survey on all remaining portions of MRS-15 SEA 04 not covered by the NTCRA. According to the MMRP database, 189 MEC items and 380 munitions debris items were removed from the site. All munitions responses within the accessible areas of MRS-15 SEA 04 were conducted to a depth of 4 feet. Inaccessible SCAs (Plate 7, Attachment 1) underwent a surface removal only. The immediate threat posed to the public by the SCAs has been significantly mitigated because the MEC on the ground surface was removed (<i>Parsons, 2006a</i>). Inaccessible SCAs will be addressed in a follow-up investigation. MRS-15 SEA 04 will be evaluated through the RI/FS process per the provisions of the FFA, as amended, and as part of the ongoing former Fort Ord MMRP.</p>

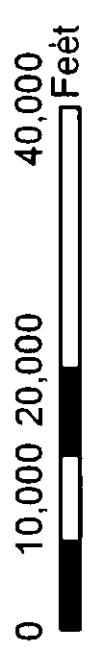
**Exhibit E – Notification of Munitions and Explosives of Concern (MEC)\***

Munitions Response Site	Type of Military Munitions	Date of Military Munitions Use	Munitions Response Actions
<p>*Munitions and Explosives of Concern (MEC)U. 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); (B) Discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) Munitions constituents (e.g., TNT, RDX), present in high enough concentrations to pose an explosive hazard.</p> <p><sup>1</sup> Resolution of anomalies detected below the depth specified in a project scope of work was at the discretion of the project managers and determined on a case-by-case basis considering, among other things, the likelihood that the anomaly was MEC or other material. At munitions response sites where 4-foot removal or removal-to-depth was conducted since June 1996, all detected anomalies were investigated or resolved (e.g. Parker Flats Munitions Response Area), or unresolved anomalies were recorded (e.g. special-case areas in MRS-15 SEA 01-4). For 1-foot and 3-foot removals, and 4-foot removals conducted prior to June 1996, after-action reports do not provide information about any detected but unresolved anomalies; further evaluation of site-specific information would be required to conclusively state that there were no such anomalies.</p> <p><sup>2</sup> SCA is an area in the MRS in which MEC removal cannot be completed within the scope of work due to metallic clutter or obstructions that compromise instrument performance or technician safety or because the removal process would cause a serious adverse impact to the habitat. The specific types of SCAs at MRS-Ranges 43-48 are high density munitions debris and range-related debris (Ranges 44 and 48); high density MEC and range-related debris (Range 47); target box trench (Range 45); non-completed areas; steel-reinforced concrete observation bunker; and metallic fence. See the <i>Final MRS-Ranges 43-48 Interim Action Technical Information Paper, Former Fort Ord, Monterey, California, Military Munitions Response Program</i>, January 26, 2007, for additional information.</p> <p><sup>3</sup> SCA is an area in the MRS in which MEC removal cannot be completed within the scope of work due to metallic clutter or obstructions that compromise instrument performance or technician safety or because the removal process would cause a serious adverse impact to the habitat. The specific types of SCAs at MRS-15 SEA 01-4 are metallic fence; asphalt and concrete paved areas; non-completed backhoe excavation areas; heavy equipment excavation areas (concrete bunkers, fighting positions, flag poles, target boxes, tie downs, utility poles and wood stairs); berms (wood retaining walls with metal connectors); structures and latrines; former remote automated weather station (Range 46); and debris piles. See the <i>Final Technical Information Paper MRS-15 SEA 01-4, Time-Critical Removal Action and Geophysical Operations (Phase I), Former Fort Ord, Monterey, Military Munitions Response Program</i>, February 11, 2006, for additional information.</p>			



**Exhibit F: City of Seaside Parcels E23.1, E23.2, E24, E34, (FOSET 5)**  
 Locations of Munitions Response Sites  
 Former Fort Ord, California

-  Parcel covered by this CRUP
-  Munitions Response Sites
-  Boundary of the Former Fort Ord
-  Roads



APPROVED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 PATH - DATE: \_\_\_\_\_  
 DSL: Cery.A.Steele@usace.army.mil Exhibit F City\_of\_Seaside\_CRUP\_FOSETPlate1.mxd - 11/20/2008 @ 2:30:51 PM





## **EXHIBIT G**

### **UNRECORDED EASEMENTS AND ENCUMBRANCES**

Existing utilities, if any, along paved roads within these parcels including Gigling Road, Normandy Road, Parker Flats Road, Parker Flats Cut-Off, General Jim Moore Boulevard and Eucalyptus Road, which may currently service U.S. Department of the Interior, Bureau of Land Management (BLM) facilities.

**END OF DOCUMENT**

**APPENDIX C**

**Fort Ord Military Munitions 3Rs Explosives Safety Guide**

## HISTORY

As an active U.S. Army post, Fort Ord's mission was to train soldiers to protect the interests of the United States. An important part of the mission was infantry and artillery training. As a result of this training, unexploded ordnance may remain on portions of the former Fort Ord.

After reviewing the records of past training activities, the Army identified areas where ordnance may still remain and began conducting investigations and removing ordnance from those areas. Cleanup of all identified areas will not be completed for many years.



**Examples of Military Munitions at former Fort Ord**

## Military Munitions 3Rs Explosives Safety Guide



If you find an object (or even a piece of one) resembling those shown in this safety guide —

**Don't Touch It  
Mark the Location  
Call 911 to Report the Item**

Si descubre cualquier objeto que se asemeje a los que se muestran en este photographia —

**¡NO LO TOQUE!  
MARQUE LA UBICACIÓN  
LLAME A LA POLICÍA AL 911!**



# Fort Ord Military Munitions 3Rs Explosives Safety Guide

## DANGER

Areas where unexploded ordnance may be present are posted with DANGER signs. Do not enter areas where you see signs like the one below. Off-road vehicular traffic is prohibited on the former Fort Ord.



### Additional Munitions Safety Resources

The Fort Ord Reuse Authority offers free munitions recognition and safety training through an easy to access eLearning tool. This training is recommended for anyone conducting ground-disturbing activities on former Fort Ord and required for all personnel as a condition for excavation permits.

Munitions recognition and safety training eLearning may be accessed at: [www.fortordsafety.com](http://www.fortordsafety.com).

More information about munitions safety at the former Fort Ord, contact the Fort Ord Reuse Authority by calling 831-883-3672 or the Fort Ord Base Realignment and Closure Field Office by calling 831-242-7919.

For information about munitions cleanup at the Former Fort Ord, visit [www.fortordcleanup.com](http://www.fortordcleanup.com).



Produced by the **Fort Ord Reuse Authority**  
920 2nd Ave. Suite A, Marina, CA 93933  
tel: 831-883-3672 Email: [info@fora.org](mailto:info@fora.org)  
[www.fora.org](http://www.fora.org)

## The 3Rs of Explosives Safety

**Recognize** — Recognizing when you may have encountered a munition is key to reducing the risk of injury or death. If you encounter or suspect you may have encountered a munition, consider it extremely dangerous. Remember, munitions are sometimes hard to identify.

**Retreat** — If you encounter or suspect you may have encountered a munition, do not touch, move or disturb it. Immediately and carefully - do not run - leave the area following the same path on which you entered. If you can, mark the general area, not the munition, in some manner (e.g., with a hat, piece of cloth, or tying a piece of plastic to a tree branch).

**Report** — When you think you may have encountered a munition, notify your local law enforcement — call 911.

## DON'T FORGET

Munitions are dangerous and may not be easily recognizable. Never touch, move or disturb a munition or suspected munition.

## Learn and follow the 3Rs Of explosives safety



## Introduction

The purpose of this pamphlet is to inform you of the military training activities that took place at the former Fort Ord and to raise awareness of the explosive hazards that may exist at the former fort.

As a result of the Army's use of military munitions on the former Fort Ord, unexploded ordnance (UXO) may be encountered during ground disturbing activity on former Fort Ord property.

Users of the former Fort Ord should be aware of the potential for unexploded ordnance to remain after cleanup and be aware of the potential hazards munitions pose. To protect yourself, your family and your neighbors, you should learn and follow the 3Rs of Explosive Safety.

## Before You Dig

Any activity within former military munitions areas at former Fort Ord that involves the disturbance of ten (10) cubic-yards or more of soil requires an Excavation Permit from the County or City building department.

The County and Cities have each adopted digging and excavation ordinances that specify special standards and procedures for ground disturbing activities on the former Fort Ord ("digging and excavation ordinances"; Monterey County Code Chapter 16.10, City of Del Rey Oaks Chapter 15.48, City of Monterey Chapter 9 Article 8, and City of Seaside Chapter 15.34, respectively ).

The intent of these ordinances is to ensure that site purchasers, developers or workers are aware of the potential that explosive hazards may still be located on these properties, and to ensure that appropriate precautions, including UXO Construction Support, are implemented prior to any ground disturbance.

As a condition for excavation permits, all personnel working on the site must also complete munitions recognition and safety training. If a suspect munition item is encountered, it is imperative that all site workers understand the potential hazards, safety precautions, and protective measures in place.

**APPENDIX D**

**Local Digging and Excavation Ordinances related to Group 1  
Properties and Confirmation of Agreement between Fort Ord Reuse  
Authority and Monterey Peninsula College**

- Chapter 16.10 - DIGGING AND EXCAVATION ON THE FORMER FORT ORD
- 16.10.010 - Purpose and intent.
- 16.10.020 - General.
- 16.10.030 - Applicability.
- 16.10.040 - Excavation and digging restrictions.
- 16.10.050 - Permit requirements.
- 16.10.060 - Permit procedure.
- 16.10.070 - Term of permit.
- 16.10.080 - Exceptions to permit conditions.
- 16.10.090 - Performance bond.
- 16.10.100 - Amendment to permits.
- 16.10.110 - Appeals.
- 16.10.120 - Notification to property owners and other land users.
- 16.10.130 - Revision of Chapter.



## Chapter 16.10 - DIGGING AND EXCAVATION ON THE FORMER FORT ORD

### 16.10.010 - Purpose and intent.

The United States Army (Army) is in the process of transferring various parcels of the former Fort Ord military installation (Fort Ord) to the County or to other entities within the County's land use jurisdiction. Some parcels of the former Fort Ord were contaminated with unexploded ordnance and explosives (UXO), which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of UXO to its standard. Even following the Army's completion of UXO response activities, it is possible that some UXO materials may remain on those parcels. The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all UXO has been cleared and it will require a land use covenant to be recorded with the Monterey County Recorder on those parcels to provide additional controls and restrictions to protect the public health and safety. The County will also enter into an Agreement with DTSC to provide additional safety measures and reporting.

(Ord. 5012 § 1 (part), 2005)

### 16.10.020 - General.

The Board of Supervisors finds and determines that those properties formerly included within the Fort Ord military installation that are suspected of containing UXO require special standards and procedures for digging and excavation in addition to those contained in the Building Code, to ensure that:

- A. Neither digging or excavation nor development of such properties occurs until ordnance or explosive remediation thereon is completed;
- B.
- B. Potential purchasers or developers of sites which may contain UXO and those persons whose work at such sites includes disturbing soil, are aware of the potential that UXO may be located on these properties and are aware of the requirements for UXO precautions prior to any digging, excavation or ground disturbance thereon; and
- C. DTSC should be continuously involved in the establishment of controls for those properties because it has statutory oversight responsibility with respect to hazardous substance response actions.

(Ord. 5012 § 1 (part), 2005)



**16.10.030 - Applicability.**

A. The Board of Supervisors, with the concurrence of DTSC, hereby designates all real property within the County's land use jurisdiction which was formerly part of Fort Ord and which have been identified in the Archives Search Report and supplement, dated 1997, or otherwise identified, as the possible location of unexploded ordnance or explosives as an Ordinance Remediation District (hereafter "district"). All such districts are defined as those areas of the unincorporated portions of the former Fort Ord, excepting therefrom the "Track 0" parcels as identified in the *Finding of Suitability to Transfer, Track 0 Parcels, Former Fort Ord, California* document, dated May 2003. The County shall notify DTSC of any change in the permitted land uses in any district within thirty (30) days after it adopts any change.

B. The regulations in this Chapter shall apply in all districts and shall be in addition and subject to all provisions of the County Code, including Titles 16, 18 and 21.

(Ord. 5012 § 1 (part), 2005)

**16.10.040 - Excavation and digging restrictions.**

It shall be unlawful for any person, including utilities, to engage in any of the following activities on any property located within a district unless that person is acting pursuant to a valid excavation permit (hereafter "permit") issued pursuant to this Chapter: excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil.

(Ord. 5012 § 1 (part), 2005)

16.10.050 - Permit requirements.

An owner or user of real property located within a district who desires to conduct the activities described in Section 16.10.040 shall apply to the Building Official for a permit. The application shall be on a form approved by the County, may be combined with an application for grading pursuant to County Code Chapter 16.08, shall be signed by the permit applicant and all owners of each parcel of property on which excavation will be done, and shall contain the following information:

- A. Six copies of a description of any previous UXO excavation or removal activity conducted on the property whose soil is proposed to be excavated, moved or graded;
- B. Six copies of a description of the property where soil is proposed to be excavated, moved or graded. The description shall include a drawing with dimensions to a scale which sets forth the size and details of all proposed excavation activity, including any proposed cut and fill, trenching, well drilling, mineral excavation, post hole drilling, or other activity of any sort whenever the applicant proposes to do either of the following: (1) disturb ten (10) cubic yards or more of soil; or (2) disturb soil in a manner inconsistent with restrictions placed on the property by the Army or as noted on the district map;
- C. Six copies of a statement that the person submitting the application acknowledges liability for removing all detected unexploded ordnance and explosives in accordance with this Chapter and the permit;
- D. Six copies of a statement by the person submitting the application that they have, within the preceding twelve (12) months, delivered a copy of the notice to everyone whose work at the property described in Subsection 16.10.050(B) includes disturbing soil;
- E. The expected completion date of the activities authorized by the permit;
- F. Any other information which the Building Official may require as pertinent to the determination of the adequacy of the proposed plan;
- G. Payment of the permit fee, as established by the Board of Supervisors, at the time of filing the application for the permit.

(Ord. 5012 § 1 (part), 2005)

16.10.060 - Permit procedure.

The Building Official shall review the permit application and shall approve the permit unless evidence is available which indicates that the proposed grading or excavation will create an undue risk to the health and safety of the public at large. Prior to acting on any such application, the Building Official, in his/her sole discretion, may set and conduct a public hearing for the purpose of receiving comments on the proposed grading and excavation. Except as otherwise indicated in Section 16.10.080, any permit issued hereunder shall be subject to the following conditions:

- A. All excavation and grading shall be performed solely in accordance with the permit approved and issued by the County.
- B. Prior to movement of any soil on any property located within a district, the permittee or designee shall personally deliver to each person who intends to work on the property described in the permit the Safety Alert—Ordnance and Explosives at former Fort Ord, as prepared by the Directorate of Environmental and Natural Resources Management at the Presidio of Monterey, or its successor document, and explain to each such person the information set forth in that notice.
- C. The permittee may not move or disturb soil unless the permittee is in compliance with the requirements placed on the property by an Agreement executed between the County, Redevelopment Agency, FORA and DTSC. Said Agreement shall, at a minimum, include OE construction support ("Construction Support") and shall be attached to and become a part of any permit issued pursuant to this Chapter.
- D. The permittee shall cease soil disturbance activities upon a discovery of any suspected unexploded ordnance. The permittee shall notify the Monterey County Sheriff, Directorate of Law Enforcement at the Presidio of Monterey, the Army and DTSC of any suspected unexploded ordnance discovered during any excavation or soil removal immediately upon discovery. The permittee shall coordinate appropriate response actions with the Army and DTSC.
- E. No later than thirty (30) days following the completion of the permitted soil disturbance activity, the permittee shall prepare and file with the Building Official, the Army and DTSC an After Action Report that shall state whether and where UXO was detected and the extent and depth of UXO response actions undertaken and completed on the property that is the subject of the permit. The After Action Report shall be in the form provided in Exhibit "A" and shall include site maps to illustrate the information contained in the report. All After Action Reports prepared and filed in accordance with this Chapter shall be deemed public records.

- F. --In consideration for the issuance of a permit and project approval, permittee shall defend at its sole expense any action or proceeding brought against the County and its Agents, Officers, and employees because of the approval of said permit. In further consideration for the issuance of a permit and project approval, the permittee shall indemnify and hold harmless from any liability the County and its agents, officers and employees and reimburse the County for any expenses incurred resulting from or in connection with the approval of the project including any claim, suit or legal proceeding and any and all related litigation costs, court costs, and attorneys' fees which the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this Subsection.
- G. The Building Official shall mail a notice of permit approval to the Army, DTSC, and all owners of property within three hundred (300) feet of the real property that is the subject of the permit application.

(Ord. 5012 § 1 (part), 2005)

#### 16.10.070 - Term of permit.

Every permit issued by the Building Official under the provisions of this Chapter shall expire if the work authorized by such permit is not commenced within one hundred twenty (120) days from the date of such permit, or if the work authorized by such permit is commenced and then suspended or abandoned for a period of thirty (30) days, unless such suspension is approved by the Building Official. Before such work can be recommenced, a new permit shall first be obtained, and the fee therefor shall be as established from time to time by the Board of Supervisors for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work.

(Ord. 5012 § 1 (part), 2005)

#### 16.10.080 - Exceptions to permit conditions.

Following consultation with and approval by DTSC, the Board of Supervisors may, upon a finding that the requirements of Section 16.10.060(C) are no longer necessary, designate by ordinance or resolution any district as a Limited Control District and/or no longer subject to the provisions of this Chapter. The holder of any permit issued for any Limited Control District shall not be subject to Section 16.10.060(C).

(Ord. 5012 § 1 (part), 2005)

**16.10.090 - Performance bond.**

Upon a finding by the Building Official that a permit should be issued for excavation or grading on the proposed site, a surety bond, in the form prescribed by the Monterey County Code Section 16.08.290, conditioned upon the faithful performance and completion of the permitted excavation activity, shall be filed with the County. Such surety shall be executed in favor of the County and shall be maintained in an amount prescribed by the Building Official sufficient to ensure the completion of the ordnance remediation and excavation of the site as prescribed in the approved permit.

(Ord. 5012 § 1 (part), 2005)

**16.10.100 - Amendment to permits.**

Request for amendments to an approved excavation permit may be submitted to the Building Official at any time, detailing proposed changes from the original permit. Deviations from the original permit shall not be undertaken until such amendment has been approved by the County in writing. Amendments to an approved permit shall be approved by the same procedure as prescribed for the approval of the original excavation permit.

(Ord. 5012 § 1 (part), 2005)

**16.10.110 - Appeals.**

Any person aggrieved by any determination of the Building Official in exercise of the authority granted in this Chapter shall have the right to appeal pursuant to Monterey County Code Sections 16.08.460 through 16.08.510, inclusive.

(Ord. 5012 § 1 (part), 2005)

**16.10.120 - Notification to property owners and other land users.**

A. The County shall notify the owners of property designated as Ordnance Remediation Districts, and those utilities known to be providing service within the County, of the requirements of this Chapter and provide those persons with the Safety Alert—Ordnance and Explosives at Former Fort Ord, as identified in Section 16.10.060(B), above. The County shall annually notify the owners of said property as shown on the equalized tax rolls of the requirements of this Chapter and provide those persons with a copy of the notice. Failure of any owner, occupant or user of such land to receive said notification shall not relieve them from responsibility for compliance with this Chapter.

B. All owners, occupants or users of land subject to this Chapter, including utilities, shall notify any subsequent owners, assigns, lessees or users of such land of the requirements of this Chapter. Notification shall be made prior to transfer of the property in question.

Monterey County Code Chapter 16.10 - DIGGING AND EXCAVATION ON THE FORMER FORT ORD

C. All persons identified in Subsection 16.10.120(A) above shall deliver, at least annually, a copy of the notice to everyone whose work at UXO sites includes disturbing soil and shall explain the contents thereof to those persons.

(Ord. 5012 § 1 (part), 2005)

**16.10.130 - Revision of Chapter.**

This Chapter shall not be revised without prior written notice to the DTSC.

(Ord. 5012 § 1 (part), 2005)

**City of Seaside Municipal Code**  
**Chapter 15.34**  
**DIGGING AND EXCAVATION ON THE FORMER FORT ORD**

Sections:

- 15.34.010 Citation and authority.**
- 15.34.020 Purpose and intent.**
- 15.34.030 General.**
- 15.34.040 Designation and applicability.**
- 15.34.050 Excavation and digging restrictions.**
- 15.34.060 Permit requirements.**
- 15.34.070 Permit procedure.**
- 15.34.080 Term of permit.**
- 15.34.090 Exceptions.**
- 15.34.100 Performance bond.**
- 15.34.110 Amendments to permits.**
- 15.34.120 Appeals.**
- 15.34.130 Notification to property owners and other land users.**
- 15.34.140 Revision of chapter.**

**15.34.010 Citation and authority.**

The ordinance codified in this title is adopted to establish a regulatory framework for subsequent agreements between the city of Seaside ("city"), the redevelopment agency of the city of Seaside ("City RDA"), the Fort Ord Reuse Authority ("FORA") and the California environmental protection agency, department of toxic substances control ("DTSC") related to digging and excavation on approximately one thousand five hundred eighty-one acres of the former Fort Ord military installation ("Fort Ord") that are known or suspected to be contaminated with ordnance and explosives ("OE") (Exhibit "A"). This chapter may be cited as the "Ordnance Remediation District Regulations of the City." (Ord. [924](#) (part), 2004).

**15.34.020 Purpose and intent.**

The United States Army ("Army") is in the process of transferring portions of the former Fort Ord to the city. Some parcels of the former Fort Ord were contaminated with OE, which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of OE to its standard. Even following the Army's completion of OE response activities, it is possible that some OE materials may remain on those parcels. The DTSC has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all OE has been cleared and it will require a land use covenant to be recorded with the Monterey county recorder on these parcels to provide

additional controls and restrictions to protect the public health and safety. The city will also enter into an agreement with DTSC to provide additional safety measures, reporting, etc. (Ord. [924](#) (part), 2004).

**15.34.030 General.**

The city council finds and determines that those properties formerly included within the Fort Ord military installation which are suspected of containing OE require special standards and procedures for digging and excavation in addition to those contained in the Building and Construction Code, to ensure that:

- A. Neither digging or excavation nor development of such properties occurs until ordnance or explosive remediation thereon is completed;
- B. Potential purchasers or developers of sites which may contain OE and those persons whose work at such sites includes disturbing soil, are aware of the potential that OE may be located on these properties and are aware of the requirements for OE precautions prior to any digging, excavation or ground disturbance thereon; and
- C. DTSC should be continuously involved in the establishment of controls for those properties because it has statutory oversight responsibility with respect to hazardous substance response actions. (Ord. [924](#) (part), 2004).

**15.34.040 Designation and applicability.**

The city council, with the concurrence of DTSC, designates all real property within the city's land use jurisdiction which was formerly part of Fort Ord and which has been identified in the archives search report and supplement, dated 1997, or otherwise identified, as the possible location of unexploded ordnance or explosives as an "ordnance remediation district" ("District"). Such district is depicted on the map included as Exhibit "A" to this chapter and includes all areas on the map that are within map legend designations "OE sites in Seaside" and "first tee boundary," except those OE areas located within map legend designation "parcels retained by DOD."

- A. Such district shall be depicted on the city zoning map by an "ORD" suffix to indicate the existence of ordnance precaution remediation obligations on such property. The city shall notify DTSC of any change in the permitted land uses in the district within thirty days after it adopts any change.
- B. The regulations in this chapter shall apply throughout the district and shall be in addition and subject to all provisions of the Municipal Code including [Title 17](#) - Zoning and [Title 15](#) - Building and Construction, Chapter [15.32](#) - Standards to Control Excavation, Grading, Clearing and Erosion. (Ord. [924](#) (part), 2004).



**15.34.050 Excavation and digging restrictions.**

It is unlawful for any person, including utilities, to engage in any of the following activities on any property located within a district unless that person is acting pursuant to a valid permit issued pursuant to this chapter: excavation, digging, development or ground disturbance of any type involving the displacement of ten cubic yards or more of soil. (Ord. [924](#) (part), 2004).

**15.34.060 Permit requirements.**

An owner or user of real property located within the district who desires to conduct the activities described in Section [15.34.050](#) of this chapter shall apply to the director of community development for a permit. The application shall be on a form approved by the city, may be combined with an application for grading pursuant to Chapter [15.32](#) of this code, shall be signed by the permit applicant, and shall contain the following information:

- A. A description of any previous OE excavation or removal activity conducted other than by the Army on the property whose soil is proposed to be excavated, moved or graded;
- B. A description of the property, whose soil is proposed to be excavated, moved or graded. The description shall include a drawing with dimensions to a scale which sets forth the size and details of all proposed excavation activity, including any proposed cut and fill, trenching, well drilling, mineral excavation, post hole drilling, or other activity of any sort whenever the applicant proposes to disturb ten cubic yards or more of soil;
- C. A statement that the person submitting the application acknowledges liability if the person removes any detected unexploded ordnance or otherwise violates this chapter and/or the permit. The Army will continue to have the liability to remove any ordnance items found. The person submitting the application is responsible to follow the procedures for notification of DTSC and the Army upon finding an ordnance item set out in Section [15.34.070](#) of this chapter;
- D. A statement by the person submitting the application that he or she has, within the preceding twelve months, delivered a copy of the safety alert required by Section [15.34.130](#) of this chapter to everyone whose work at the property described in subsection B of this section includes disturbing soil;
- E. Any other information which the director of community development may require as pertinent to the determination of the adequacy of the proposed plan;
- F. Payment of the permit fee, as established by the city council, at the time of filing the application for the permit. (Ord. [924](#) (part), 2004).

#### **15.34.070 Permit procedure.**

The director of community development shall review the permit application and shall approve the permit unless evidence is available which indicates that the proposed grading or excavation will create an undue risk to the health and safety of the public at large. Prior to acting on any such permit, the director of community development, in his or her sole discretion, may set and conduct a public hearing for the purpose of receiving comments on the proposed grading and excavation. Any permit issued hereunder shall be subject to the following conditions:

- A. All excavation and grading shall be performed solely in accordance with the permit approved by the city and in accordance with the permit as issued by the city;
- B. Prior to movement of any soil on any property located within the district, the permittee or designee shall personally deliver to each person who intends to work on the property described in the permit the Safety Alert - Ordnance and Explosives at former Fort Ord which is referenced hereto as Exhibit "C," and explain to each such person the information set forth in that notice;
- C. The permittee may not move or disturb any soil unless the permittee is in compliance with the requirements placed on the property by an agreement executed between the city, the city RDA, FORA and DTSC. The agreement shall, as a minimum, include OE construction support ("construction support") and shall be attached to and become a part of any permit issued pursuant to this chapter;
- D. The permittee shall cease soil disturbance activities upon discovery of any suspected unexploded ordnance. The permittee shall notify the Seaside police department, the Directorate of Law Enforcement at the Presidio of Monterey, the Army and DTSC of any suspected unexploded ordnance discovered during any excavation or soil removal immediately upon discovery. The permittee shall coordinate appropriate response actions with the Army and DTSC;
- E. No later than thirty days following the completion of the permitted soil disturbance activity, the permittee shall prepare and file with the director of community development, the Army and DTSC an after action report that shall state whether and where OE was detected and the extent and depth of OE response actions undertaken and completed on the property that is the subject of the permit. The after action report shall be in the form provided as referenced in Exhibit "B" and shall include site maps to illustrate the information contained in the report. All after action reports prepared and filed in accordance with this chapter shall be deemed public records;
- F. The permittee agrees that as a condition of issuance of a permit to defend at its sole expense, indemnify and hold harmless from any liability the city, and reimburse the city for any expenses incurred resulting from or in connection with the approval of the project including any claim, suit or legal

proceeding. The city may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this subsection. (Ord. [924](#) (part), 2004).

**15.34.080 Term of permit.**

The permit shall be valid for one year from the date it is issued. (Ord. [924](#) (part), 2004).

**15.34.090 Exceptions.**

Following consultation with and approval by DTSC, the city council may, upon a finding that the requirements of Section [15.34.070\(C\)](#) are no longer necessary, designate by resolution any portion of the district as a "limited control district" and/or no longer subject to the provisions of this chapter. The holder of any permit issued for any limited control district shall not be subject to Section [15.34.070\(C\)](#). (Ord. [924](#) (part), 2004).

**15.34.100 Performance bond.**

Upon a finding by the director of community development that a permit should issue for excavation or grading on the proposed site, the director of community development may require that a surety bond, lien or other security guarantee conditioned upon the faithful performance and completion of the permitted excavation activity be filed with the city. Such surety shall be executed in favor of the city and shall be maintained in an amount prescribed by the director of community development sufficient to ensure the completion of the excavation of the site as prescribed in the approved permit. (Ord. [924](#) (part), 2004).

**15.34.110 Amendments to permits.**

Request for amendments to an approved excavation permit may be submitted to the director of community development at any time, detailing proposed changes from the original permit. Deviations from the original permit shall not be undertaken until such amendment has been approved by the city in writing. Amendments to an approved permit shall be approved by the same procedure as prescribed for the approval of the original excavation permit. (Ord. [924](#) (part), 2004).

**15.34.120 Appeals.**

Any person aggrieved by any determination of the director of community development in exercise of the authority granted in this chapter shall have the right to appeal to the city council. Any appeal setting forth the contested decision and the reasons for contesting same must be filed within ten working days after the posting of the director of community development's decision at the places designated by Section [1.08.020](#) of this code. The city council shall render its decision within sixty days following the filing of the notice of appeal. The council may affirm, reverse or modify the decision of the director of community development. The council action shall be final upon issuance of its decision. (Ord. [924](#) (part), 2004).

**15.34.130 Notification to property owners and other land users.**

A. The city shall notify the owners of property designated as ordnance remediation districts and those utilities known to be providing service within the city, of the requirements of this chapter and provide those persons with the Safety Alert - Ordnance and Explosives at Former Fort Ord, which is referenced hereto as Exhibit "C." The city shall annually notify the owners of the property as shown on the equalized tax rolls of the requirements of this chapter and provide those persons with a copy of the notice. Failure of any owner, occupant or user of such land to receive the notification shall not relieve that person from responsibility for compliance with this chapter.

B. All owners, occupants or users of land subject to this chapter, including utilities, shall notify any subsequent owners, assigns, lessees or users of such land of the requirements of this chapter. Notification shall be made prior to transfer of the property in question.

C. All persons identified in subsection A of this section shall deliver, at least annually, a copy of the safety alert to everyone whose work at OE sites includes disturbing soil and shall explain the contents thereof to those persons. (Ord. [924](#) (part), 2004).

**15.34.140 Revision of chapter.**

This chapter shall not be revised without prior written notice to the DTSC. (Ord. [924](#) (part), 2004).



**FORT ORD REUSE AUTHORITY**

920 2<sup>ND</sup> Avenue, Suite A, Marina, CA 93933  
Tel: 831 883 3672 | Fax: 831 883 3675 | www.fora.org

January 28, 2019

Confirmation of MPC Agreement with Excavation Permitting Requirements

This document confirms that Monterey Peninsula College (“MPC”) concurs with the excavation permitting requirements outlined in the Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan (“the Group 1 LUCIP/OMP”) and the Remedial Design/Remedial Action, Land Use Controls Implementation, and Operation and Maintenance Plan, Parker Flats Munitions Response Area Phase I (“the RD/RA LUCI O&M Plan”). This document also confirms Fort Ord acknowledgement of MPC recognition of the excavation permit requirements.

MPC is not bound by local building regulations when they act in their higher education capacity/role and is not subject to project review or permitting by Monterey County. MPC is not required to obtain an excavation permit under the local digging and excavation ordinance. However, MPC has agreed to comply with the local digging and excavation ordinance, specifically the requirements for munitions recognition and safety training, construction support, notifications, and monitoring and reporting, under the Memorandum of Agreement in place with the Fort Ord Reuse Authority, MPC, Monterey County, and Department of Toxic Substances Control. In addition, MPC, as landowner, is prohibited from activities in violation of the digging and excavation ordinance under the State Covenants Restricting Use of Property and Federal deeds; therefore, excavation permits are required.

Acknowledgement:

Dr. Walter Tribley  
Superintendent/President  
Monterey Peninsula College  
Administration Building, 980 Fremont Street  
Monterey, California 93940

Confirmation:

Michael A. Houlemard, Jr.  
Executive Officer  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, California 93933

February 11, 2019

Date

JANUARY 29, 2019

Date

## APPENDIX E

Memorandum of Agreement Among The Fort Ord Reuse Authority, Monterey County and Cities of Seaside, Monterey, Del Rey Oaks and Marina, California State University Monterey Bay, University of California Santa Cruz, Monterey Peninsula College and the Department of Toxic Substance Control Concerning Monitoring and Reporting on Environmental Restrictions on The Former Fort Ord, Monterey California, dated February 27, 2008

**MEMORANDUM OF AGREEMENT AMONG THE  
FORT ORD REUSE AUTHORITY, MONTEREY COUNTY AND CITIES OF  
SEASIDE, MONTEREY, DEL REY OAKS AND MARINA, CALIFORNIA STATE  
UNIVERSITY MONTEREY BAY, UNIVERSITY OF CALIFORNIA SANTA CRUZ,  
MONTEREY PENINSULA COLLEGE, AND THE  
DEPARTMENT OF TOXIC SUBSTANCES CONTROL  
CONCERNING MONITORING AND REPORTING ON ENVIRONMENTAL  
RESTRICTIONS ON  
THE FORMER FORT ORD, MONTEREY COUNTY, CALIFORNIA (HEREINAFTER  
REFERRED TO AS "AGREEMENT")**

This Agreement is made and entered into, by and among the State Department of Toxic Substances Control ("Department"), and the Respondents including the Fort Ord Reuse Authority ("FORA"), Monterey County ("County"), the City of Seaside ("Seaside"), the City of Monterey ("Monterey"), the City of Del Rey Oaks ("Del Rey Oaks"), the City of Marina ("Marina"), California State University Monterey Bay ("CSUMB"), University of California Santa Cruz ("UCSC"), and Monterey Peninsula College ("MPC") pursuant to Health and Safety Code section 25355.5 (a)(1)(c). The cities, County, CSUMB, UCSC, and MPC are collectively referred to as "jurisdictions." This agreement:

- Requires the jurisdictions to monitor compliance with all land use covenants ("LUCs"), including those imposed after this Agreement is executed, for all property on the former Fort Ord, except Fort Ord Dunes State Park, which will be transferred to the State of California Department of Parks and Recreation.
- Requires the jurisdictions to report to FORA or the County concerning their compliance with all recorded LUCs within their jurisdiction.
- Requires FORA or the County to compile data in the jurisdiction reports and transmit those data in a report to the Department. FORA or the County will report to the Department from the effective date of this Agreement until FORA ceases to exist. The possibility of extending FORA's existence will be explored in 2013. If the Legislature extends FORA's existence, FORA will remain the reporting agency for this agreement after June 20, 2014 or until FORA ceases to exist. When FORA ceases to exist, the County will become responsible for compiling the jurisdictions' monitoring reports and transmittal of the compiled report to the Department.
- Provides funding for the Department's review and oversight costs relating to this agreement and all covenants referred to above (see Section 1.16 below).

**1.0 Background**

- 1.1 Fort Ord was selected for closure in 1991 under Public Law 101-510, the Base Realignment and Closure Act of 1990. Soldiers remained on the base until



1993. Some of the former Fort Ord property is owned by the United States Army ("Army"). Some former Fort Ord property has transferred and will transfer to various cities, other entities and the County. A detailed map of the former Fort Ord with affected Parcels identified is provided as Attachment 1. This map will be updated annually by FORA/the County as part of the annual report.

- 1.2 In 1990, Fort Ord was listed on the National Priorities List ("Superfund"). In 1990, the Fort Ord Federal Facility Agreement was signed by the Army, the United States Environmental Protection Agency, the Department and the California Regional Water Quality Control Board, Central Coast Region. The entire Property is undergoing, or has undergone, the federal Comprehensive Environmental Compensation and Liability Act ("CERCLA") remediation process.
- 1.3 LUCs are required under state law for any properties having remnant hazardous materials. Covenants are placed on such properties being transferred from the federal government to a subsequent owner. Portions of Fort Ord were used as practice ranges and/or maneuver areas for military munitions training. The Army and/or private professionals have and will continue to investigate and clean up the munitions and explosives of concern ("MEC"). FORA cannot find all MEC using current technology. FORA cannot safely remove MEC until it is found. FORA's goals for the subject Environmental Services Cooperative Agreement property are to: a) locate and remove as much MEC as possible, and b) minimize MEC-related risk. FORA is committed to achieving those goals to a level established by the Department before it transfers former munitions areas to local jurisdictions for reuse. Remedies for several MEC areas and potential MEC areas have been selected in the following Records of Decision:
  - Interim Action For Ordnance and Explosives at Ranges 43-48, Range 30A and MRS-16 (dated September 13, 2002, signed September 26, 1994)
  - No Further Action Related to Munitions and Explosives of Concern, Track 1 Sites, No Further Remedial Action with Monitoring for Risks from Chemical Contamination at Site 3 (MRS-22) (dated March 10, 2005, signed April 6, 2005) (Track 1)

The parties to this Agreement anticipate the following Records of Decision for MEC to be signed in 2007:

- Track 2 Munitions Response Parker Flats Munitions Response Area
- Track 3 Impact Area Munitions Response Area



- 1.4 The County adopted Ordinance No. 5012<sup>1</sup>, amending the County Code to include Chapter 16.10, titled “*Digging and Excavation on the Former Fort Ord.*” The ordinance prohibits excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil without a permit. Chapter 16.10 also indicates that the County will also enter into an Agreement with the Department to provide additional safety measures and reporting (Ordinance 5012 § 1 (part), 2005). This Memorandum of Agreement fulfills that reporting requirement.
- 1.5 The City of Marina adopted Ordinance No. 98-04 amending the Municipal Code to add Chapter 15.56. That Ordinance prohibits excavation, digging, development or ground disturbance of any type on the former Fort Ord that involves the displacement of ten (10) cubic feet or more of soil without a permit. The parties anticipate that the City of Marina will amend Municipal Code to add Chapter 15.56 to prohibit excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil without a permit to be consistent with adjacent jurisdictions’ municipal codes.
- 1.6 The City of Del Rey Oaks adopted Ordinance No. 259 amending the Municipal Code to add Chapter 15.48. The ordinance prohibits excavation, digging, development or ground disturbance of any type on the former Fort Ord that involves the displacement of ten (10) cubic yards or more of soil without a permit.
- 1.7 The City of Seaside adopted Ordinance No. 924, amending the Municipal Code to add Chapter 15.34. The ordinance prohibits excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil without a permit on the former Fort Ord.
- 1.8 The City of Monterey adopted Ordinance No. 3384, amending the Municipal Code to add Chapter 9 Article 8. The ordinance prohibits excavation, digging, developing or ground disturbing activities of any type that involves the displacement of ten (10) cubic feet or more of soil without a permit on the former Fort Ord.
- 1.9 FORA Resolution 98-1 contains measures that avoid/ minimize impacts from hazardous material (See Attachment 2, FORA Resolution 98-1).
- 1.10 Non-MEC hazardous waste and/or hazardous substances were disposed of in various locations throughout Fort Ord. The Army remediated many of these locations. There are, however, locations where wastes remain, such as Operable Unit 2 (“OU2”) Landfill. Measures must be taken at these locations to assure that they can be safely used. The Department requires LUCs in

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<sup>1</sup> As the State of California acting in a higher education capacity, CSUMB, UCSC, and MPC are not bound by local regulations and specifically the ordinances and regulations discussed in Sections 1.4—1.9 and 1.12—1.14.

these cases. Remedies for these sites, which may include institutional controls including LUCs, were selected in the following Records of Decision ("ROD"):

- Interim Action ROD, Contaminated Surface Soil Remediation (dated February 23, 1994, signed March 15, 1994)
- OU2, Fort Ord Landfills (dated July 15, 1994, signed August 23, 1994)
- Remedial Investigation Sites (dated January 13, 1997, signed January 24, 1997)

1.11 Portions of Fort Ord overlie contaminated groundwater. The contaminated groundwater at OU1, OU2 and Sites 2/12 is currently being remediated by the Army via comprehensive pumping and treatment systems. Activities which may affect the groundwater monitoring, pumping and treatment systems must be prevented. To achieve that goal, authorized representatives must be allowed to enter these areas. Well drilling in contaminated areas and consumption of unsafe groundwater must also be prevented. Remedies for these sites, which include institutional controls, were selected in the following Records of Decision:

- Operable Unit 1 ("OU1") Fritzsche Army Airfield, Fire Drill Area (dated July 25, 1995, signed May 8, 1996)
- OU2, Fort Ord Landfills (dated July 15, 1994, signed August 23, 1994)
- Remedial Investigation Sites, including Sites 2/12 Groundwater Remedy (dated January 13, 1997, signed January 24, 1997)

The parties expect the following Groundwater ROD will be signed in 2007:

- Operable Unit Carbon Tetrachloride Plume ("OUCTP")

1.12 The County adopted Ordinance No. 4011. Ordinance 4011, which amends and adds to Chapter 15.08 of Title 15 of the County Code, indicates that *"in areas overlying or adjacent to the contaminant plumes on the former Fort Ord ("Prohibition Zone"), water well construction shall be prohibited and no application for a ministerial well permit shall be accepted for any real properties within the Prohibition Zone area. The Prohibition Zone area is identified on the former Fort Ord, Special Ground Water Protection Zone Map, prepared and maintained by the United States Army and on file in the County of Monterey, Department of Health."*

- 1.13 Chapter 13.12 of the City of Marina Municipal Code regulates the construction of water wells so as to protect the quality of groundwater. Section 13.12.030 of the City Code requires a written permit to construct a water well first be obtained from the County.
- 1.14 Chapter 8.24 of the City of Seaside Municipal Code regulates the construction of water wells so as to protect the quality of groundwater and requires a written permit to construct a water well to be approved by the health officer.
- 1.15 The Army and the Department have or will enter into, Covenants to Restrict Use of Property (hereinafter referred to as "Covenants") prior to transfer of the Property. The purpose of these Covenants is to prohibit certain land uses on Fort Ord. FORA and other entities may also enter into such covenants directly with the Department. After EPA has selected one or more remedies for the Property in a ROD(s), the then-current land owner, the Department and Regional Water Quality Control Board ("RWQCB") may, if appropriate, modify or remove the restrictions in the LUC to be consistent with the land and water use restrictions, if any, selected in the ROD(s). The land use covenants variously include restrictions based on MEC, lead based paint, groundwater contamination and proximity to the landfill.
- 1.16 FORA, the County and the jurisdictions enter into this agreement to monitor and report on compliance with all covenants, past, present and future, signed for all former Fort Ord property except for Fort Ord Dunes State Park. FORA will pay the Department's invoices from the effective date of this agreement until FORA ceases to exist. (See California Code of Regulations (hereinafter referred to as "CCR"), Title 22, Division 4.5, Chapter 39, section 67391.1 and Health and Safety Code section 25355.5 (a)(1)(c)). The County agrees to pay the Department's costs from and after the date FORA ceases to exist (See Section 3.14).
- 1.17 Attachment 3 (Table 3-1) contains a summary of the recorded LUCs as of the date of this agreement. The summary also lists the restrictions in the covenant and the associated monitoring requirements.
- 1.18 FORA will supplement the property descriptions as set forth in the LUCs with specific GPS coordinates. These GPS coordinates will be included in the annual report.
- 1.19 The references to "schools" in this agreement and in Attachment 4 do not include post-secondary schools.

The Parties agree as follows:

## **2.0 Implementation of This Agreement**

- 2.1 The above recitals are incorporated into this Agreement. FORA, the County

and the jurisdictions agree that this Agreement applies to all properties on the former Fort Ord except Fort Ord Dunes State Park. The parties agree to perform the following tasks:

#### 2.1.1 Annual Review of Compliance with LUCs

Annually (starting on July 1 and being completed by June 30 of each year), the jurisdictions shall:

- a. Inspect each property within their jurisdiction for which a covenant has been signed, to assure compliance with all restrictions, and report findings to FORA/County in the report format provided in Attachment 4. CSUMB, UCSC, and MPC will report findings directly to FORA/County. The City of Marina, the City of Seaside, the City of Del Rey Oaks, the City of Monterey, and Monterey County will not report on CSUMB, UCSC, and MPC's properties, explicitly defined in Attachment 3 "Table 3-1 Summary of Land Use Covenants." If property owners other than CSUMB, UCSC, and MPC have multiple parcels within multiple jurisdictions, each jurisdiction will be responsible to report on only those properties within their jurisdiction. The number of annual reports to be provided by the local jurisdictions will be based on the initial land conveyance parcels as described in Table 3-1, and the total number of reports will not increase over time as land is subsequently sold and subdivided (i.e. the Department does not expect one report for each subsequent Assessor's Parcel Number).
- b. Check with the applicable building departments or campus planning and development departments to ensure no structures were approved or built in violation of any covenant and report findings to FORA/County.
- c. Check with the applicable planning departments or campus planning and development departments to assure no uses were approved in violation of any covenant.
- d. All jurisdictions shall review the jurisdiction well permit applications or the institution records, in the case of CSUMB, UCSC, and MPC, to ensure no wells have been approved, dug or installed in violation of the ordinance or the covenants.

#### 2.1.2 Annual Review of Local Ordinances<sup>2</sup>

- a. Summarize compliance with the jurisdictions' digging ordinances, including the number of permits issued.

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<sup>2</sup> Section 2.1.2 does not apply to CSUMB, UCSC, and MPC.

- b. Document any changes to the jurisdictions' excavation/grading ordinances.
- c. Document any changes to the jurisdiction well permit ordinances.
- d. FORA and the County, in conjunction with the Department and in consultation with RWQCB, will annually, prior to June 30<sup>th</sup>, update and distribute copies to the other parties to this agreement:
  - 1. The map illustrating parcels with LUCs (Attachment 1)
  - 2. Table 3-1 summarizing LUCs for the Fort Ord property (Attachment 3)
  - 3. Changes to County Digging and Excavation on the former Fort Ord Ordinance No. 5012
  - 4. Changes to the County Groundwater Ordinance No. 4011

## 2.2 MEC Incident Reporting (*pending Department discussions with Army*)

For parcels that have been transferred and are not being regulated under the former Fort Ord Munitions Response Site (hereinafter referred to as "MRS") Site Security Plan, the Department requests FORA and the County to provide data regarding MEC found at the parcels. The Department requests to track MEC found at parcels where cleanup has been completed, although some MEC may remain in place at depth.

On an annual basis, the jurisdictions agree to report 911 call data for MEC found, including but not limited to:

- a) date and time of the call,
- b) contact name,
- c) location of MEC finding,
- d) type of munitions, if available and
- e) response of jurisdiction law enforcement agency.

## 2.3 Annual Report

No later than September 1 of each year, FORA agrees to submit a report to the Department describing compliance with each of the prohibited activities and uses listed in the covenants. The County agrees to submit this report when FORA ceases to exist. The letter report will summarize the annual reviews conducted under 2.1 and 2.2 above. A Draft Annual Report outline is provided in Attachment 4. This report outline provides the minimum requirements for the annual report. Other information gathered during inspections or records searches should be attached (i.e., inspection notes and photos of violations, excavation permits, applicable County well records, and other relevant data). Each jurisdiction will certify the accuracy and



To City Of Marina	City Manager City of Marina 211 Hillcrest Avenue Marina, California 93933
To City Of Seaside	City Manager City of Seaside 440 Harcourt Avenue Seaside, California 93955
To City Of Del Rey Oaks	City Manager City of Del Rey Oaks 650 Canyon Del Rey Del Rey Oaks, California 93940
To University of California Santa Cruz	Chancellor University of California Santa Cruz 1156 High Street Santa Cruz, California 95064
To California State University Monterey Bay	<i>VICE</i> President <i>for ADMIN. &amp; FINANCE</i> CSU Monterey Bay 100 Campus Center Seaside, California 93955
To Monterey Peninsula College	Superintendent/President Monterey Peninsula College 980 Fremont Street Monterey, California 93940
To Department:	Anthony Landis, Chief Northern California Operations Office of Military Facilities Department of Toxic Substances Control 8800 Cal Center Drive Sacramento, California 95826

3.2 Obligations of the Department. The Department agrees to review and oversee the measures to be performed by FORA, jurisdictions and the County under this Agreement.

3.3 Coordinator. The FORA Coordinator is the Executive Officer. The Coordinator is responsible for receiving and submitting all notices, comments, approvals, and other communications to and from the Department until FORA

ceases to exist. The County Coordinator is the Monterey County Health Department Director of Health. The County Coordinator will receive and submit all notices, comments, approvals, and other communications from and to the Department after FORA ceases to exist.

- 3.4 Submittals. All submittals, reports and notifications from FORA and the County that are required by this Agreement shall be sent to:

Anthony Landis, Chief  
Northern California Operations  
Office of Military Facilities  
Department of Toxic Substances Control  
8800 Cal Center Drive  
Sacramento, California 95826

- 3.5 Communications. FORA and the County may not be relieved of their obligation to obtain formal approvals by informal advice, guidance, suggestions or comments given by the Department regarding reports, plans, specifications, schedules or any other writings by FORA, County and jurisdictions.
- 3.6 Department Review and Approval. If the Department determines that any report, plan, schedule or other document submitted to the Department for approval under this Agreement fails to comply with this Agreement or fails to protect public health or safety or the environment, the Department may return comments to FORA, the County and or jurisdictions with recommended changes and a date by which a revised document must be submitted to the Department incorporating the recommended changes.
- 3.7 Compliance with Applicable Laws. FORA, the County and jurisdictions shall carry out this Agreement in compliance with all applicable local, state, and federal requirements, including, but not limited to, requirements to obtain permits and to assure worker safety. CSUMB, UCSC, and MPC are not bound by local regulations when they act in their higher education capacity.
- 3.8 Liabilities. This Agreement does not satisfy or release FORA, the County or jurisdictions from liability for any conditions or claims arising as a result of their current or future operations. This Agreement does not limit or preclude the Department from taking any lawful act to protect public health or safety or the environment and recovering the cost thereof. Notwithstanding compliance with this Agreement, the Department may require FORA, the County and jurisdictions to take further actions necessary to protect public health and the environment.
- 3.9 Record Retention. All data, reports and other documents including email, and electronic deliverables required by this Agreement shall be transferred to the County within 90 days after the FORA agreement period ends (i.e., six years



and three months unless FORA's existence is extended). The County shall preserve the records for a minimum of ten (10) years after the conclusion of all activities under this Agreement. If the Department requests that some or all of these documents be preserved for a longer period of time, FORA and the County shall either comply with that request or deliver the documents to the Department, or permit the Department to copy the documents prior to destruction. FORA and the County shall notify the Department in writing at least six (6) months prior to destroying any documents prepared pursuant to this Agreement.

- 3.10 State Liabilities. The State of California is not liable for personal injuries or property damage resulting from acts or omissions by FORA, the County and/or the jurisdictions, in carrying out activities pursuant to this Agreement, nor shall the State of California be held as a party to any contract entered into by FORA, the County, the jurisdictions or its agents in carrying out this Agreement.
- 3.11 Severability. The requirements of this Agreement are severable, and FORA, the County and the jurisdictions and/or shall comply with each and every provision hereof notwithstanding the effectiveness of any other provision.
- 3.12 Modification and Termination. FORA, the County and/or the jurisdictions may, upon written request, seek modification or termination of this Agreement at any time. In addition to modification as provided elsewhere in this Agreement, this Agreement may only be modified or terminated by mutual written agreement of the parties at any time.
- 3.13 Parties Bound. This Agreement applies to and is binding upon FORA, the County and jurisdictions and its officers, directors, agents, employees, successors and assignees, including but not limited to individuals, partners, and subsidiary and parent corporations, and upon any successor agency of the State of California that may have responsibility for and jurisdiction over the subject matter of this Agreement. FORA, the County and the jurisdictions shall provide a copy of this Agreement to any successor or assignee.
- 3.14 Cost Recovery. FORA and the County as FORA's successor are liable for all of the Department's costs incurred in reviewing and overseeing compliance with this MOA and all past, present and/or future LUCs. FORA will pay the Department's and its own costs for their activities under this MOA. FORA will recover these costs from each local jurisdiction through payment of the local agencies' FORA "dues." FORA "dues" are funds that FORA collects annually from agencies represented on the board in accordance with SB 899, Title 7.85 Section 67690. FORA will pay for costs incurred by the department and FORA for fiscal years 2008 and 2009 and will not seek cost recovery from the local jurisdictions for this initial two-year period. When FORA ceases to exist and the County assumes FORA's responsibilities under this Agreement, the other parties to this agreement shall pay the Department and the County costs

as determined in this Section to the County. If any party defaults on such payment, the Department shall pursue collection of the Department's costs directly from that party. FORA's and the County's cost recovery will be based on the Department's accounting of its actual costs, broken down by jurisdiction, and will include an additional 15% cost for FORA's or the County's administrative activities. The cost estimate for Department services is provided in Attachment 5. The estimate is based on the attached 2007 Department Contract Estimation Rates for the time period between July 1, 2006 and June 30, 2007 (see Attachment 5A). Actual charges will be based on each employee's salary and benefits, actual per diem, mileage rates and expenses. The Department will send quarterly "time and materials" invoices. Title 22 California Code of Regulations section 67391.1(h) provides: "The Department shall require responsible parties, facility owners or operators, or project proponents involved in land use covenants to pay all costs associated with the administration of such controls." Cost recovery may also be pursued by the Department under CERCLA, Health and Safety Code Section 25360, or any other applicable state or federal statute or common law.

On an annual basis, the Department will compare this cost estimate with actual charges. If the invoice variance is greater than 20% from the original cost estimate for any jurisdiction, the Department will notify FORA and prepare an addendum to this cost estimate. Agreements to distribute financial liability between the jurisdictions, the County or FORA are beyond the scope of this agreement.

Invoices shall be transmitted to:

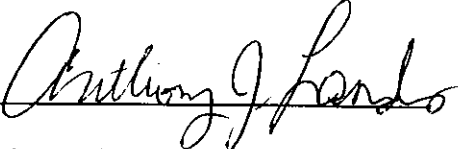
Mr. Michael Houlemard, Jr.  
Executive Officer  
Fort Ord Reuse Authority (FORA)  
100 12th Street  
Building 2880  
Marina, California 93933

County of Monterey  
Director of Health  
Monterey County Health Department  
2170 Natividad Road  
Salinas, California 93901

- 3.15 Effective Date. The effective date of this Agreement is the date of signature by the Department's authorized representative.
- 3.16 Representative Authority. Each undersigned representative of the parties to this Agreement certifies that she or he is authorized to enter into the terms and conditions of this Agreement and to execute and legally bind the parties to this Agreement.

IN WITNESS WHEREOF, the authorized representatives below have executed this Memorandum of Agreement among FORA, the County and Cities of Seaside, Monterey, Del Rey Oaks and Marina, CSUMB, UCSC, MPC and the Department concerning monitoring and reporting on environmental restrictions on the former Fort Ord on the dates set forth below at Sacramento, California.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

  
\_\_\_\_\_

Anthony J. Landis, P.E.  
Chief  
Northern California Operations  
Office of Military Facilities  
Department of Toxic Substances Control

  
\_\_\_\_\_

Date

IN WITNESS WHEREOF, the authorized representatives below have executed this Memorandum of Agreement among FORA, the County and Cities of Seaside, Monterey, Del Rey Oaks and Marina, CSUMB, UCSC, MPC and the Department concerning monitoring and reporting on environmental restrictions on the former Fort Ord on the dates set forth below at \_\_\_\_\_, California.

COUNTY OF MONTEREY

Dave Potter  
Chair, Board of Supervisors  
168 W. Alisal Street  
Salinas, California 93901

10-16-07  
Date

CITY OF MONTEREY

Felipe...  
**APPROVED BY** City Manager  
City Hall  
Monterey, California 93940  
Felt  
City Attorney's Office

2-25-2009  
Date

CITY OF MARINA

[Signature]  
City Manager  
211 Hillcrest Avenue  
Marina, California 93933

11.29.07  
Date

CITY OF SEASIDE

[Signature]  
City Manager  
440 Harcourt Avenue  
Seaside, California 93955

2.27-08  
Date

CITY OF DEL REY OAKS

[Signature]  
City Manager  
650 Canyon Del Rey  
Del Rey Oaks, California 93940

2/27/08  
Date

IN WITNESS WHEREOF, the authorized representatives below have executed this Memorandum of Agreement among FORA, the County and Cities of Seaside, Monterey, Del Rey Oaks and Marina, CSUMB, UCSC, MPC and the Department concerning monitoring and reporting on environmental restrictions on the former Fort Ord on the dates set forth below at \_\_\_\_\_, California.

University of California Santa Cruz




Chancellor  
1156 High Street  
Santa Cruz, California 95064

1/18/08

Date


California State University Monterey Bay

  
VICE President *ADMIN. & FINANCE*  
100 Campus Center  
Seaside, California 93955

1-25-08

Date

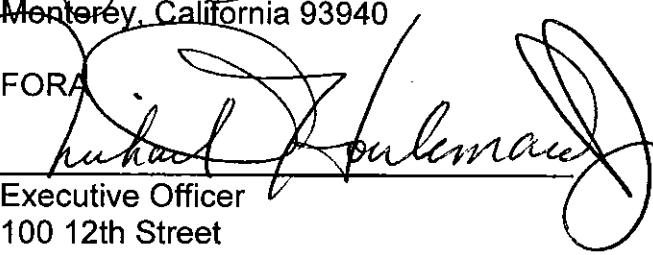
Monterey Peninsula College

  
Superintendent/President  
980 Fremont Street  
Monterey, California 93940

12-18-07

Date

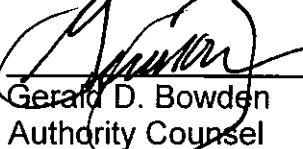
FORA

  
Executive Officer  
100 12th Street  
Building 2880  
Marina, California 93933

11/28/07

Date

APPROVED AS TO FORM:

  
Gerald D. Bowden  
Authority Counsel

12/8/07

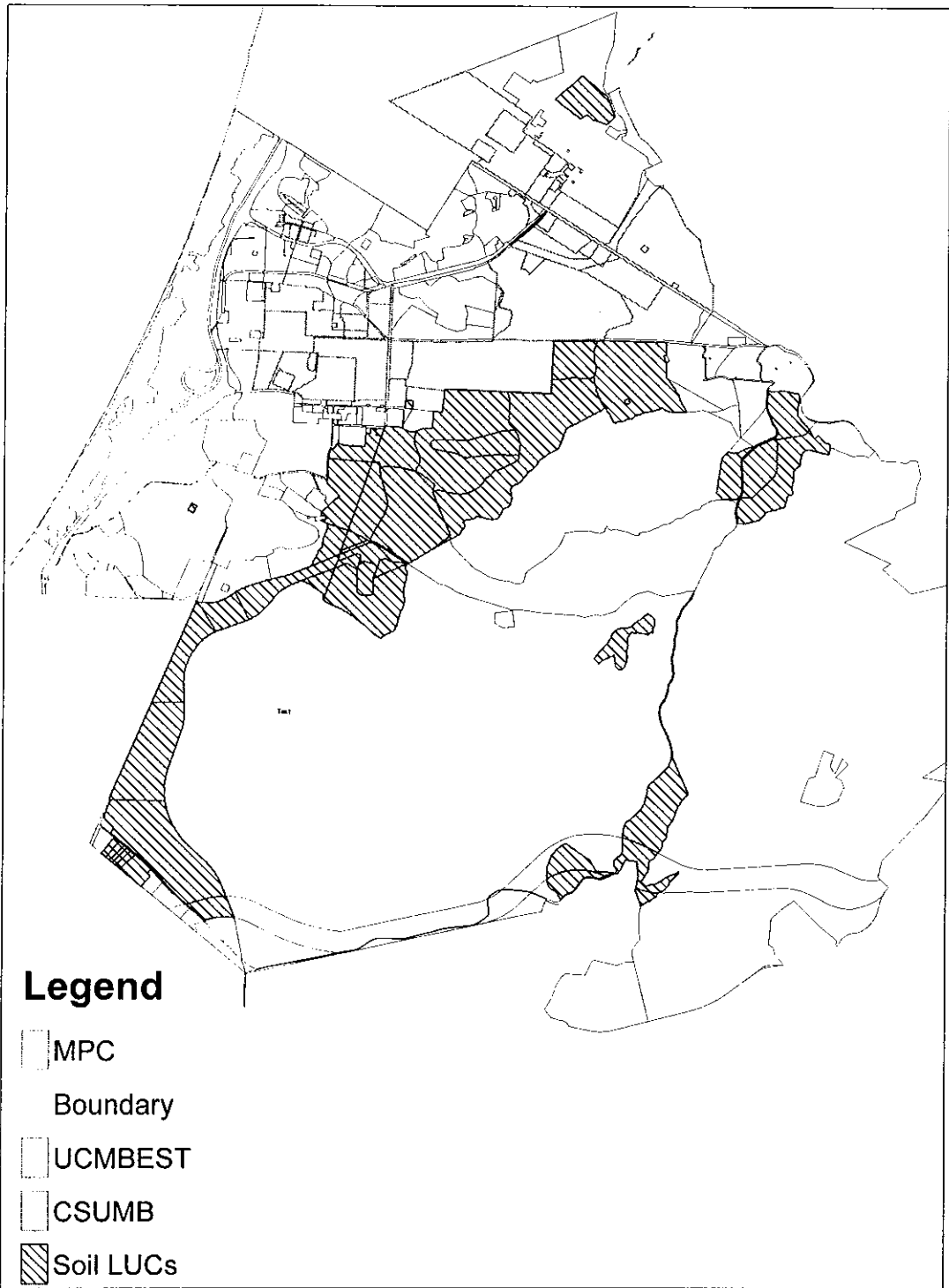
Date

**ATTACHMENT "1"**

*LUC Parcel Maps*

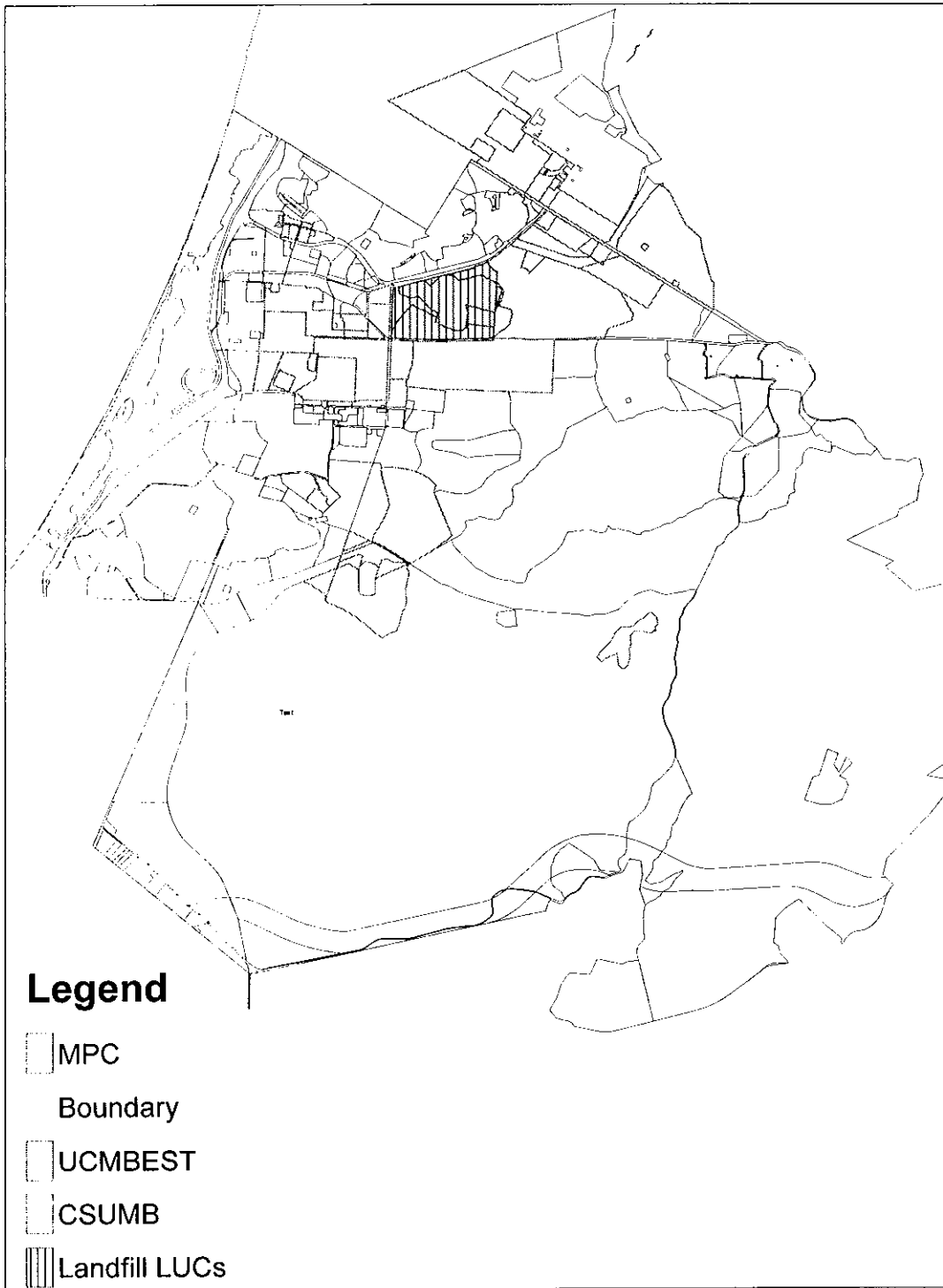
***ATTACHMENT 1***

# Fort Ord LUCs - Soil



0 1,950 3,900 7,800 11,700 15,600 Feet

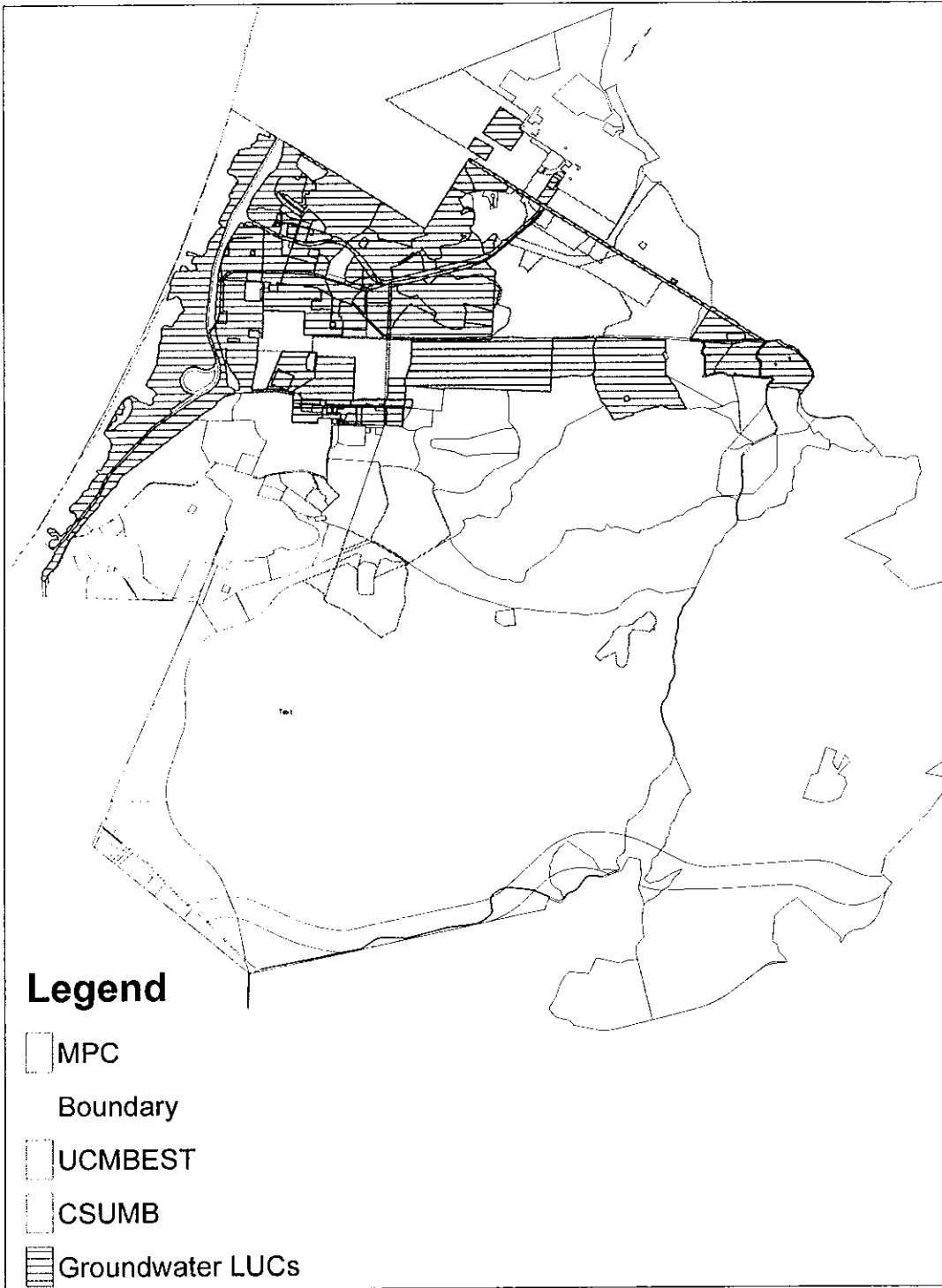
# Fort Ord LUCs - Landfill



0 1,950 3,900 7,800 11,700 15,600 Feet



# Fort Ord LUCs - Groundwater



0 1,9503,900 7,800 11,700 15,600 Feet

**ATTACHMENT "2"**

*FORA, Resolution 98-1*

***ATTACHMENT 2***

Resolution 98-1

**A RESOLUTION OF THE FORT ORD REUSE AUTHORITY, AMENDING SECTION 1.01.050 AND ADDING CHAPTER 8 TO THE FORT ORD REUSE AUTHORITY MASTER RESOLUTION, RELATING TO BASE REUSE PLANNING AND CONSISTENCY DETERMINATIONS**

**Section 1.** Section 1.01.050 of the Fort Ord Reuse Authority Master Resolution is amended by adding the following definitions to such section in alphabetical order:

“Affected territory” means property within the Fort Ord Territory that is the subject of a legislative land use decision or an application for a development entitlement and such additional territory within the Fort Ord Territory that may be subject to an adjustment in density or intensity of allowed development to accommodate development on the property subject to the development entitlement.

“Army urbanized footprint” means the Main Garrison Area and the Historic East Garrison Area as such areas are described in the Reuse Plan.

“Augmented water supply” means any source of potable water in excess of the 6,600 acre feet of potable water from the Salinas Basin as allowed under the Reuse Plan.

“Development entitlements” includes but is not limited to tentative and final subdivision maps, tentative, preliminary, and final parcel maps or minor subdivision maps, conditional use permits, administrative permits, variances, site plan reviews, and building permits. The term “development entitlement” does not include the term “legislative land use permits” as that term is defined in this Master Resolution. In addition, the term “development entitlement” does not include:

- 1) Construction of one single family house, or one multiple family house not exceeding four units, on a vacant lot within an area appropriately designated in the Reuse Plan.
- 2) Improvements to existing single family residences or to existing multiple family residences not exceeding four units, including remodels or room additions.
- 3) Remodels of the interior of any existing building or structure.
- 4) Repair and maintenance activities that do not result in an addition to, or enlargement of, any building or structure.
- 5) Installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and development approved pursuant to the Authority Act.
- 6) Replacement of any building or structure destroyed by a natural disaster with a comparable or like building or structure.
- 7) Final subdivision or parcel maps issued consistent with a development entitlement subject to previous review and approval by the Authority Board.
- 8) Building permit issued consistent with a development entitlement subject to previous review by the Authority Board.

"Fort Ord Territory" means all territory within the jurisdiction of the Authority.

"Habitat Management Plan" means the Fort Ord Installation-Wide Multi-Species Habitat Management Plan, dated April, 1997.

"Land use agency" means a member agency with land use jurisdiction over territory within the jurisdiction of the Authority Board.

"Legislative land use decisions" means general plans, general plan amendments, redevelopment plans, redevelopment plan amendments, zoning ordinances, zone district maps or amendments to zone district maps, and zoning changes.

"Noticed public hearing" means a public hearing noticed in the following manner

1. Notice of the public hearing shall be posted on the public meeting room at the FORA office at least 10 days before the date of the hearing; and
2. Notice of the public hearing shall be mailed or delivered at least 10 days prior to the affected land use agency, to any person who has filed an appeal, and to any person who has requested special notice; and
3. Notice of the public hearing shall be published at least 10 days before the date of the hearing in at least one newspaper of general circulation within the area that the real property that is the subject of the public hearing is located.

"Reuse Plan" means the plan for reuse and development of the territory within the jurisdiction of the Authority, as amended or revised from time to time, and the plans, policies, and programs of the Authority Board, including the Master Resolution.

Section 2. Chapter 8 is added to the Fort Ord Master Resolution to read:

**CHAPTER 8.  
BASE REUSE PLANNING AND CONSISTENCY DETERMINATIONS.**

**Article 8.01. GENERAL PROVISIONS.**

**8.01.010. REUSE PLAN**

(a) The Authority Board shall prepare, adopt, review, revise from time to time, and maintain a Reuse Plan for the use and development of the territory within the jurisdiction of the Authority. Such plan shall contain the elements mandated pursuant to the Authority Act and such other elements, policies, and programs as the Authority Board may, in its sole discretion, consider and adopt.

**Article 8.02. CONSISTENCY DETERMINATION CRITERIA**

**8.02.010. LEGISLATIVE LAND USE DECISION CONSISTENCY.**

(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land use decision for which there is substantial evidence supported by the record, that

- (1) Provides a land use designation that allows more intense land uses than the uses permitted in the Reuse Plan for the affected territory;
- (2) Provides for a development more dense than the density of uses permitted in the Reuse Plan for the affected territory;
- (3) Is not in substantial conformance with applicable programs specified in the Reuse Plan and Section 8.02.020 of this Master Resolution.
- (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority;
- (5) Does not require or otherwise provide for the financing and/or installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the legislative land use decision; and
- (6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.

(b) FORA shall not preclude the transfer of intensity of land uses and/or density of development involving properties within the affected territory as long as the land use decision meets the overall intensity and density criteria of Sections 8.02.010(a)(1) and (2) above as long as the cumulative net density or intensity of the Fort Ord Territory is not increased.

(c) The Authority Board, in its discretion, may find a legislative land use decision is in substantial compliance with the Reuse Plan when the Authority Board finds that the applicant land use agency has demonstrated compliance with the provisions specified in this section and Section 8.020.020 of this Master Resolution.

**8.02.020. SPECIFIC PROGRAMS AND MITIGATION MEASURES FOR INCLUSION IN LEGISLATIVE LAND USE DECISIONS.**

(a) Prior to approving any development entitlements, each land use agency shall act to protect natural resources and open spaces on Fort Ord Territory

by including the open space and conservation policies and programs of the Reuse Plan, applicable to the land use agency, into their respective general, area, and specific plans.

- (1) Each land use agency shall review each application for a development entitlement for compatibility with adjacent open space land uses and require suitable open space buffers to be incorporated into the development plans of any potentially incompatible land uses as a condition of project approval.
- (2) When buffers are required as a condition of approval adjacent to Habitat Management areas, the buffer shall be designed in a manner consistent with those guidelines set out in the Habitat Management Plan. Roads shall not be allowed within the buffer area adjacent to Habitat Management areas except for restricted access maintenance or emergency access roads.

(b) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure consistency of future use of the property within the coastal zone through the master planning process of the California Department of Parks and Recreation, if applicable. All future use of such property shall comply with the requirements of the Coastal Zone Management Act and the California Coastal Act and the coastal consistency determination process.

(c) Monterey County shall include policies and programs in its applicable general, area, and specific plans that will ensure that future development projects at East Garrison are compatible with the historic context and associated land uses and development entitlements are appropriately conditioned prior to approval.

(d) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall limit recreation in environmentally sensitive areas, including, but not limited to, dunes and areas with rare, endangered, or threatened plant or animal communities to passive, low intensity recreation, dependent on the resource and compatible with its long term protection. Such policies and programs shall prohibit passive, low-density recreation if the Board finds that such passive, low-density recreation will compromise the ability to maintain an environmentally sensitive resource.

(e) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas. Reuse of property in the Army urbanized footprint should be encouraged.

(f) Each land use agency with jurisdiction over property in the Army urbanized footprint shall adopt the cultural resources policies and programs of the Reuse Plan concerning historic preservation, and shall provide appropriate incentives for historic preservation and reuse of historic property, as determined by the affected land use agency, in their respective applicable general, area, and specific plans.

(g) The County of Monterey shall amend the Greater Monterey Peninsula Area Plan and designate the Historic East Garrison Area as an historic district in the County Reservation Road Planning Area. The East Garrison shall be planned and zoned for planned development mixed uses consistent with the Reuse Plan. In order to implement this aspect of the plan, the County shall adopt at least one specific plan for the East Garrison area and such specific plan shall be approved before any development entitlement shall be approved for such area.

(h) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that shall support all actions necessary to ensure that sewage treatment facilities operate in compliance with waste discharge requirements adopted by the California Regional Water Quality Control Board.

(i) Each land use agency shall adopt the following policies and programs:

- (1) A solid waste reduction and recycling program applicable to Fort Ord Territory consistent with the provisions of the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 *et seq.*
- (2) A program that will ensure that each land use agency carries out all action necessary to ensure that the installation of water supply wells comply with State of California Water Well Standards and well standards established by the Monterey County Health Department; and
- (3) A program that will ensure that each land use agency carries out all actions necessary to ensure that distribution and storage of potable and non-potable water comply with State Health Department regulations.

(j) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to address water supply and water conservation. Such policies and programs shall include the following:

- (1) Identification of, with the assistance of the Monterey County Water Resources Agency and the Monterey Peninsula Water Management District, potential reservoir and water impoundment sites and zoning of such sites for watershed use, thereby precluding urban development;

- (2) Commence working with appropriate agencies to determine the feasibility of development additional water supply sources, such as water importation and desalination, and actively participate in implementing the most viable option or options;
- (3) Adoption and enforcement of a water conservation ordinance which includes requirements for plumbing retrofits and is at least as stringent as Regulation 13 of the Monterey Peninsula Water Management District, to reduce both water demand and effluent generation.
- (4) Active participation in support of the development of "reclaimed" or "recycled" water supply sources by the water purveyor and the Monterey Regional Water Pollution Control Agency to ensure adequate water supplies for the territory within the jurisdiction of the Authority.
- (5) Promotion of the use of on-site water collection, incorporating measures such as cisterns or other appropriate improvements to collect surface water for in-tract irrigation and other non-potable use.
- (6) Adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development of territory within the jurisdiction of the Authority to assure that it does not exceed resource constraints posed by water supply.
- (7) Adoption of appropriate land use regulations that will ensure that development entitlements will not be approved until there is verification of an assured long-term water supply for such development entitlements.
- (8) Participation in the development and implementation of measures that will prevent seawater intrusion into the Salinas Valley and Seaside groundwater basins.
- (9) Implementation of feasible water conservation methods where and when determined appropriate by the land use agency, consistent with the Reuse Plan, including; dual plumbing using non-potable water for appropriate functions; cistern systems for roof-top run-off; mandatory use of reclaimed water for any new golf courses; limitation on the use of potable water for golf courses; and publication of annual water reports disclosing water consumption by types of use.

(k) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will require new development to demonstrate that all measures will be taken to ensure that storm water



runoff is minimized and infiltration maximized in groundwater recharge areas. Such policies and programs shall include:

- (1) Preparation, adoption, and enforcement of a storm water detention plan that identifies potential storm water detention design and implementation measures to be considered in all new development, in order to increase groundwater recharge and thereby reduce potential for further seawater intrusion and provide for an augmentation of future water supplies.
- (2) Preparation, adoption, and enforcement of a Master Drainage Plan to assess the existing natural and man-made drainage facilities, recommend area-wide improvements based on the approved Reuse Plan, and develop plans for the control of storm water runoff from future development. Such plans for control of storm water runoff shall consider and minimize any potential for groundwater degradation and provide for the long term monitoring and maintenance of all storm water retention ponds.

(l) Each land use agency shall adopt policies and programs that ensure that all proposed land uses on the Fort Ord Territory are consistent with the hazardous and toxic materials clean-up levels as specified by state and federal regulation.

(m) Each land use agency shall adopt and enforce an ordinance acceptable to the California Department of Toxic Substances Control ("DTSC") to control and restrict excavation or any soil movement on those parcels of the Fort Ord Territory, which were contaminated with unexploded ordnance, and explosives. Such ordinance shall prohibit any digging, excavation, development, or ground disturbance of any type to be caused or otherwise allowed to occur without compliance with the ordinance. A land use agency shall not make any substantive change to such ordinance without prior notice to and approval by DTSC.

(n) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will help ensure an efficient regional transportation network to access the territory under the jurisdiction of the Authority, consistent with the standards of the Transportation Agency of Monterey County. Such policies and programs shall include:

- (1) Establishment and provision of a dedicated funding mechanism to pay for the "fair share" of the impact on the regional transportation system caused or contributed by development on territory within the jurisdiction of the Authority; and
- (2) Support and participate in regional and state planning efforts and funding programs to provide an efficient

regional transportation effort to access Fort Ord Territory.

(o) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure that the design and construction of all major arterials within the territory under the jurisdiction of the Authority will have direct connections to the regional network consistent with the Reuse Plan. Such plans and policies shall include:

- (1) Preparation and adoption of policies and programs consistent with the Authority's Development and Resource Management Plan to establish programs and monitor development to assure that it does not exceed resource constraints posed by transportation facilities;
- (2) Design and construction of an efficient system of arterials in order to connect to the regional transportation system; and
- (3) Designate local truck routes to have direct access to regional and national truck routes and to provide adequate movement of goods into and out of the territory under the jurisdiction of the Authority.

(p) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans to provide regional bus service and facilities to serve key activity centers and key corridors within the territory under the jurisdiction of the Authority in a manner consistent with the Reuse Plan.

(q) Each land use agency shall adopt policies and programs that ensure development and cooperation in a regional law enforcement program that promotes joint efficiencies in operations, identifies additional law enforcement needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services.

(r) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that ensure development of a regional fire protection program that promotes joint efficiencies in operations, identifies additional fire protection needs, and identifies and seeks to secure the appropriate funding mechanisms to provide the required services

(s) Each land use agency shall include policies and programs in their respective applicable general, area, and specific plans that will ensure that native plants from on-site stock will be used in all landscaping except for turf areas, where practical and appropriate. In areas of native plant restoration, all cultivars, including, but not limited to, manzanita and ceanothus, shall be obtained from stock originating on Fort Ord Territory.

(t) Each land use agency shall include policies and programs in their general, area, and specific plans that will ensure compliance with the 1997 adopted FORA Reuse Plan jobs/housing balance provisions. The policies and programs for the provision of housing must include flexible targets that generally correspond with expected job creation on the former Fort Ord. It is recognized that, in addressing the Reuse Plan jobs/housing balance, such flexible targets will likely result in the availability of affordable housing in excess of the minimum 20% local jurisdictional inclusionary housing figure, which could result in a range of 21% - 40% below market housing. Each land use agency should describe how their local inclusionary housing policies, where applicable, address the Reuse Plan jobs/housing balance provisions.

(1) Agencies submitting consistency determination requests to FORA should identify and describe, where applicable, any factors that impact production of housing. These factors may include, without limitation, public financing, water resources, land use regulations, and environmental conditions. Each jurisdiction should consider but not be limited to, the following in establishing its Reuse Plan jobs/housing balance policies and programs:

- (a) Earmarking of tax increment housing set aside funds for housing programs, production, and/or preservation linked to jobs;
- (b) Development and/or preservation of ownership or rental housing linked to jobs;
- (c) Incorporation of job creation targets in project specifications;
- (d) Linkage of existing housing resources with jobs created;
- (e) Development of agreements with such jurisdictions for Reuse Plan-enhancing job creation or housing programs, production, and/or preservation; and
- (f) Granting of incentives to increase additional below-market housing productions to meet job creation needs.

(2) As a reference and guide for determining income limits and housing affordability levels, each land use agency should use measures established by the U.S. Department of Housing and Urban Development, the California Department of Housing and Community Development, and/or the Association of Monterey Bay Area Governments when determining compliance for very low, low, median, moderate affordability and comparable affordability factors for below-market housing up to 180% of median as approved as FORA

policy guidelines at the January 9, 2004 FORA Board meeting.

**8.02.030. DEVELOPMENT ENTITLEMENT CONSISTENCY.**

(a) In the review, evaluation, and determination of consistency regarding any development entitlement presented to the Authority Board pursuant to Section 8.01.030 of this Resolution, the Authority Board shall withhold a finding of consistency for any development entitlement that:

- (1) Provides an intensity of land uses, which is more intense than that provided for in the applicable legislative land use decisions, which the Authority Board has found consistent with the Reuse Plan;
- (2) Is more dense than the density of development permitted in the applicable legislative land use decisions which the Authority Board has found consistent with the Reuse Plan;
- (3) Is not conditioned upon providing, performing, funding, or making an agreement guaranteeing the provision, performance, or funding of all programs applicable to the development entitlement as specified in the Reuse Plan and in Section 8.02.020 of this Master Resolution and consistent with local determinations made pursuant to Section 8.02.040 of this Resolution.
- (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property or which conflict or are incompatible with open space, recreational, or habitat management areas within the jurisdiction of the Authority.
- (5) Does not require or otherwise provide for the financing and installation, construction, and maintenance of all infrastructure necessary to provide adequate public services to the property covered by the applicable legislative land use decision.
- (6) Does not require or otherwise provide for implementation of the Fort Ord Habitat Management Plan.
- (7) Is not consistent with the Highway 1 Scenic Corridor design standards as such standards may be developed and approved by the Authority Board.
- (8) Is not consistent with the jobs/housing balance requirements developed and approved by the Authority Board as provided in Section 8.02.020(t) of this Master Resolution.

**8.03.080. CONFLICT DETERMINATIONS.**

This article establishes procedural guidelines for the evaluation of the environmental factors concerning activities within the jurisdiction of the Authority and in accordance with State Guidelines. Where conflicts exist between this article and State Guidelines, the State Guidelines shall prevail except where this article is more restrictive.

**Section 3.** This resolution shall become effective upon adoption.

PASSED AND ADOPTED this 20 day of November, 1998, upon motion of Member MANEINI, seconded by Member RUCKER, and carried by the following vote:


AYES: 10

NOES: 2

ABSENT: 1

I, EDITH JOHNSEN, Chair Of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered in the minutes thereof at section 4a., page 2 of Minute Book  
Nov. 20 1998 on Dec 2, 1998.

Dated: January 20, 1999

By:   
EDITH JOHNSEN  
Chair, Board of Directors  
Fort Ord Reuse Authority

## **ATTACHMENT "3"**

*Table 3-1  
Summary of Land Use Covenants*

**ATTACHMENT 3**

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
Del Rey Oaks	12/28/05	Soil 3	E29a		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			E29b.1		
			E31.b		
			E31a		
			E31c		
			E36		
	In Review	Soil 4	L20.13.1.2		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			L20.13.3.1		
L6.2					

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor)

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
Marina	10/12/01	Soil 1	L5.1.1		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Access rights
	05/22/02	Groundwater 1a	E17		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			E4.1.1		
			E4.2		
			E4.3.1.1		
	09/17/03	Groundwater 1	L2.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L35.1		
			L35.2		
	09/22/03	Groundwater 2	E2B.1.1.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			E2B.1.1.2		
			E2B.1.2		
			E2B.1.3		
			E2B.1.4		
			E2B.1.5		
			E2B.2.1		
			E2B.2.2		
			E2B.2.3		
			E2B.2.4		
			E2B.2.5		
			E2B.3.1.1		
			E2B.3.2		
			E2C.1		
			E2C.2		
			E2C.3.1		
			E2C.3.2		
			E2C.3.3		
			E2C.4.1.1		
E2C.4.2.1					
E2D.1					
E2D.2					
E2E.1					
E4.5					
L12.2.2					
L12.2.3					
L12.3					
L20.16.1					
L20.16.2					
L20.16.3					
L20.17.1					
L5.8.1					
L5.8.2					
S4.1.4					
09/28/04	Groundwater 3	S4.1.3		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area.	



**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
	03/29/07	Groundwater 6	S4.1.5		3. Notify damages to remedy and monitoring systems. 4. Access rights.
	03/13/06	Groundwater 4	E2a E4.1.2.1 E4.1.2.2 E4.1.2.3 E4.3.1.2 E4.3.2.1 E4.6.1 L5.6.1 L5.6.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
	03/21/06	Groundwater 5	E2d.3.1 E5a.2 L5.10.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
	In Review	Groundwater 8	E4.3.2.2 E4.7.1 E5a.1 L5.10.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
	In Review	Groundwater TBA	E2c.4.1.2 E2c.4.2.2 E2c.4.3 E2c.4.4 E2d.3.2 L5.9.2 L20.17.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
	In Review	Groundwater TBA	L2.2.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
City of Monterey	In Review	Soil 5	E29.1		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
Monterey County	05/22/02	Groundwater 1a	L2.4.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L2.4.3.2		
	09/17/03	Groundwater 1	L35.3		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
			L35.6		
			L35.7		
			L35.8		
	9/28/04 and TBD	Groundwater 3 and Landfill 1	E8a.1.2		1. No construction of wells. 2. No disturbance or creation of recharge area. 3. No sensitive uses. 4. Notify damages to remedy and monitoring system. 5. Access rights. 6. No structures unless protective for LFG per Title 27
			E8a.1.3		
			E8a.1.4		
			E8a.1.5		
09/28/04	Groundwater 3	E11B.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E11B.2			
		E11B.3			
		E11B.4			
		E2E.2			
		L20.10.1.1			
		L20.10.1.2			
		L20.10.2			
		L20.14.1.2			
		L20.20			
		L20.21.1			
		L20.21.2			
		L20.22			
		L23.3.1			
L23.3.2.1					
L32.4.2					
S4.1.2.2					
06/26/06	Groundwater 6	E4.6.2		1. No construction of wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
6/26/2006 and TBD	Groundwater 6 and Landfill 2	E8a.1.1.2		1. No construction of wells. 2. No disturbance of systems or cap. 3. No sensitive uses. 4. No disturbance or creation of recharge area. 5. Notify damages to remedy and monitoring systems. 6. Access rights 7. No structures unless protective for LFG per Title 27	
10/18/06	Groundwater 7	S3.1.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
In Review	Groundwater 9	E4.7.2, L5.7, L20.2.1, L32.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	
		E4.7.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.	

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
In Review		Soil TBD/GW 9	L5.7		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights. 5. No sensitive uses. 6. No soil disturbance or violation of ordinance without soil management plan 7. Notification of MEC
			L20.2.1		
			L32.1		
			E11.b.6.1		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Notification of MEC 4. Access rights
			E11b.7.1.1		
			E11b.8		
			E18.1.2		
			E19a.1		
			E19a.2		
			E19a.3		
			E19a.4		
			E19a.5		
			E21b.3		
			E39		
			E40		
			E41		
			E42		
			F1.7.2		
			L20.3.1.		
			L20.3.2		
			L20.5.1		
			L20.5.2		
L20.5.3					
L20.5.4					
L20.8					
L20.18					
L20.19.1.1					
L23.2					
TBD	Landfill 3 and Groundwater 11	E8a.2		1. No construction of wells. 2. No disturbance of systems or cap. 3. No sensitive uses. 4. No disturbance or creation of recharge area. 5. Notify damages to remedy and monitoring systems. 6. Access rights 7. No structures unless protective for LFG per Title 27	
		E8a.1.1.1			
TBD	Soil TBD	L23.3.2.2		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without soil management plan 3. Access rights	

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media  
 Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media  
 Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor)

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
Seaside	05/22/02	Groundwater 1a	L2.4.3.1		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L32.4.1.2		
			L37		
	09/17/03	Groundwater 1	L1.1		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
	09/22/03	Groundwater 2	E15.1		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L19.2		
			L19.3		
			L19.4		
	03/22/04	Soil 2	F2.7.2		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Access rights
	09/28/04	Groundwater 3	L15.1		1. No construction of wells. 2. no disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L20.19.2		
			L32.4.1.1		
			L36		
L7.8					
S4.1.2.1					
In Review	Soil 6	E18.1.1		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights	
		E18.1.3			
		E18.4			
		E20c.2			
		E23.1			
		E23.2			
		E24			
E34					

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
MPC (Marina)	09/28/04	Groundwater 3	L23.1.1		1. No construction of wells. 2. No disturbance or creation of recharge area 3. Notify damages to remedy and monitoring systems. 4. Access rights
			L23.1.2		
			L23.1.3		
			L23.1.4		
			L23.1.5		
			L23.4		
<del>MPC (Seaside)</del>			L23.6		
MPC (Monterey County)	In Review	Soil TBD	E19a.5		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights
			E21b.3		
			E39		
			E40		
			E41		
			E42		
			F1.7.2		
L23.2					
MPC (Seaside)	In Review	Soil 6	E38		1. No sensitive uses. 2. No soil disturbance or violation of ordinance without a mangement plan 3. Notification of MEC 4. Access rights

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
CSUMB (Seaside)	05/22/02	Groundwater 1a	S1.4		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
CSUMB (Marina)			S1.5.1.1		
			S1.5.2		
			S1.5.1.1		
S1.5.2					
CSUMB (Monterey County)	09/17/03	Groundwater 1	L32.2.1		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
CSUMB (Seaside)			S1.3.3		
			L32.2.2		
			L32.3		
			L33.1		
L33.2					
CSUMB (Marina)			S1.5.1.2		
CSUMB (Monterey County)	In Review	Groundwater 9	S1.3.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor)

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.

**TABLE 3-1  
SUMMARY OF LUCS BY JURISDICTION**

Jurisdiction	Date LUC Recorded	DTSC LUC Tracking Number	Parcel	GPS Coordinates	Restrictions
UCSC (Monterey County)	05/22/02	Groundwater 1a	S2.5.2.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
UCSC (Marina)			S2.1.3		
			S2.1.4.1		
			S2.5.1.1		
			S2.5.2.1		
UCSC (Monterey County)	09/17/03	Groundwater 1	F7.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.
UCSC (Marina)			S2.1.4.2		
UCSC (Marina)	TBD FOST 11	Groundwater 10 (UCSC, OU1 GW)	S2.1.2		1. No construction of groundwater wells. 2. No disturbance or creation of recharge area. 3. Notify damages to remedy and monitoring systems. 4. Access rights.

**Explanations:**

Soil = chemicals (such as metals) and Munitions and Explosives of Concern (MEC) are the primary concern in soil media

Groundwater = chemicals such as Volatile organic compounds (VOCs) are the primary concern in the groundwater media

Landfill = chemicals such as Volatile Organic Compounds (VOCs) are the primary concern in the landfill (soil) and landfill gas (vapor) media

When an above described LUC contains parcels belonging to more than one jurisdiction, shading is used to clarify the jurisdiction.



## **ATTACHMENT "4"**

*LUC Review Annual Report Outline*

***ATTACHMENT 4***

# Former Fort Ord

## Land Use Covenant Report Outline

Annual Status Report for \_\_\_\_\_ (Jurisdiction) \_\_\_\_\_ on Land Use Covenants  
Covering July 1, 2\_\_\_ to June 30, 2\_\_\_.

(See Parcel and LUC lists in Table 3-1)

This form is to be submitted by each Jurisdiction to:

Fort Ord Reuse Authority

by

August 1 of each year

**DATE OF REPORT:** \_\_\_\_\_

**SUBMIT TO:** Fort Ord Reuse Authority  
Attn: \_\_\_\_\_  
100 12<sup>th</sup> Street, Bldg. 2880  
Marina, California 93933

### **GENERAL:**

Has jurisdiction staff previously provided a compliance summary in regards to the local digging and excavation ordinances, including the number of permits issued?

yes or  no

Has jurisdiction staff provided an annual update of any changes to applicable digging and excavation ordinances?

yes or  no

Has jurisdiction staff provided an annual update of any changes to the Monterey County Groundwater Ordinance No. 4011?

yes or  no

### **PARCELS:**

Have any of the parcels with covenants in the jurisdiction split since the last annual report?

yes or  no

If so, please reflect the split(s) in reporting on compliance with section 2.1.2 of the MOA in Table 3-1.

**GROUND WATER COVENANTS:**

Is a ground water covenant applicable in your jurisdiction?  yes or  no  
(If no, skip questions 1 through 4)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with ground water covenants? Such visual inspection shall include observed groundwater wells, and any other activity that would interfere with or adversely affect the groundwater monitoring and remediation systems on the Property or result in the creation of a groundwater recharge area (e.g., unlined surface impoundments or disposal trenches).

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no wells or recharge basins such as surface water infiltration ponds were built within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no well permits were granted or recharge basins requested within your jurisdiction?

yes or  no

4. Did jurisdiction staff review the County well permit applications pertaining to your jurisdiction to ensure that no wells have been dug or installed in violation of the ordinance or the ground water covenants?

yes or  no

If you answered yes to any questions 1 through 4 above, please note and describe violations with USACE parcel numbers and street addresses (Use additional sheets if needed).

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**LANDFILL BUFFER COVENANTS:**

Is a landfill buffer covenant applicable in your jurisdiction?  yes or  no  
(If no, skip questions 1 through 3)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with landfill buffer covenants? Such visual inspection shall include observation of any structures and any other activity that would interfere with the landfill monitoring and remediation systems on the Property.

yes or  no

2.. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA), were built on the restricted parcels within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no other structures were built without protection for vapors in accordance with the landfill buffer covenants?

yes or  no

If you answered yes to any questions 1 through 3 above, please note and describe violations with street addresses. (Use additional sheets if needed).

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**SOIL COVENANTS:**

Is a soil covenant applicable in your jurisdiction?  
(If no, skip questions 1 through 4)

yes or  no

1. Did jurisdiction staff visually inspect the parcels (see Table 3-1) in your jurisdiction with soil covenants to assure no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA), were constructed or are occurring on the restricted parcels in your jurisdiction?

yes or  no

2. Did jurisdiction staff check with the applicable local building department to ensure that no soil was disturbed without an approved soil management plan in accordance with the excavation and digging Ordinance in your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department for notification of MEC within your jurisdiction?

yes or  no

4. Did jurisdiction staff review the 911 records of MEC observations and responses and provide a summary in annual report?

yes or  no

If you answered yes to any questions 1 through 4 above, please provide the following information:  
(Use additional sheets if needed).

- a) date and time of the call,
- b) contact name,
- c) location of MEC finding,
- d) type of munitions, if available and
- e) response of jurisdiction law enforcement agency.

**Jurisdiction's Representative Compiling this Report:** \_\_\_\_\_

**Contact Information:**      **Phone:** \_\_\_\_\_  
   **Email:** \_\_\_\_\_

**Signature of Preparer:** \_\_\_\_\_

**Suggested Attachments to Annual LUC Report**

1. Table summarizing inspections, parcels, restrictions and any deficiencies in the LUCs.
2. Inspection Notes for each parcel.
3. Inspection Photos for each parcel.
4. County and jurisdiction well records, permit reports.
5. Building department permit records.
6. Planning department permit records.
7. MEC findings (911 call records).
8. GPS coordinates for parcels.

**ATTACHMENT "5"**

*DEPARTMENT'S Annual Cost Estimate*

**ATTACHMENT 5**

## Attachment

### Cost Estimate The Department's LUC Oversight

The number of parcels anticipated to require LUCs are listed below and the restrictions are detailed in Section 4.0 of each LUC. The list of parcels and respective restrictions are summarized by jurisdiction in Table 3-1 of the Memorandum of Agreement (MOA) between the Department of Toxic Substances Control (DTSC), Fort Ord Reuse Authority (FORA), Monterey County (County), the City of Seaside (Seaside), the City of Monterey (Monterey), the City of Del Rey Oaks (Del Rey Oaks), the City of Marina (Marina) California State University Monterey Bay ("CSUMB"), University of California Santa Cruz ("UCSC"), and Monterey Peninsula College ("MPC"). The restrictions generally fall in one of three categories:

1. Prohibition of groundwater wells for injection or extraction and utilization of groundwater and any other activity that would interfere with or adversely affect the groundwater remediation systems on the former Fort Ord on property within the Prohibition Zone of the Special Groundwater Protection Zone.
2. Prohibition of sensitive land uses (residences, schools [not including post-secondary schools as defined in Section 1.19 of the MOA], hospitals, day care centers, etc.) and soil disturbance on property where Munitions and Explosives (MEC) may remain. These covenants will also have requirements for construction support, and reporting to DTSC if soil disturbance occurs.
3. Prohibition of sensitive land uses (residences, schools [not including post-secondary schools, as defined in Section 1.19 of the MOA], hospitals, day care centers, etc.) the Fort Ord Landfills and excavation activities (i.e. digging, drilling, or any other excavation or disturbance of the land surface or subsurface) or other activities, which may damage the OU2 Fort Ord Landfills soil cover and liners or landfill gas extraction and treatment systems.

#### Total Costs by Jurisdiction

Jurisdiction	# Parcels with Soil/MEC LUCs	# Parcels with Groundwater LUCs	# Parcels with Landfill LUCs	Annual DTSC oversight cost (includes FORA Administrative Costs of 15%)	Annual DTSC oversight cost (without FORA Administrative Costs)
Monterey County	2	55	7	\$6,081	\$5,288
City of Marina	<u>1</u>	<u>58</u>	0	\$5,633	\$4,898
City of Monterey	1	0	0	\$958	\$833
City of Del Rey Oaks	9	0	0	\$2,944	\$2,560
City of Seaside	<u>10</u>	15	0	\$3,036	\$2,640
CSUMB		11		\$1,213	\$1,055
UCSC		8		\$787	\$684
MPC	<u>1</u>	15		\$1,669	\$1,451
			<b>Total Estimate</b>	<b>\$22,321</b>	<b>\$19,409</b>

### Estimate By Jurisdictions

#### Monterey County

DTSC Task	Hours per year	\$ per hour/day	Annual Total
Review the MOA and 13 LUCs for 70 parcels	4	117	\$468
Review Annual Report on compliance with MOA and LUCs	6	117	\$702
Annual inspection of 70 parcels (including travel)	24	117	\$2,805
Review of Property Transfer Documents	4	117	\$468
Mileage	1	\$205	\$205
Per Diem	3	\$138	\$414
Draft and complete inspection reports, and/or approval letter	6	117	\$702
Supervisor QA	2	166	\$332
Branch Chief Briefing	1	166	\$166
Clerical	4	58	\$232
Subtotal DTSC Costs in County	24		\$6,494
Subtotal Prorated County Costs 57/70 LUC parcels)			\$5,288
FORA Administrative Costs (15%)			\$793
Total County Costs			\$6,081

#### City of Marina

DTSC Task	Hours per year	\$ per hour	Annual Total
Review the MOA and 9 LUCs for 73 parcels	4	117	\$468
Review Annual Report on compliance with MOA and LUCs	3	117	\$351
Annual inspection of 73 parcels (including travel)	24	117	\$2,805
Draft and complete inspection reports, and/or approval letter	6	117	\$702
Mileage	1	\$205	\$205
Per Diem	3	\$138	\$414
Review of Property Transfer Documents	4	117	\$468
Supervisor QA	2	166	\$332
Branch Chief Briefing	1	166	\$166
Clerical	4	58	\$232
Subtotal DTSC Costs in Marina	9		\$6,143
Subtotal Prorated Marina Costs 59/74 LUC parcels			\$4,898
FORA Administrative Costs (15%)			\$735
Total Marina Costs			\$5,633



**City of Monterey**

<b>DTSC Task</b>	<b>Hours per year</b>	<b>\$ per hour</b>	<b>Annual Total</b>
Review 1 LUC for <u>1</u> parcel	<u>0.5</u>	117	\$58.5
Review Annual Report on compliance with MOA and LUC	<u>0.5</u>	117	\$58.5
Annual inspection of the parcel (no travel)	<u>1</u>	117	\$117
Mileage to Site and per diem	<u>0</u>	0	\$0
Review of Property Transfer Documents	<u>1</u>	117	\$117
Draft and complete inspection reports and/or approval letter	1	117	\$117
Supervisor QA	2	166	\$306
Branch Chief Briefing	0.5	166	\$83
Clerical	2	58	\$116
Subtotal DTSC Costs in Monterey	<u>24</u>		\$833
FORA Administrative Costs (15%)			\$125
Total Monterey Costs			\$958

**City of Del Rey Oaks**

<b>DTSC Task</b>	<b>Hours per year</b>	<b>\$ per hour</b>	<b>Annual Total</b>
Review the MOA and 2 LUCs for <u>9</u> parcels	<u>1</u>	117	\$117
Review Annual Report on compliance with MOA and LUCs	<u>4</u>	117	\$468
Annual inspection of <u>9</u> parcels (including travel)	<u>6</u>	117	\$702
Review of Property Transfer Documents	<u>1</u>	117	\$117
Mileage	<u>1</u>	\$102	\$102
Per Diem	<u>1</u>	\$138	\$138
Draft and complete inspection reports, and/or approval letter	4	117	\$468
Supervisor QA	1	166	\$166
Branch Chief Briefing	1	166	\$166
Clerical	2	58	\$116
Subtotal DTSC costs in Del Rey Oaks	<u>22</u>		\$2,560
FORA Administrative Costs (15%)			\$384
Total Del Rey Oaks Costs			\$2,944

**City of Seaside**

<b>DTSC Task</b>	<b>Hours per year</b>	<b>\$ per hour</b>	<b>Annual Total</b>
Review the MOA and 7 LUCs for <u>32</u> parcels	<u>2</u>	117	\$234
Review Annual Report on compliance with MOA and LUCs	<u>5</u>	117	\$585
Annual inspection of <u>32</u> parcels (including travel)	<u>10</u>	117	\$1,170
Review of Property Transfer Documents	<u>2</u>	117	\$234
Mileage	<u>1</u>	\$205	\$205
Per Diem	<u>1</u>	\$138	\$138

Draft and complete inspection reports and/or approval letter	4	117	\$468
Supervisor QA	<u>1</u>	166	\$166
Branch Chief Briefing	1	166	\$166
Clerical	<u>2</u>	58	\$116
Subtotal DTSC costs in Seaside	<u>28</u>		\$3,379
Subtotal Prorated Seaside Costs 25/32 LUC parcels			\$2,640
FORA Administrative Costs (15%)			\$396
Total Seaside Costs			\$3,036

### CSUMB

Description	Factor	Annual Cost	Annual Total
Monterey County (Prorated 3/70 LUC parcels)	4.29%	\$6,494	\$278
Marina (Prorated 3/74 LUC parcels)	4.05%	\$6,143	\$249
Seaside (Prorated 5/32 LUC parcels)	15.63%	\$3,379	\$528
Subtotal CSUMB costs to DTSC			\$1,055
FORA Administrative Costs (15%)	15%	\$1,055	\$158
Total CSUMB Costs			\$1,213

### UCSC

Description	Factor	Annual Cost	Annual Total
Monterey County (Prorated 2/70 LUC parcels)	<u>2.86%</u>	\$6,494	\$186
Marina (Prorated 6/74 LUC parcels)	8.11%	\$6,143	\$498
Subtotal UCSC costs to DTSC			\$684
FORA Administrative Costs (15%)	15%	\$684	\$103
Total UCSC Costs			\$787

### MPC

Description	Factor	Annual Cost	Annual Total
Monterey County (Prorated 8/70 LUC parcels)	11.43%	\$6,494	\$742
Marina (Prorated 6/74 LUC parcels)	8.11%	\$6,143	\$498
Seaside (Prorated 2/32 LUC parcels)	<u>6.25%</u>	\$3,379	\$211
Subtotal MPC costs to DTSC			\$1,451
FORA Administrative Costs (15%)	15%	\$1,173	\$218
Total MPC Costs			\$1,669

## Notes and Assumptions:

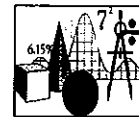
1. The estimates in the tables above are for DTSC's costs to oversee the LUCs on existing and anticipated future land transfers. These estimates based on the attached 2007 DTSC Contract Estimation Rates for the time period between July 1, 2006 and June 30, 2007. Actual charges will be based on actual individual salary and benefits of each employee, actual per diem, mileage rates and expenses and will be invoiced quarterly on a "time and materials" basis. On an annual basis, DTSC will compare this cost estimate with actual charges. If the invoice variance is greater than 20% from the original cost estimate for any jurisdiction, DTSC will notify FORA and prepare an addendum to this cost estimate. DTSC anticipates that staff time required to inspect parcels and review and approve annual reports may increase over time due to increased development and increase in the number of LUCs on newly transferred properties.
2. Pursuant to CCR Section 67391.1, a LUC Implementation and Enforcement Plan (IEP) is required. FORA and the jurisdictions are entering into the MOA, which describes each participant's roles and responsibilities and serves as the EIP.
3. The Army will continue to perform all operation and maintenance activities, monitoring, inspections and five-year reviews for the groundwater remediation and the OU 2 landfill as required by the FFA. DTSC's oversight costs for these tasks will continue to be paid by the Army via DSMOA or equivalent mechanism.
4. DTSC costs for variances, changes or termination of the covenant will be paid by the party requesting the action and are not included in this cost estimate.
5. This cost estimate is based on 2007 DTSC billing rates (attached) and expenses (i.e. mileage, per diem and expenses). Annually, DTSC publishes new billing rates; therefore, this cost estimate may change.

**ATTACHMENT "5A"**

*DTSC Cost Estimation Rates*

***ATTACHMENT 5A***

DEPARTMENT OF TOXIC SUBSTANCES CONTROL



**Contract Estimation Rates**  
**Effective 7/01/06 - 06/30/07**

These rates are to be used to estimate contract costs for the 2006/07 Fiscal Year effective 7/1/06. The rates are based on the highest salary rate for the class including all pay and equity raises that DTSC is aware of as of 11/1/06. Actual costs will be determined by individual salary rates and benefits, which may be higher or lower than the rate shown.

**Questions concerning these rates should be addressed to:**  
**Lillian Haglo, Fiscal Systems at CALNET 8-454-6431 or (916) 324-6431**

Rev 11/15/06

**SITE MITIGATION AND BROWNFIELD REUSE      HAZARDOUS WASTE MANAGEMENT      SCIENCE POLLUTION PREVENTION & TECHNOLOGY**

Class Code	Class Name	ALL INCLUSIVE HOURLY RATE 175.11%	ALL INCLUSIVE HOURLY RATE 159.37%	ALL INCLUSIVE HOURLY RATE 194.36%
5871	Assistant Chief Counsel	\$212	\$200	\$227
4711	Associate Environmental Planner	\$115	\$108	\$123
5393	Associate Governmental Program Analyst	\$109	\$103	\$117
3856	Associate Industrial Hygienist	\$122	\$115	\$131
7941	Associate Toxicologist	\$131	\$123	\$140
3833	CEA II	\$176	\$166	\$188
8060	Chemist	\$112	\$105	\$120
7574	Criminal Investigator, DTSC	\$115	\$108	\$123
3756	Engineering Geologist	\$145	\$137	\$155
8054	Environmental Biochemist	\$151	\$142	\$162
3726	Hazardous Substances Engineer	\$145	\$136	\$155
3564	Hazardous Substances Scientist	\$117	\$110	\$125
4247	Health Program Audit Manager I, DHS	\$126	\$119	\$135
5278	Management Services Technician	\$70	\$66	\$75
1441	Office Assistant (General)	\$57	\$53	\$61
1379	Office Assistant (Typing)	\$58	\$54	\$62
1148	Office Services Supervisor I (Typing)	\$67	\$63	\$71
1150	Office Services Supervisor II (General)	\$73	\$69	\$79
1138	Office Technician (General)	\$66	\$62	\$70
1139	Office Technician (Typing)	\$67	\$63	\$71
5373	Public Participation, Specialist (DHS)	\$109	\$103	\$117
5372	Public Participation, Supervisor (DHS)	\$125	\$118	\$134
6001	Research Program Specialist II (Soil Erosion)	\$132	\$124	\$141
5581	Research Scientist II (Chemical Sciences)	\$131	\$123	\$140
5638	Research Scientist Sup 1	\$159	\$149	\$170
3751	Senior Engineering Geologist	\$166	\$157	\$178
4713	Senior Environmental Planner	\$138	\$130	\$147
3725	Senior Hazardous Substances Engineer	\$166	\$156	\$178
3565	Senior Hazardous Substances Scientist	\$134	\$127	\$144
3852	Senior Industrial Hygienist	\$139	\$131	\$149
7943	Senior Toxicologist	\$166	\$157	\$178
8068	Staff Chemist	\$122	\$115	\$131
5778	Staff Counsel	\$165	\$156	\$177
5795	Staff Counsel III (Specialist)	\$200	\$189	\$214
5815	Staff Counsel III (Supervisor)	\$201	\$189	\$215
5157	Staff Services Analyst (General)	\$91	\$86	\$97
4800	Staff Services Manager I	\$125	\$118	\$134
4801	Staff Services Manager II (Supervisor)	\$138	\$130	\$147
7978	Staff Toxicologist (Specialist)	\$158	\$149	\$169
8070	Supervising Chemist	\$123	\$116	\$131
7575	Supervising Criminal Investigator I, DTSC	\$126	\$119	\$135
7576	Supervising Criminal Investigator II, DTSC	\$142	\$134	\$152
3748	Supervising Engineering Geologist	\$182	\$172	\$195
3724	Supervising Hazardous Substances Engineer I	\$166	\$157	\$178
3723	Supervising Hazardous Substances Engineer II	\$182	\$172	\$195
3566	Supervising Hazardous Substances Scientist I	\$135	\$127	\$144
3567	Supervising Hazardous Substances Scientist II	\$155	\$146	\$166
1181	Word Processing Technician	\$61	\$57	\$65

## APPENDIX F

### State Covenants to Restrict the Use of Property (CRUPs)

Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**Chicago Title**

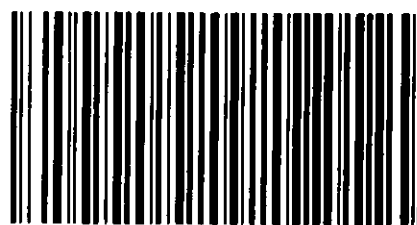
CRMELISSA  
5/08/2009  
8:00:00

RECORDING REQUESTED BY:

U. S. Army Corps of Engineers  
Real Estate Division, ATTN: CESP-K-RE-MC  
1325 J Street  
Sacramento, CA 95814-2922

DOCUMENT: **2009028279**

Titles: 1/ Pages: 71



Fees.....  
Taxes....  
Other....  
AMT PAID

WHEN RECORDED, MAIL TO:

ATTN: Anthony J. Landis, P.E.  
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

(Space Above This Line For Recorder's Use Only)

**COVENANT TO RESTRICT USE OF PROPERTY  
ENVIRONMENTAL RESTRICTION**

**COUNTY OF MONTEREY – MUNITIONS AND EXPLOSIVES OF CONCERN  
FORT ORD REUSE AUTHORITY (FORA) EARLY TRANSFER PARCELS**

Re: This Covenant and Agreement (“Covenant”) is for a portion of the former Fort Ord consisting of non-contiguous Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1 (the “Property”). The Property is described in the Finding of Suitability for Early Transfer (FOSET), Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume) (FOSET 5). Portions of the Property lie within one or more “Munitions Response Sites” (MRSs). The Property, described below and shown on Exhibit A, is within the jurisdiction of the County of Monterey, California.

This Covenant is made by and among The United States of America acting by and through the United States Department of the Army (also referred to herein as the “Covenantor”), the current owner of the herein described real property located in the County of Monterey, State of California, shown on Exhibit A and described in Exhibit B, attached hereto and incorporated herein by this reference (the “Property”), and the State of California acting by and through the Department of Toxic Substances Control (“Department”).

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

The United States Environmental Protection Agency (U.S. EPA) placed Fort Ord on the National Priorities List (Superfund) in 1990. All of the former Fort Ord facility is subject to the requirements of the federal Comprehensive Environmental Compensation and Liability Act ("CERCLA"). The entire Property is undergoing the CERCLA remediation process, which will not be completed prior to transfer of the Property. Because the Covenantor intends to transfer this Property to the Fort Ord Reuse Authority ("FORA") prior to the end of the CERCLA remediation process, and FORA has agreed to receive the Property under those conditions, such transfer must be pursuant to the CERCLA Section 120(h)(3)(C) "early transfer process". CERCLA Section 120(h)(3)(A)(ii)(I) requires a separate federal deed covenant from the Covenantor warranting that all remedial action necessary to protect human health and the environment, with respect to any substances remaining on the Property, has been taken before the date of the transfer. The required covenant may be deferred when the federal deed or other agreements contain response action assurances, as specified in CERCLA Section 120(h)(3)(C)(ii)(I-IV), that:

1. Ensure the Property is suitable for the use intended by the transferee;
2. Use restrictions are in place to ensure the protection of human health and the environment;
3. Use restrictions will also ensure that transfer will not disrupt remedial activities; and
4. The federal deed or other agreements also contain an assurance from the Army that it will request adequate funds to address schedules for investigation and completion of all actions necessary to support the subsequent issuance of the required CERCLA 120(h)(3)(A)(ii)(I) covenant.

The Covenantor's statutory authority for transferring this Property is the Defense Base Closure and Realignment Act of 1990 (P.L. 101-510, Title XXIX), as amended. As a part of the early transfer, the Covenantor issued FOSET 5 on November 15, 2007.

Pursuant to California Civil Code Section 1471, the Department has determined this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence of hazardous materials, as defined in the California Health and Safety Code Section 25260(d).

The Covenantor and the Department, collectively referred to as the "Parties", hereby agree that the use of the Property will be restricted as set forth in this Covenant.

## **ARTICLE I**

### **STATEMENT OF FACTS**

1.01 The Property, consisting of twenty (20) non-contiguous parcels and totaling approximately 1,767.356 acres, is more particularly depicted in Exhibit A and described in Exhibit B. The Property is located on the former Fort Ord, California and within the jurisdiction of the County of Monterey, California. The Property is summarized in the table below.

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1



Parcel Number	Acres	Name on Legal Description in Exhibit B	Intended Reuse
E11.b.6.1	251.797	EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1	Habitat Reserve
E11b.7.1.1			Habitat Reserve
E11b.8			Development / Mixed Use / Explosives Storage
L20.19.1.1			Right-of-way / Barloy Canyon Road
E18.1.2	896.981	EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4	Veterans Cemetery
E19a.1			Development
E19a.2			Habitat Reserve
E19a.3			Horse Park
E19a.4	Habitat Reserve		
L5.7	73.444	PBC Parcel L5.7	Residential
L20.2.1	252.457	EDC Parcel L20.2.1	Habitat Reserve
L20.3.1	79.138	COE Parcels L20.3.1 and L20.3.2	Vehicle Parking / Staging on-site portable/temporary restrooms
L20.3.2			
L20.5.1	196.093	COE Parcels L20.5.1, L20.5.2, L20.5.3 and L20.5.4	Vehicle Parking / Staging on-site portable/temporary restrooms
L20.5.2			
L20.5.3			
L20.5.4			Vehicle Parking, Racetrack
L20.8	7.25	COE Parcel L20.8	Right-of-way / Barloy Canyon Road
L20.18	7.249	EDC Parcel L20.18	Right-of-way / Eucalyptus Road
L32.1	2.947	EDC Parcel L32.1	Public Facilities

1.02 The Property includes all or portions of several Munitions Response Sites (MRSs) that have been evaluated for the presence of Munitions and Explosives of Concern (MEC). Based on a review of existing records and available information, as described in FOSET 5, there is evidence MEC are or may be present on the Property.

1.03 The Army and FORA entered into an Environmental Services Cooperative Agreement (ESCA), effective March 30, 2007, under which the Army will provide funds for FORA to conduct all response actions for the Property and obtain regulatory closure, except for those responsibilities the Army has retained.

1.04 The remedial action will be conducted pursuant to the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord between FORA, the U.S. EPA, and the Department, finalized on April 18, 2007. After all remedial actions are completed, the U.S. EPA, with consultation with the Department, will issue a Certificate of Completion.

1.05 The County adopted Ordinance No. 5012, entitled "Digging and Excavation on the Former Fort Ord" (hereinafter "Excavation Ordinance") amending the County Code to add Chapter 16.10. The Excavation Ordinance addresses the potential MEC risk by prohibiting excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit. A copy of County Code Chapter 16.10 is attached to this Covenant as Exhibit C.

1.06 The Parties recommend reasonable and prudent precautions be taken when conducting

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC

County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

intrusive operations, including providing the Army's MEC recognition and safety training, or equivalent, to any persons conducting such activities. In accordance with the Army's Fort Ord Munitions Response Site Security Program, dated April 2005, the Army offers MEC recognition and safety training to any persons conducting intrusive activities on the former Fort Ord. This training includes identification of MEC that might be found, the safety and notification procedures to follow if suspected MEC is found, and the distribution and explanation of "Safety Alert" brochures.

1.07 The Fort Ord Reuse Plan land use concept, as modified by the Assessment, East Garrison – Parker Flats Land Use Modifications, for Parcels E11.b.6.1, E11b.7.1.1, E18.1.2, E19a.4, and L32.1 does not include potential sensitive land uses, including residential, hospital, school or day care. Such uses are restricted as set forth in this Covenant.

1.08 The Fort Ord Reuse Plan land use concept, as modified by the Assessment, East Garrison – Parker Flats Land Use Modifications, for Parcels E11b.8, E19a.1, E19a.2, E19a.3, L20.18, and L20.19.1.1 may include potential sensitive land uses, including residential, school or day care. Such uses are restricted as set forth in this Covenant.

1.09 The Fort Ord Reuse Plan land use concept for Parcels L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, and L20.8 does not include potential sensitive land uses, including residential, hospital, school or day care. Such uses are restricted as set forth in this Covenant.

1.10 Pursuant to FOSET 5, all buildings on Parcels E11b.7.1.1, E19a.3, E19a.4, L20.2.1, and L20.3.1, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The FOSET provides that the federal deed include residential occupancy restrictions on these buildings until the Owner has performed, at its sole expense, the abatement required by all applicable federal, state and local laws pertaining to lead based paint and lead based paint hazards.

## **ARTICLE II**

### **DEFINITIONS**

2.01 AOC. "AOC" means the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord between FORA, the U.S. EPA and the Department.

2.02 County. "County" means the County of Monterey.

2.03 Covenantor. "Covenantor" means the United States of America acting through the Department of the Army.

2.04 Department. "Department" means the California Department of Toxic Substances

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

Control and includes its successor agencies, if any.

2.05 FORA. "FORA" means the Fort Ord Reuse Authority and includes its successor entities, if any.

2.06 FOSET 5. "FOSET 5" means Finding of Suitability for Early Transfer, Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume).

2.07 Jurisdictions. "Jurisdictions" means the County of Monterey, the City of Del Rey Oaks, the City of Marina, the City of Monterey, the City of Seaside, California State University Monterey Bay, University of California Santa Cruz, and Monterey Peninsula College.

2.08 MEC. "MEC" means Munitions and Explosives of Concern, which are 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. For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, MEC does not include small arms ammunition (i.e. ammunition without projectiles containing explosives, other than tracers, that is .50 caliber or smaller, or for shotguns).

2.09 Owner. "Owner" means the Covenantor's successors in interest, and their successors in interest, including heirs and assigns, during their ownership of all or any portion of the Property.

2.10 Occupant. "Occupant" means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property after the Covenantor has conveyed the Property.

2.11 U.S. EPA. "U.S. EPA" means the United States Environmental Protection Agency.

### ARTICLE III

#### GENERAL PROVISIONS

3.01 Restrictions to Run with The Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as "Restrictions"), subject to which the Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every Restriction: (a) runs with the land pursuant to Health and Safety Code Sections 25222.1, and 25355.5(a)(1)(c), and Civil Code Section 1471; (b) inures to the benefit of the Department and passes with each and every portion of Property; (c) is for the benefit of, and is enforceable by, the Department; and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.02 Binding upon Owners/Occupants. Pursuant to Health and Safety Code Sections 25222.1

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

and 25355.5(a)(1)(C) and Civil Code Section 1471, this Covenant binds all Owners and Occupants of the Property, and their heirs, successors, and assignees, and their agents, employees, and lessees. Pursuant to Civil Code Section 1471, all successive Owners and Occupants of the Property are expressly bound hereby for the benefit of the Department.

3.03 Accompaniment to Deeds and Leases. This Covenant shall accompany all deeds and leases for any portion of the Property.

3.04 Conveyance of Property. The immediate past Owner shall notify the Department of the conveyance of the Property and the name and address of the new Owner within one year of such conveyance. This requirement will be deemed satisfied if the annual reporting agreed to for the Property in the Memorandum of Agreement (MOA) described in Paragraph 5.01 has been completed for the year the conveyance occurred. The Department shall not have, by reason of this Covenant, authority to approve, disapprove, or otherwise affect any proposed conveyance, except as otherwise provided by law, by administrative order, or by a specific provision of this Covenant.

3.05 Costs of Administering this Covenant. The Department has incurred and will in the future incur costs associated with the administration of this Covenant. Pursuant to California Code of Regulations, title 22, section 67391.1(h), the Department's costs associated with the administration of this Covenant must be paid. The Department has entered into a Memorandum of Agreement (MOA) dated February 27, 2008 with FORA and the Jurisdictions to pay the Department's costs associated with Covenants at the former Fort Ord. The MOA provides that the Department's costs associated with administering this and other Covenants will be paid by FORA until FORA ceases to exist, and then by the County thereafter. Cost recovery may also be pursued by the Department under CERCLA, Health and Safety Code Section 25360, or any other applicable state or federal statute or common law. Pursuant to the MOA, the Department will invoice FORA and the County for the Department's costs on a quarterly basis.

## **ARTICLE IV**

### **RESTRICTIONS**

4.01 Prohibited Uses Prior to Certification of Completion of Remedial Action under the AOC.

- (a) Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.5.3, L20.8, L20.18, L20.19.1.1, and L32.1 shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC.

- (b) Parcels L20.3.1, L20.3.2, L20.5.1, L20.5.2, and L20.5.4 shall not be used for any purposes other than activities associated with the investigation and remediation of MEC; parking, staging and on-site portable/temporary toilets for events associated with the Mazda Raceway Laguna Seca; and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC.

This Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.

4.02 Prohibited Uses. Continuing until this Covenant is terminated pursuant to Paragraph 6.02 herein, the Property shall not be used for any of the following purposes:

- (a) A residence, including any condominium, mobile home or factory built housing, constructed or installed for residential habitation.
- (b) A hospital (other than a veterinary hospital);
- (c) A public or private school for persons under the age of 21, except for post-secondary schools; and
- (d) A day care center for children.

4.03 Prohibited Activities/Soil Management Requirements. Prior to or after certification of completion of remedial action under the AOC, activities (including soil disturbance) in violation of County Code Chapter 16.10 (Exhibit C), as modified, are prohibited.

4.04 Written Notice of Presence of MEC. Prior to the sale, lease, or sublease of the Property, or any portion thereof, or the execution of a license or easement on the Property, the owner, lessor, or sub-lessor shall give the buyer, lessee, or sub-lessee written notice that there is the potential for the presence of MEC in the soil of the Property.

4.05 Access. The Department, Covenantor, and their contractors and agents shall have reasonable right-of-entry and access to the Property for inspection, monitoring, testing, sampling and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health and safety or the environment and oversee any required activities.

## **ARTICLE V**

### **IMPLEMENTATION AND ENFORCEMENT**

5.01 Implementation. Owner shall submit an annual report detailing compliance with Article IV of this Covenant, including an annual inspection, and check of county and city records. The submission of an annual report containing this information, as outlined in the MOA by FORA

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

and the Jurisdictions, shall satisfy this requirement.

5.02 Enforcement. Failure of the Owner or Occupant to comply with any of the Restrictions specifically applicable to it shall be grounds for the Department, by reason of this Covenant, to require that the Owner or Occupant modify or remove any improvements (“Improvements” herein shall include, but are not limited to, all buildings, roads, driveways, and paved parking areas, water wells, and surface impoundments) constructed or placed upon any portion of the Property in violation of this Covenant. Violation of this Covenant shall be grounds for the Department to file civil or criminal actions against the Owner or Occupant as provided by law.

## ARTICLE VI

### VARIANCE, TERMINATION AND TERM

6.01 Variance. The Covenantor, any Owner or, with the Owner’s written consent, any Occupant of the Property, may apply to the Department for a written variance from the provisions of this Covenant. Such application shall be made in accordance with Health and Safety Code Section 25233. The Department shall allow the U.S. EPA and the Covenantor an opportunity to comment, before any such variance is effective.

6.02 Termination. The Covenantor, any Owner and/or, with the Owner’s written consent, any Occupant of the Property, or any portion thereof, may apply to the Department for a termination of the Restrictions or other terms of this Covenant as they apply to all or any portion of the Property. Such application shall be made in accordance with Health and Safety Code Section 25234. The Department shall allow the U.S. EPA and the Covenantor an opportunity to comment by before any such termination is effective.

6.03 Term. Unless ended in accordance with the termination paragraph above, by law, or by the Department exercise of its discretion, this Covenant shall continue in perpetuity.

## ARTICLE VII

### MISCELLANEOUS

7.01 No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication of the Property, or any portion thereof, to the general public or anyone else for any purpose whatsoever.

7.02 State of California References. All references to the State of California and the Department include successor agencies/departments or other successor entity(ies) and delegated agencies.

7.03 Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Monterey within ten (10) days of the Covenantor’s receipt of a fully executed original and prior to transfer of the Property from the Department of the Army to another Owner.

7.04 Notices. Whenever any person gives or serves any Notice (“Notice” as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (1) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served, or (2) three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Covenantor:                    Director, Fort Ord Office  
Army Base Realignment and Closure  
P.O. Box 5008  
Presidio of Monterey, CA 93944-5008

To Department:                    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

To U.S. EPA:                        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

To FORA:                            Executive Officer  
Fort Ord Reuse Authority  
100 12<sup>th</sup> Street  
Marina, CA 93933-6006

Any party may change its address or the individual to whose attention a Notice is to be sent by giving written Notice in compliance with this paragraph.

7.05 Partial Invalidity. If any provision of this Covenant is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.06 Exhibits. All exhibits referenced in this Covenant are deemed incorporated into this Covenant by reference.

7.07 Section Headings. The section headings set forth in this Covenant are included for convenience and reference only and shall be disregarded in the construction and interpretation of any of the provisions of this Covenant.

7.08 Statutory References. All statutory references include successor provisions.

7.09 Representative Authority. The undersigned representative of each party to this Covenant

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

certifies that he or she is fully authorized to enter into the terms and conditions of this Covenant and to execute and legally bind that party to this Covenant.

{Signatures follow}





NOTARY SEAL  
GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Kathleen C. Ancom

Commission Number 168775

Date of Commission Expires 12/9/09

Place of Execution sacramento Date 4/27/09

Signed Debra J. Smith

IN WITNESS WHEREOF, the DEPARTMENT OF TOXIC SUBSTANCES CONTROL, STATE OF CALIFORNIA has caused these presents to be executed on this 21<sup>st</sup> day of April, 2009.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Anthony J. Landis  
Anthony J. Landis  
Supervising Hazardous Substances Engineer II  
Brownfields and Environmental Restoration Program  
Sacramento Office

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF SACRAMENTO )

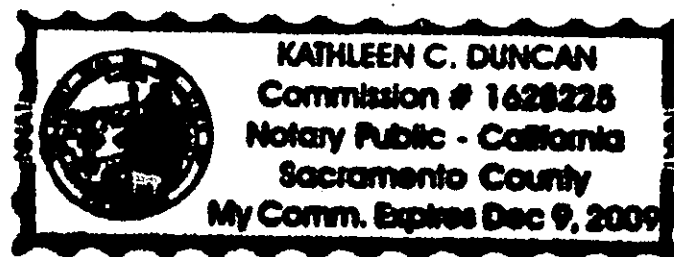
On April 21, 2009 before me, Kathleen C. Duncan Notary Public,  
Date Name and Title of Officer  
personally appeared Anthony J. Landis,  
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kathleen C. Duncan  
Signature of Notary Public

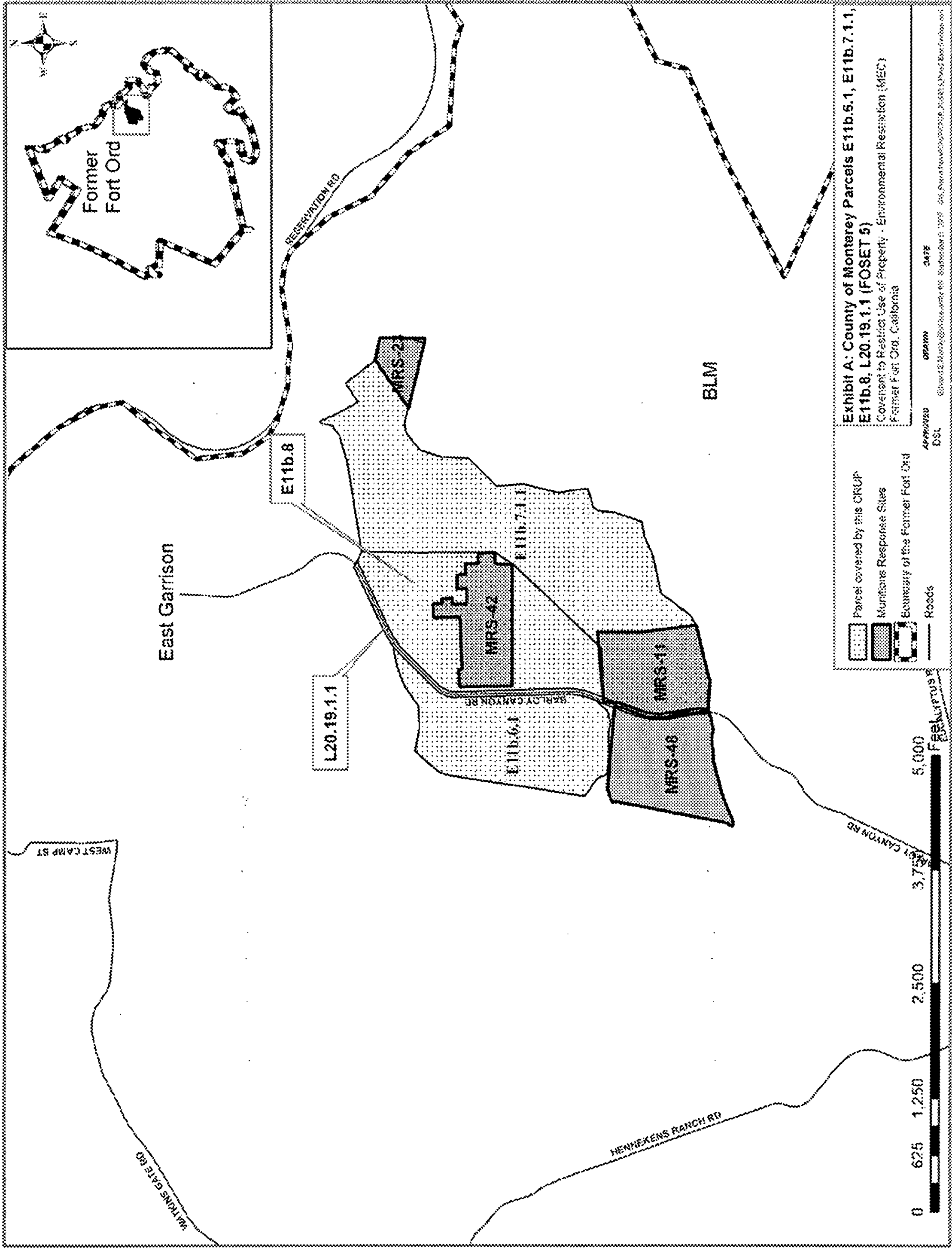


## **EXHIBIT A**

Plates showing the locations of parcels to be restricted by this covenant and the locations of Munitions Response Sites.

**EXHIBIT A**

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E4.7.2, E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1









## **EXHIBIT B**

Legal descriptions and records of survey of the parcels restricted by this covenant.

Notes to Exhibit B:

1. The Covenantor intends to transfer the parcels to the Fort Ord Reuse Authority (FORA).
2. FORA intends to transfer the parcels to the County of Monterey.

**EXHIBIT B**



EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE in a portion of Parcel 1, "Monterey County IV", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 104, also being a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the most westerly corner of Parcel C, as said parcel is shown on that certain map recorded in Volume 28 of Surveys at Page 143; thence from said Point of Beginning along the southerly boundary of said Parcel C

1. South 79° 42' 05" East for a distance of 266.22 feet; thence
2. North 86° 28' 56" East for a distance of 234.92 feet; thence
3. North 55° 08' 30" East for a distance of 263.54 feet; thence
4. North 68° 58' 45" East for a distance of 222.12 feet; thence
5. North 79° 25' 03" East for a distance of 234.60 feet to the beginning of a non-tangential curve on the westerly boundary of Parcel 17, as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along said westerly boundary
6. Along a curve to the right, through a central angle of 12° 44' 31", having a radius of 730.00 feet, for an arc length of 162.34 feet, and whose long chord bears North 58° 46' 04" East for a distance of 162.01 feet to a point of intersection with a tangent line; thence
7. North 65° 08' 20" East for a distance of 762.95 feet to the beginning of a tangent curve; thence
8. Along a curve to the left, through a central angle of 09° 18' 32", having a radius of 300.00 feet, for an arc length of 48.74 feet, and whose long chord bears North 60° 29' 04" East for a distance of 48.69 feet to a point of intersection with a non-tangential line; thence leaving said westerly boundary of Parcel 17 and continuing along said southerly boundary of Parcel C

EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

9. South 64° 20' 35" East for a distance of 194.33 feet; thence
10. North 80° 57' 08" East for a distance of 995.89 feet; thence
11. North 73° 39' 30" East for a distance of 310.00 feet; thence
12. North 53° 57' 45" East for a distance of 128.65 feet; thence
13. North 11° 41' 33" East for a distance of 114.45 feet; thence
14. North 40° 57' 32" East (shown on said map recorded in Volume 28 of Surveys at Page 143 as North 40° 50' 58" East) for a distance of 37.76 feet; thence leaving said southerly boundary of Parcel C and following the westerly boundary of Parcel E11b.7.1.2
15. South 24° 38' 38" East for a distance of 213.55 feet; thence
16. South 27° 21' 27" East for a distance of 230.78 feet; thence
17. South 38° 10' 16" East for a distance of 24.19 feet; thence
18. North 57° 19' 19" East for a distance of 251.86 feet; thence
19. South 37° 46' 00" East for a distance of 411.32 feet; thence
20. South 77° 51' 15" East for a distance of 246.61 feet; thence
21. South 00° 02' 57" West for a distance of 332.86 feet to the boundary of said Parcel 1, "Monterey County IV"; thence leaving said westerly boundary of Parcel E11b.7.1.2 and running along the boundary of said Parcel 1, "Monterey County IV"
22. South 19° 51' 16" West for a distance of 162.04 feet; thence
23. North 75° 57' 30" West for a distance of 907.03 feet; thence
24. South 78° 04' 37" West for a distance of 109.65 feet; thence
25. South 51° 30' 12" West for a distance of 239.89 feet; thence
26. South 16° 31' 14" West for a distance of 243.69 feet; thence
27. South 03° 52' 00" West for a distance of 302.09 feet; thence
28. South 45° 19' 32" West for a distance of 429.04 feet; thence

EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

29. South 04° 20' 02" East for a distance of 194.19 feet; thence
30. South 05° 11' 18" East for a distance of 103.37 feet; thence
31. South 14° 03' 06" West for a distance of 409.72 feet; thence
32. South 10° 25' 47" East for a distance of 165.34 feet; thence
33. South 05° 47' 54" East for a distance of 151.56 feet; thence
34. South 70° 02' 49" West for a distance of 107.15 feet; thence
35. South 76° 48' 38" West for a distance of 103.38 feet; thence
36. South 33° 59' 13" West for a distance of 71.97 feet; thence
37. South 05° 40' 51" West for a distance of 170.80 feet; thence
38. South 19° 10' 09" West for a distance of 317.20 feet; thence
39. South 79° 08' 31" West for a distance of 165.10 feet; thence
40. South 66° 07' 20" West for a distance of 227.73 feet; thence
41. South 78° 18' 26" West for a distance of 426.71 feet; thence
42. South 37° 24' 04" West for a distance of 405.24 feet; thence
43. South 60° 11' 20" West for a distance of 157.83 feet; thence
44. South 77° 37' 10" West for a distance of 604.84 feet; thence
45. North 86° 39' 21" West for a distance of 300.78 feet; thence
46. North 81° 43' 15" West for a distance of 60.02 feet to the beginning of a non-tangential curve on the westerly boundary of said Parcel 17; thence following said westerly boundary
47. Along a curve to the left, through a central angle of 16° 10' 12", having a radius of 445.00 feet, for an arc length of 125.59 feet, and whose long chord bears North 01° 23' 04" West for a distance of 125.17 feet to a point of intersection with a tangent line; thence
48. North 09° 28' 10" West for a distance of 304.65 feet to the beginning of a tangent curve; thence

EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

49. Along a curve to the right, through a central angle of  $30^{\circ} 30' 23''$ , having a radius of 680.00 feet, for an arc length of 362.06 feet, and whose long chord bears North  $05^{\circ} 47' 08''$  East for a distance of 357.80 feet to a point of intersection with a tangent line; thence
50. North  $21^{\circ} 02' 20''$  East for a distance of 453.89 feet; thence leaving said westerly boundary of Parcel 17 and continuing along the boundary of said Parcel 1, "Monterey County IV"
51. South  $42^{\circ} 37' 56''$  West for a distance of 161.20 feet; thence
52. South  $74^{\circ} 32' 59''$  West for a distance of 127.14 feet; thence
53. North  $80^{\circ} 11' 35''$  West for a distance of 143.17 feet; thence
54. South  $87^{\circ} 14' 25''$  West for a distance of 200.49 feet; thence
55. North  $84^{\circ} 29' 14''$  West for a distance of 236.48 feet; thence
56. North  $23^{\circ} 00' 40''$  West for a distance of 115.19 feet; thence
57. North  $55^{\circ} 12' 30''$  West for a distance of 237.06 feet; thence
58. North  $09^{\circ} 00' 50''$  East for a distance of 533.04 feet; thence
59. North  $08^{\circ} 24' 49''$  East for a distance of 814.99 feet; thence
60. North  $09^{\circ} 05' 29''$  East for a distance of 208.24 feet; thence
61. North  $24^{\circ} 06' 33''$  East for a distance of 86.18 feet (shown on said map as South  $24^{\circ} 18' 40''$  West, 86.40 feet); thence
62. North  $41^{\circ} 48' 01''$  East a distance of 335.44 feet to the POINT OF BEGINNING;

Containing an area of 251.797 acres, more or less.

This legal description was prepared by

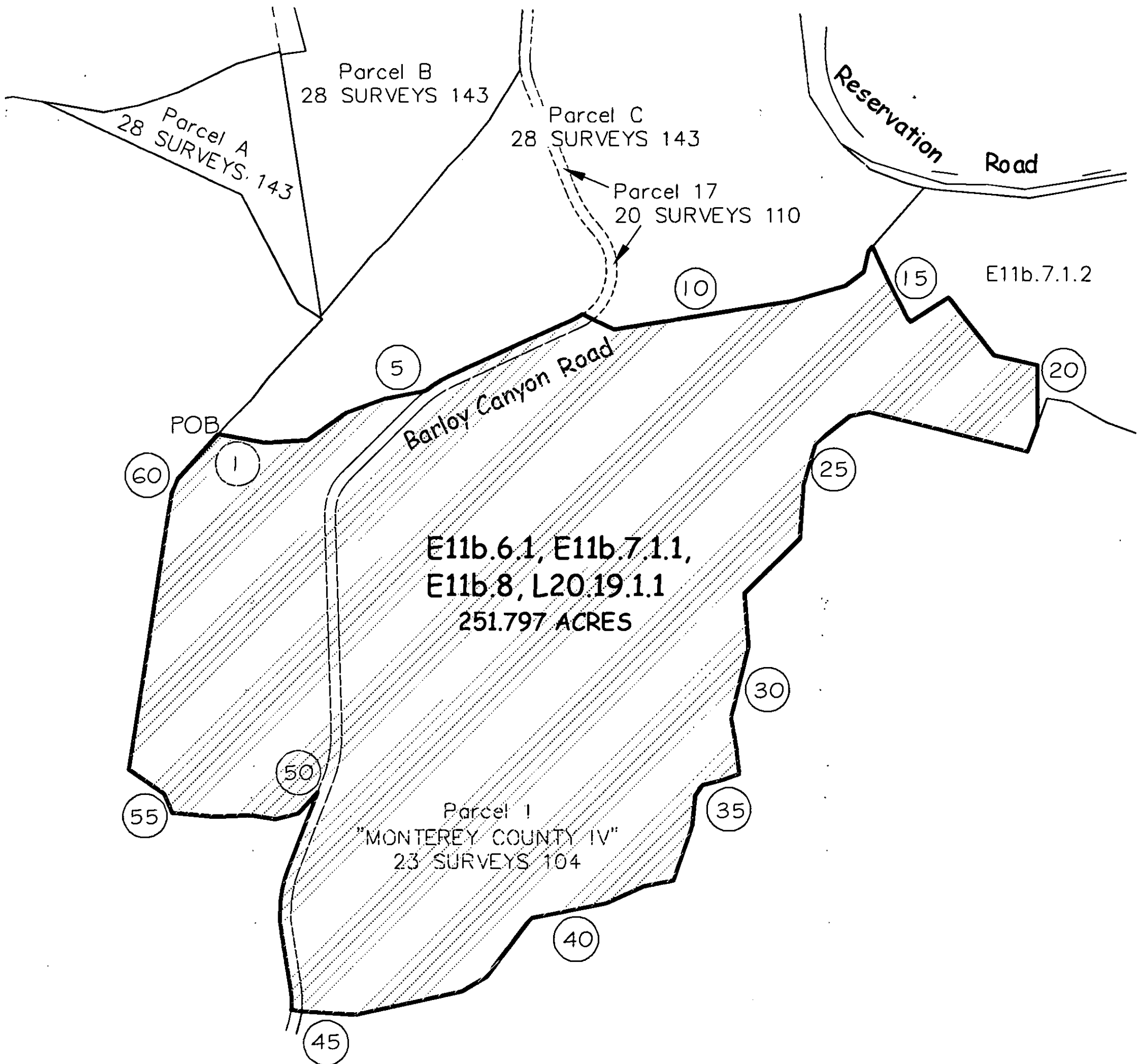
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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

EXHIBIT  
of  
EDC Parcels E11b.6.1, E11b.7.1.1, E11b.8, L20.19.1.1  
Being a Portion of  
Parcel 1 "Monterey County IV" as shown on Vol. 23 of Surveys at Page 104  
Monterey County Jurisdiction  
Fort Ord FOSET 5  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Not To Scale



Note: Course Numbers Refer to the Legal Description.

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 35" East (shown on said map as North 18° 59' 46" East), 298.43 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

1. North 18° 59' 35" East for a distance of 4944.59 feet; thence leaving said common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A"
2. North 56° 06' 54" East for a distance of 80.01 feet to a point on the southerly boundary of Parcel 1, L23.4.2, as it is shown on that certain map recorded in Volume 27 of Surveys at Page 17; thence along the southerly boundary of said Parcel 1, L23.4.2
3. South 86° 42' 26" East (shown on said map as South 86° 35' 49" East) for a distance of 59.64 feet to the southeast corner of said Parcel 1, L23.4.2 at Gigling Road, being also corner numbered 13 in the southerly boundary of Parcel 3 as it is shown on that certain map recorded in Volume 25 of Surveys at Page 54; thence along the southerly boundary of said Parcel 3,
4. South 86° 45' 00" East for a distance of 492.62 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of 12° 17' 46", having a radius of 532.00 feet, for an arc length of 114.17 feet, and whose long chord bears South 80° 36' 07" East for a distance of 113.95 feet to the beginning of a tangent curve at an angle point in the southerly boundary of said Parcel 1, L23.4.2; thence along the southerly boundary of said Parcel 1, L23.4.2
6. Along a curve to the right, through a central angle of 14° 16' 14", having a radius of 532.00 feet, for an arc length of 132.50 feet, and whose long chord bears South 67° 19' 07" East for a distance of 132.16 feet to a point of intersection with a tangent line; thence
7. South 60° 11' 00" East for a distance of 153.83 feet to the beginning of a tangent curve, at 2.05 feet, leaving the southerly boundary of said Parcel 1, L23.4.2 and following the

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

- common boundary of said "Monterey County III" and "MST Parcel 2" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; thence continuing along the boundary of said "Monterey County III"
8. Along a curve to the left, through a central angle of  $31^{\circ} 35' 00''$ , having a radius of 418.00 feet, for an arc length of 230.42 feet, and whose long chord bears South  $75^{\circ} 58' 30''$  East for a distance of 227.51 feet to a point of intersection with a tangent line; thence
  9. North  $88^{\circ} 14' 00''$  East for a distance of 107.55 feet to the beginning of a tangent curve; thence
  10. Along a curve to the left, through a central angle of  $26^{\circ} 00' 00''$ , having a radius of 568.00 feet, for an arc length of 257.75 feet, and whose long chord bears North  $75^{\circ} 14' 00''$  East for a distance of 255.54 feet to a point of intersection with a tangent line; thence
  11. North  $62^{\circ} 14' 00''$  East for a distance of 25.58 feet to the beginning of a tangent curve; thence
  12. Along a curve to the right, through a central angle of  $19^{\circ} 25' 00''$ , having a radius of 482.00 feet, for an arc length of 163.34 feet, and whose long chord bears North  $71^{\circ} 56' 30''$  East for a distance of 162.56 feet to the beginning of a tangent curve; thence
  13. Along a curve to the right, through a central angle of  $14^{\circ} 13' 51''$ , having a radius of 1632.00 feet, for an arc length of 405.35 feet, and whose long chord bears North  $88^{\circ} 45' 56''$  East for a distance of 404.31 feet to a point of intersection with a non-tangent line; thence
  14. North  $04^{\circ} 50' 13''$  East for a distance of 768.48 feet to a point on the common boundary of "Monterey County III" and Parcel 7 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence along said common boundary
  15. South  $83^{\circ} 34' 21''$  East for a distance of 382.09 feet to the southeasterly corner of said Parcel 7; thence
  16. North  $06^{\circ} 30' 01''$  East for a distance of 985.25 feet to a point on the common boundary of said "Monterey County III" and Parcel 3C as it is shown on that certain map recorded in Volume 19 of Surveys at Page 86; thence along said common boundary
  17. North  $06^{\circ} 27' 43''$  East for a distance of 66.72 feet to a point on the common boundary of said "Monterey County III" and Parcel 3 as it is shown on that certain map recorded in Volume 19 of Surveys at Page 15; thence leaving said common boundary of "Monterey County III" and Parcel 3C and following said common boundary of "Monterey County III" and Parcel 3
  18. South  $87^{\circ} 45' 00''$  East for a distance of 4,791.91 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

19. North 02° 15' 00" East for a distance of 645.13 feet to a point on the common boundary of said "Monterey County III" and Parcel 1 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 64; thence leaving said common boundary of "Monterey County III" and Parcel 3 and following said common boundary of "Monterey County III" and Parcel 1
20. North 87° 27' 00" East for a distance of 577.00 feet; thence
21. North 79° 00' 00" East for a distance of 351.00 feet; thence
22. South 82° 51' 00" East for a distance of 359.00 feet; thence
23. South 89° 38' 00" East for a distance of 244.00 feet; thence
24. North 84° 00' 00" East for a distance of 199.00 feet; thence
25. North 68° 44' 00" East for a distance of 163.00 feet to a point on the common boundary of said "Monterey County III" and Parcel 1 "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89; thence along said common boundary of "Monterey County III" and Parcel 1 "Travel Camp"
26. South 07° 51' 00" East for a distance of 198.34 feet; thence
27. South 13° 25' 00" East for a distance of 206.15 feet; thence
28. South 26° 14' 00" East for a distance of 145.60 feet; thence
29. South 24° 41' 00" West for a distance of 96.00 feet; thence
30. South 30° 56' 00" East for a distance of 170.50 feet; thence
31. South 14° 47' 00" East for a distance of 137.30 feet; thence
32. South 38° 48' 00" East for a distance of 112.50 feet; thence
33. South 13° 07' 00" East for a distance of 170.90 feet; thence
34. South 28° 52' 00" East for a distance of 253.18 feet (shown on said map of "Monterey County III" as 253.20 feet); thence
35. South 34° 13' 00" West for a distance of 24.50 feet; thence



EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

36. South 55° 46' 46" East for a distance of 60.00 feet (shown on said map of Parcel 1 "Travel Camp" as South 54° 47' 00" East, 60.00 feet) (shown on said map of "Monterey County III" as South 54° 40' 49" East, 59.38 feet); thence leaving said common boundary of "Monterey County III" and Parcel 1 "Travel Camp" and following the boundary of said "Monterey County III"
37. South 52° 45' 14" West for a distance of 85.69 feet (shown on said map as 85.68 feet); thence
38. South 57° 36' 32" West for a distance of 133.91 feet (shown on said map as 133.90 feet); thence
39. South 62° 57' 50" West for a distance of 427.70 feet (shown on said map as 427.67 feet); thence
40. South 61° 05' 51" West for a distance of 584.54 feet (shown on said map as 584.50 feet); thence
41. South 63° 53' 31" West for a distance of 221.98 feet (shown on said map as 221.96 feet); thence
42. South 65° 18' 13" West for a distance of 428.37 feet (shown on said map as 428.34 feet); thence
43. South 38° 21' 27" West for a distance of 78.55 feet (shown on said map as 78.54 feet); thence
44. South 20° 57' 08" West for a distance of 89.62 feet (shown on said map as 89.61 feet); thence
45. South 19° 29' 14" West for a distance of 673.04 feet (shown on said map as 672.99 feet); thence
46. South 31° 41' 09" West for a distance of 132.84 feet (shown on said map as 132.83 feet); thence
47. South 46° 19' 42" West for a distance of 160.39 feet (shown on said map as 160.38 feet); thence
48. South 61° 30' 46" West for a distance of 508.42 feet (shown on said map as 508.39 feet); thence
49. South 50° 40' 25" West for a distance of 223.70 feet (shown on said map as 223.68 feet); thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

50. South 49° 16' 25" West for a distance of 135.48 feet (shown on said map as 135.47 feet);  
thence
51. South 36° 37' 42" West for a distance of 162.54 feet (shown on said map as 162.53 feet);  
thence
52. South 33° 25' 09" West for a distance of 265.19 feet (shown on said map as 265.17 feet);  
thence
53. South 49° 49' 05" West for a distance of 123.54 feet (shown on said map as 123.53 feet);  
thence
54. South 62° 19' 42" West for a distance of 168.15 feet (shown on said map as 168.14 feet);  
thence
55. South 43° 50' 29" West for a distance of 115.37 feet (shown on said map as 115.36 feet);  
thence
56. South 38° 11' 13" West for a distance of 200.82 feet (shown on said map as 200.81 feet);  
thence
57. South 40° 27' 38" West for a distance of 271.06 feet (shown on said map as 271.04 feet);  
thence
58. South 53° 08' 07" West for a distance of 144.59 feet (shown on said map as 144.58 feet);  
thence
59. South 69° 49' 08" West for a distance of 193.33 feet (shown on said map as 193.32 feet);  
thence
60. South 54° 59' 05" West for a distance of 72.44 feet; thence
61. South 41° 12' 49" West for a distance of 81.00 feet (shown on said map as 80.99 feet);  
thence
62. South 24° 33' 59" West for a distance of 55.05 feet; thence
63. South 05° 54' 51" West for a distance of 88.85 feet (shown on said map as 88.84 feet);  
thence
64. South 08° 19' 42" East for a distance of 329.24 feet (shown on said map as 329.22 feet);  
thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

65. South 00° 05' 57" West for a distance of 78.53 feet (shown on said map as 78.52 feet);  
thence
66. South 08° 37' 33" West for a distance of 97.39 feet (shown on said map as 97.38 feet);  
thence
67. South 18° 58' 46" West for a distance of 165.56 feet (shown on said map as 165.55 feet);  
thence
68. South 44° 37' 32" West for a distance of 95.78 feet (shown on said map as 95.77 feet);  
thence
69. South 60° 52' 39" West for a distance of 254.56 feet (shown on said map as 254.54 feet);  
thence
70. South 37° 26' 54" West for a distance of 126.63 feet (shown on said map as 126.62 feet);  
thence
71. South 10° 48' 03" West for a distance of 68.50 feet; thence
72. South 29° 22' 04" West for a distance of 156.15 feet (shown on said map as 156.14 feet);  
thence
73. South 34° 57' 59" West for a distance of 139.63 feet (shown on said map as 139.62 feet);  
thence
74. South 56° 21' 39" West for a distance of 59.71 feet; thence
75. South 82° 29' 44" West for a distance of 194.59 feet (shown on said map as 194.58 feet);  
thence
76. North 83° 42' 42" West for a distance of 287.16 feet (shown on said map as 287.14 feet);  
thence
77. North 66° 01' 20" West for a distance of 147.40 feet (shown on said map as 147.39 feet);  
thence
78. North 79° 00' 34" West for a distance of 251.38 feet (shown on said map as 251.36 feet);  
thence
79. South 77° 12' 53" West for a distance of 55.92 feet; thence
80. South 46° 42' 29" West for a distance of 87.19 feet (shown on said map as 87.18 feet);  
thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

81. South 58° 47' 57" West for a distance of 75.86 feet (shown on said map as 75.85 feet);  
thence
82. South 80° 55' 21" West for a distance of 132.37 feet (shown on said map as 132.36 feet);  
thence
83. South 87° 12' 11" West for a distance of 112.48 feet (shown on said map as 112.47 feet);  
thence
84. South 71° 38' 58" West for a distance of 176.74 feet (shown on said map as 176.73 feet);  
thence
85. South 56° 09' 46" West for a distance of 97.72 feet (shown on said map as 97.71 feet);  
thence
86. South 37° 48' 47" East for a distance of 90.92 feet (shown on said map as 90.91 feet);  
thence
87. South 17° 07' 11" East for a distance of 62.89 feet; thence
88. South 02° 33' 03" West for a distance of 88.27 feet (shown on said map as 88.26 feet);  
thence
89. South 18° 58' 47" West for a distance of 63.58 feet; thence
90. South 36° 47' 12" West for a distance of 201.49 feet (shown on said map as 201.48 feet);  
thence
91. South 31° 02' 57" West for a distance of 121.85 feet (shown on said map as 121.84 feet);  
thence
92. South 51° 55' 07" West for a distance of 113.24 feet (shown on said map as 113.23 feet);  
thence
93. South 61° 32' 12" West for a distance of 269.69 feet (shown on said map as 269.67 feet);  
thence
94. South 75° 50' 25" West for a distance of 66.11 feet; thence
95. South 59° 39' 37" West for a distance of 1066.26 feet; thence
96. North 52° 52' 17" East for a distance of 1103.36 feet to a 5/8" rebar with cap stamped LS  
5321; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

97. North 12° 53' 13" West for a distance of 90.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
98. North 23° 03' 02" West for a distance of 1755.77 feet to a 5/8" rebar with cap stamped LS 5321; thence
99. North 20° 08' 36" West for a distance of 268.73 feet to a 5/8" rebar with cap stamped LS 5321; thence
100. North 06° 42' 03" East for a distance of 153.53 feet to a 5/8" rebar with cap stamped LS 5321; thence
101. North 17° 38' 14" East for a distance of 226.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
102. North 48° 03' 46" West for a distance of 283.49 feet; thence
103. North 55° 11' 28" West for a distance of 278.91 feet to a 5/8" rebar with cap stamped LS 5321; thence
104. North 62° 41' 36" West for a distance of 227.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
105. North 65° 01' 11" West for a distance of 250.60 feet; thence
106. North 71° 11' 51" West for a distance of 335.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
107. North 79° 30' 16" West for a distance of 483.47 feet to a 5/8" rebar with cap stamped LS 5321; thence
108. North 84° 57' 11" West for a distance of 320.10 feet; thence
109. South 89° 14' 18" West for a distance of 321.74 feet to a 5/8" rebar with cap stamped LS 5321; thence
110. South 85° 32' 01" West for a distance of 169.80 feet; thence
111. South 04° 34' 26" East for a distance of 338.58 feet; thence
112. South 14° 47' 14" East for a distance of 1369.35 feet; thence
113. South 20° 28' 20" West for a distance of 520.37 feet; thence

EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

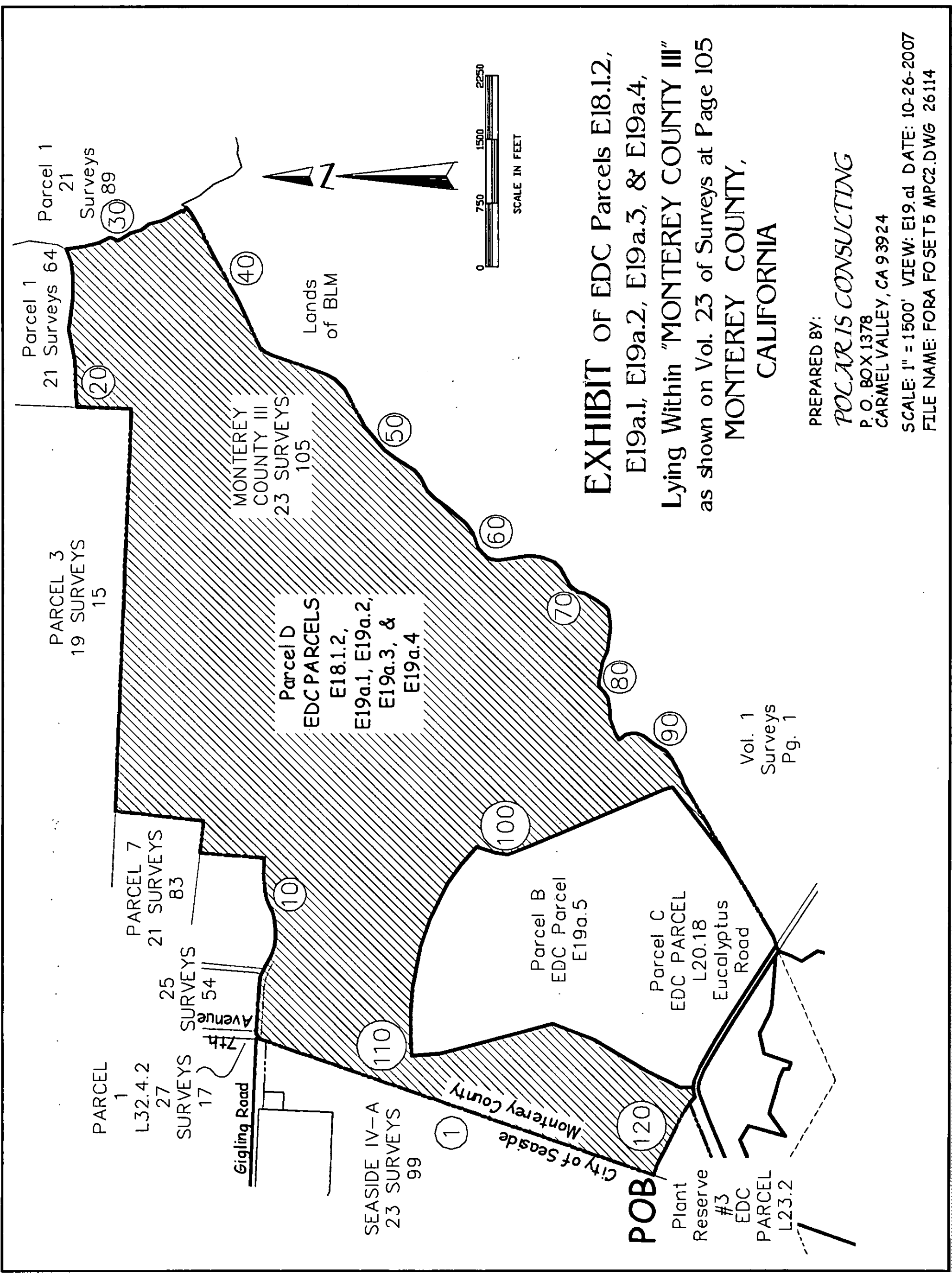
114. South 30° 46' 05" West for a distance of 753.57 feet; thence
115. South 25° 53' 24" West for a distance of 427.12 feet; thence
116. South 01° 39' 30" West for a distance of 156.63 feet to the beginning of a non-tangent curve; thence
117. Along a curve to the left, the center of which bears South 00° 33' 41" East for a distance of 280.00 feet, through a central angle of 22° 52' 50", having a radius of 280.00 feet, for an arc length of 111.82 feet, and whose long chord bears South 77° 59' 54" West for a distance of 111.07 feet to the beginning of a non-tangent curve; thence
118. Along a curve to the left, the center of which bears South 41° 45' 33" West for a distance of 1,370.00 feet, through a central angle of 04° 10' 37", having a radius of 1,370.00 feet, for an arc length of 99.87 feet, and whose long chord bears North 50° 19' 45" West for a distance of 99.85 feet to a point on a curve, being the most easterly corner of "Plant Reserve #3, EDC Parcel L23.2; thence continuing along said curve and along the northerly boundary of said "Plant Reserve #3"
119. Along a compound curve to the left, through a central angle of 16° 36' 37", having a radius of 1,370.00 feet, for an arc length of 397.17 feet, and whose long chord bears North 60° 43' 22" West for a distance of 395.78 feet to the beginning of a tangent curve; thence
120. Along a reverse curve to the right, through a central angle of 10° 50' 30", having a radius of 1,430.00 feet, for an arc length of 270.59 feet, and whose long chord bears North 63° 36' 25" West for a distance of 270.19 feet to the beginning of a tangent curve; thence
121. Along a reverse curve to the left, through a central angle of 16° 42' 49", having a radius of 970.00 feet, for an arc length of 282.96 feet, and whose long chord bears North 66° 32' 34" West for a distance of 281.95 feet to the POINT OF BEGINNING.

Containing an area of 896.981 acres, more or less.

This legal description was prepared by

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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



**EXHIBIT OF EDC Parcels E18.1.2, E19a.1, E19a.2, E19a.3, & E19a.4, Lying Within "MONTEREY COUNTY III" as shown on Vol. 23 of Surveys at Page 105**  
**MONTEREY COUNTY, CALIFORNIA**

PREPARED BY:  
**POLARIS CONSULTING**  
 P. O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 SCALE: 1" = 1500' VIEW: E19.a1 DATE: 10-26-2007  
 FILE NAME: FORA FOSET5 MPC2.DWG 26114

Vol. 1  
 Surveys  
 Pg. 1

PBC Parcel L5.7  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being all of Parcel 1 as it is shown on that certain map recorded in Volume 21 of Surveys at Page 64; being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 1 being also the southeast corner of Parcel 6 and the southwest corner of Parcel 9, as said parcels are shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence from said Point of Beginning

1. North 88° 53' 00" East along the common boundary of said Parcels 1 and 9 for a distance of 1237.33 feet; thence
2. North 88° 50' 07" East for a distance of 722.04 feet to the northeast corner of said Parcel 1 being also the northwest corner of Parcel 1, "Travel Camp," as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89; thence leaving said common boundary with said Parcel 9 and continuing along the common boundary of said Parcel 1 and said "Travel Camp" the following courses
3. South 19° 18' 00" West for a distance of 473.58 feet; thence
4. South 4° 09' 00" East for a distance of 474.00 feet; thence
5. South 14° 40' 00" East for a distance of 277.00 feet; thence
6. South 7° 43' 00" West for a distance of 345.00 feet; thence
7. South 28° 16' 00" West for a distance of 121.00 feet to the southwest corner of said "Travel Camp" being also the northeasterly corner of Parcel 1, Monterey County III (Parker Flats)" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; thence leaving said common boundary with said "Travel Camp" and continuing along the common boundary of said Parcel 1 and said "Monterey County III (Parker Flats)"
8. South 68° 45' 00" West for a distance of 163.00 feet; thence
9. South 84° 00' 00" West for a distance of 199.00 feet; thence
10. North 89° 38' 00" West for a distance of 244.00 feet; thence

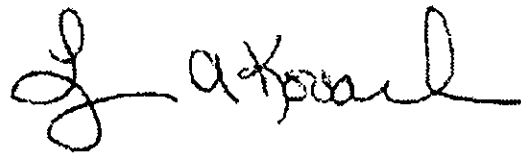


PBC Parcel L5.7  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

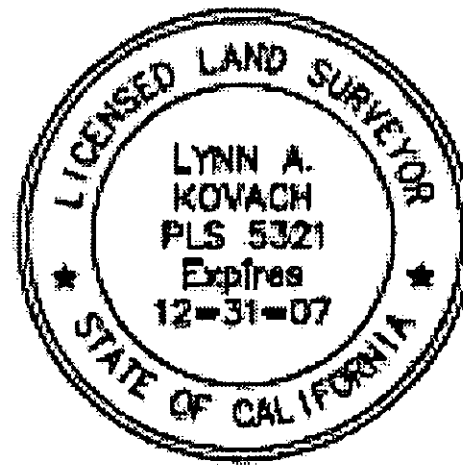
11. North 82° 51' 00" West for a distance of 359.00 feet; thence
12. South 79° 00' 00" West for a distance of 351.00 feet; thence
13. South 87° 27' 00" West for a distance of 577.00 feet to the southwest corner of said Parcel 1 being also a point on the east boundary of Parcel 3 B as said parcel is shown on that certain map recorded in Volume 19 of Surveys at Page 86; thence along the common boundary of said Parcels 1 and 3 B
14. North 2° 15' 00" East for a distance of 1725.01 feet to the POINT OF BEGINNING

Containing an area of 73.444 acres, more or less.

This legal description was prepared by



Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



EXHIBIT

of

PBC Parcel L5.7

Being Parcel 1 as shown on Vol. 21 of Surveys at Page 64

Monterey County Jurisdiction

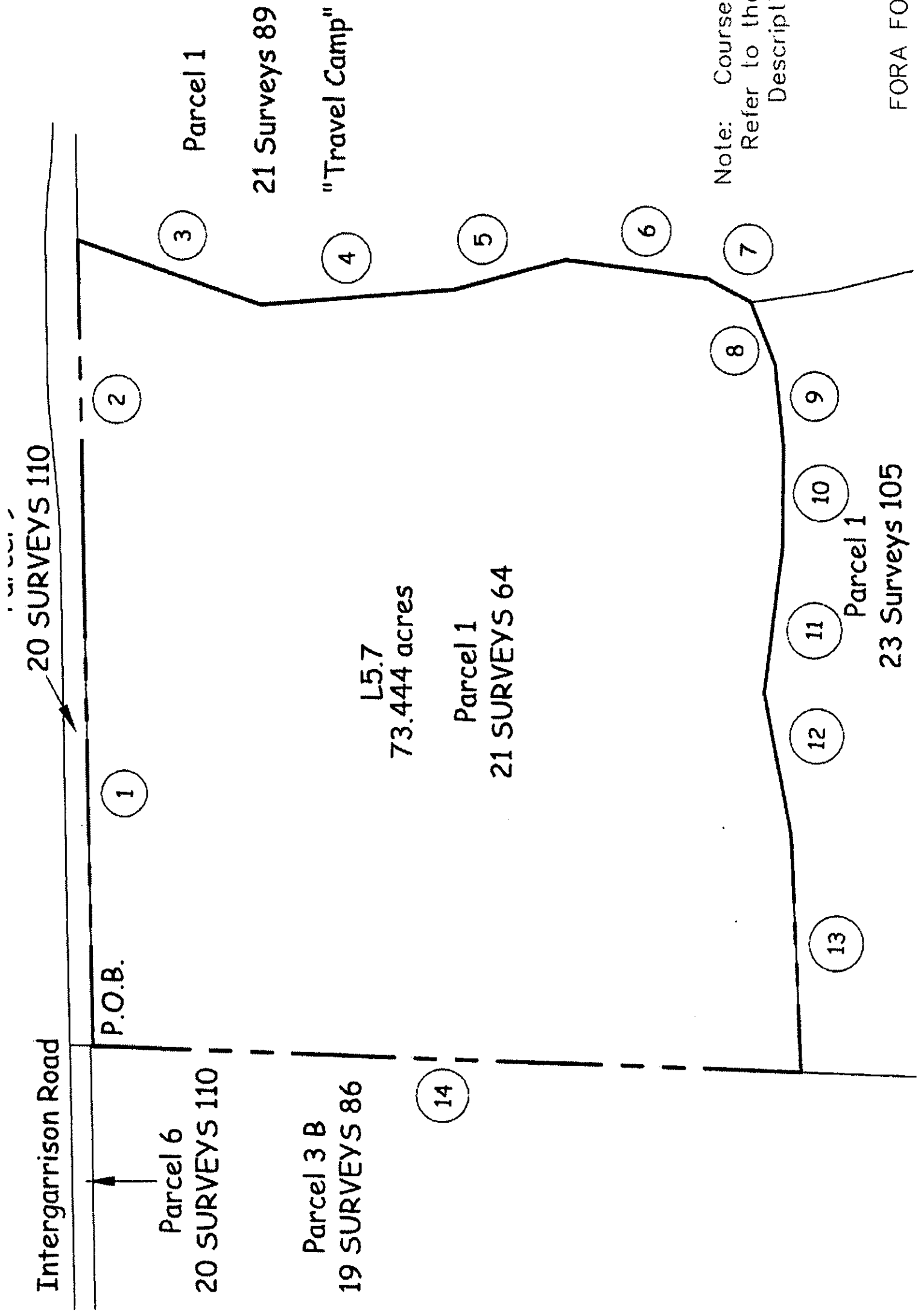
Fort Ord FOSET 5

Lying within the Fort Ord Military Reservation

as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California



EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of Parcel 1, "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 1, "Travel Camp," being also a point on the southerly boundary of Parcel 9 as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence from said Point of Beginning, along said southerly boundary of Parcel 9

1. North  $88^{\circ} 50' 07''$  East for a distance of 255.92 feet; thence
2. North  $88^{\circ} 53' 00''$  East for a distance of 84.43 feet, at 5.21 feet a point being the southeast corner of said Parcel 9 and the southwest corner of Parcel 10, as said parcel is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence leaving said southerly boundary of Parcel 9 and following the southerly boundary of said Parcel 10 a distance of 79.22 feet to the beginning of a tangent curve; thence
3. Along a curve to the right, through a central angle of  $02^{\circ} 48' 30''$ , having a radius of 4906.00 feet, for an arc length of 240.47 feet, and whose long chord bears South  $89^{\circ} 42' 45''$  East for a distance of 240.44 feet to a point of intersection with a tangent line; thence
4. South  $88^{\circ} 18' 30''$  East for a distance of 2351.06 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of  $01^{\circ} 14' 07''$ , having a radius of 6770.00 feet, for an arc length of 145.96 feet, and whose long chord bears South  $87^{\circ} 41' 26''$  East for a distance of 145.96 feet to a point of intersection with a non-tangential line, point also being the northwest corner of EDC Parcel L20.2.2; thence leaving said southerly boundary of Parcel 10 and following the westerly boundary of said EDC Parcel L20.2.2 & L20.2.3.1
6. South  $00^{\circ} 14' 04''$  East for a distance of 593.48 feet to the beginning of a non-tangential curve, said point also being on the perimeter boundary of EDC Parcel L35.4; thence leaving said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1 and following said perimeter boundary of EDC Parcel L35.4

EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

7. Along a curve to the left, the center of which bears South  $31^{\circ}47'11''$  West for a distance of 75.00 feet, through a central angle of  $145^{\circ}56'11''$ , having a radius of 75.00 feet, for an arc length of 191.03 feet, and whose long chord bears South  $48^{\circ}49'06''$  West for a distance of 143.42 feet to a point of intersection with a tangent line; thence
8. South  $24^{\circ}09'00''$  East for a distance of 200.00 feet to the beginning of a tangent curve; thence
9. Along a curve to the left, through a central angle of  $31^{\circ}29'46''$ , having a radius of 75.00 feet, for an arc length of 41.23 feet, and whose long chord bears South  $39^{\circ}53'53''$  East for a distance of 40.71 feet to a point of intersection with a non-tangential line; thence leaving said perimeter boundary of EDC Parcel L35.4 and following said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1
10. South for a distance of 699.31 feet; thence
11. South  $61^{\circ}39'09''$  East for a distance of 71.98 feet; thence
12. South  $33^{\circ}25'44''$  East for a distance of 906.41 feet; thence
13. South  $14^{\circ}11'56''$  East for a distance of 245.87 feet; thence
14. South  $29^{\circ}41'01''$  East for a distance of 599.01 feet, more or less, to a point on the southerly boundary of said Parcel 1, "Travel Camp;" thence leaving said westerly boundary of EDC Parcel L20.2.2 & L20.2.3.1 and following said southerly boundary of Parcel 1
15. North  $89^{\circ}42'00''$  West for a distance of 242.59 feet; thence
16. South  $86^{\circ}36'00''$  West for a distance of 211.30 feet; thence
17. North  $87^{\circ}14'00''$  West for a distance of 337.00 feet; thence
18. North  $62^{\circ}14'00''$  West for a distance of 360.60 feet; thence
19. South  $68^{\circ}40'00''$  West for a distance of 198.00 feet; thence
20. South  $74^{\circ}30'00''$  West for a distance of 361.60 feet; thence
21. South  $86^{\circ}04'00''$  West for a distance of 194.20 feet; thence

EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

22. South 65° 00' 00" West for a distance of 255.50 feet; thence
23. South 77° 50' 00" West for a distance of 187.60 feet; thence
24. South 47° 16' 00" West for a distance of 203.30 feet; thence
25. South 80° 16' 00" West for a distance of 310.10 feet; thence
26. South 55° 23' 00" West for a distance of 123.00 feet; thence
27. South 74° 52' 00" West for a distance of 141.10 feet; thence
28. North 84° 16' 00" West for a distance of 96.50 feet; thence
29. South 70° 02' 00" West for a distance of 164.10 feet to the southwest corner of said Parcel 1, "Travel Camp;" thence leaving said southerly boundary of Parcel 1 and following the westerly boundary of said Parcel 1
30. North 43° 39' 00" West for a distance of 128.40 feet; thence
31. North 25° 11' 00" West for a distance of 271.80 feet; thence
32. North 37° 55' 00" West for a distance of 216.30 feet; thence
33. North 25° 54' 00" West for a distance of 226.00 feet; thence
34. South 34° 13' 00" West for a distance of 63.70 feet to the most easterly corner of "Monterey County III," as said parcel is shown on that certain map recorded in Volume 23 of Surveys at Page 110; thence along the easterly boundary of said "Monterey County III"
35. North 55° 47' 00" West for a distance of 60.00 feet; thence
36. North 34° 13' 00" East for a distance of 24.50 feet; thence
37. North 28° 52' 00" West for a distance of 253.20 feet; thence
38. North 13° 07' 00" West for a distance of 170.90 feet; thence
39. North 38° 48' 00" West for a distance of 112.50 feet; thence

EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

40. North 14° 47' 00" West for a distance of 137.30 feet; thence
41. North 30° 56' 00" West for a distance of 170.50 feet; thence
42. North 24° 41' 00" East for a distance of 96.00 feet; thence
43. North 26° 14' 00" West for a distance of 145.60 feet; thence
44. North 13° 25' 00" West for a distance of 206.15 feet; thence
45. North 07° 51' 00" West for a distance of 198.34 feet to the southeast corner of Parcel 1 as said parcel is shown on that certain map recorded in Volume 21 of Surveys at Page 64; thence leaving said easterly boundary of "Monterey County III" and following the easterly boundary of said Parcel 1
46. North 28° 16' 00" East for a distance of 121.00 feet; thence
47. North 07° 43' 00" East for a distance of 345.00 feet; thence
48. North 14° 40' 00" West for a distance of 277.00 feet; thence
49. North 04° 09' 00" West for a distance of 474.00 feet; thence
50. North 19° 18' 00" East for a distance of 473.59 feet to the POINT OF BEGINNING.

Containing a gross area of 253.375 acres, more or less.

EXCEPTING THEREFROM EDC Parcel L35.5 which is more particularly described as follows:

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, the City of Marina, County of Monterey, State of California; being all of the Tank Parcel 0.918 acres as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89 being more particularly described as follows:

EDC Parcel L20.2.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

BEGINNING at a point from which an angle point in the westerly boundary of Parcel 1 "Travel Camp" as it is shown on that certain map recorded in Volume 21 of Surveys at Page 89 bears South 69° 28' 49" West for a distance of 909.95 feet (as shown on said map of Parcel 1 "Travel Camp"); thence from said Point of Beginning

1. North 74° 23' 00" East for a distance of 200.00 feet to a point on a line; thence
2. South 15° 37' 00" East for a distance of 200.00 feet to a point on a line; thence
3. South 74° 23' 00" West for a distance of 200.00 feet to a point on a line; thence
4. North 15° 37' 00" West a distance of 200.00 feet to the POINT OF BEGINNING.

Containing an area of 0.918 acres, more or less.

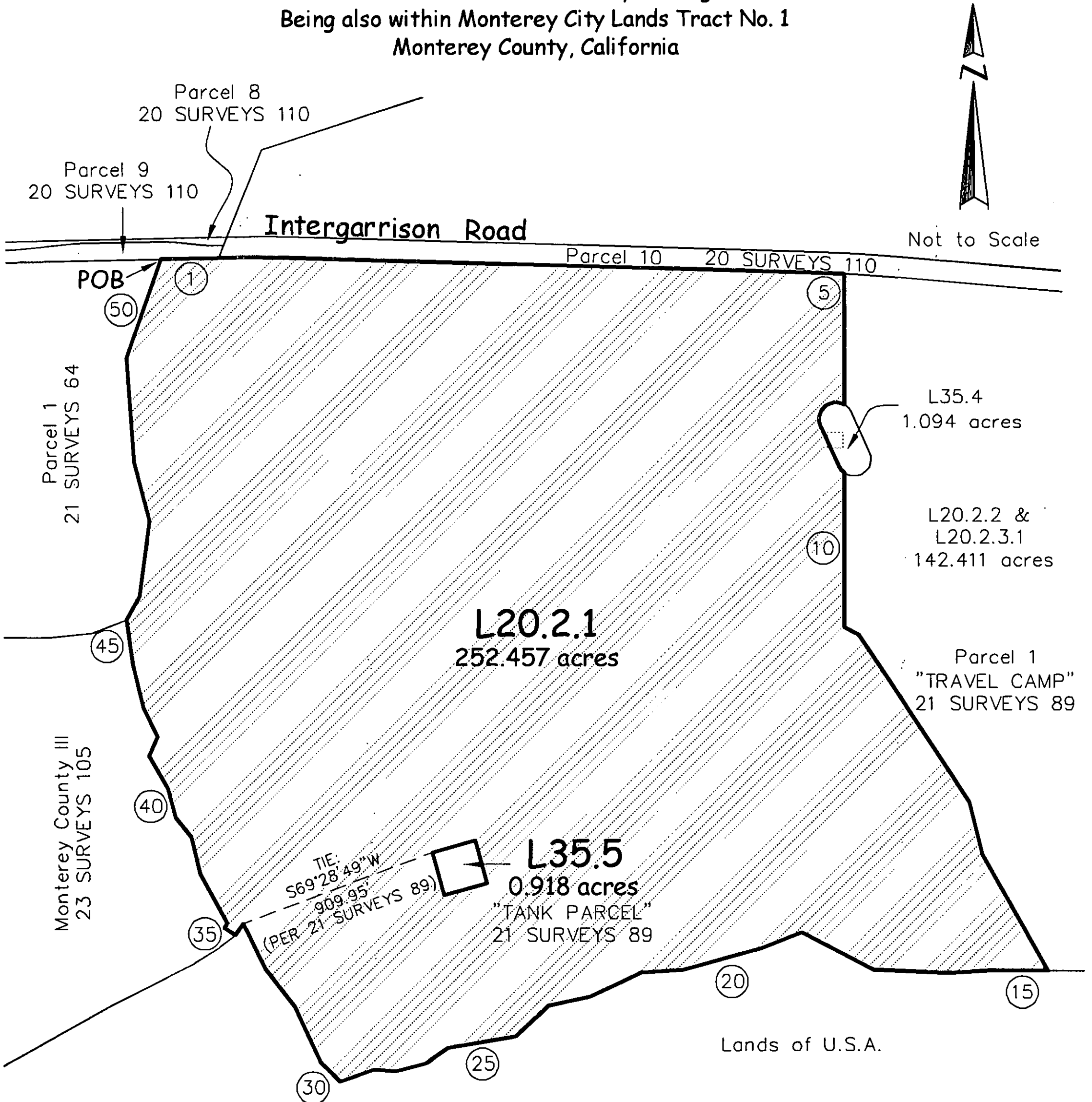
Leaving a net area of 252.457 acres, more or less.

This legal description was prepared by

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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

**EXHIBIT**  
**of**  
**EDC Parcel L20.2.1**  
**Being a Portion of**  
**Parcel 1 "Travel Camp" as shown on Vol. 21 of Surveys at Page 89**  
**Monterey County Jurisdiction**  
**Fort Ord FOSET 5**  
**Lying within the Fort Ord Military Reservation**  
**as shown on Vol. 19 of Surveys at Page 1**  
**Being also within Monterey City Lands Tract No. 1**  
**Monterey County, California**



Note: Course Numbers Refer to the Legal Description.



**COE PARCELS L20.3.1 AND L 20.3.2  
DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

CERTAIN real property situated in Monterey City Lands Tract No. 1, County of Monterey, State of California, particularly described as follows:

COMMENCING at a point on the southerly perimeter boundary of that certain "Parcel 1" of the Fort Ord Military Reservation, as said parcel is shown and so designated on that certain Record of Survey Map filed September 7, 1994 in Volume 19 of Surveys, at Page 1, Records of Monterey County, California, said point also being Corner numbered 14 as shown on said map and described as "Found 1½" iron pipe with brass disk " R.C.E. 15310"; thence leaving said boundary

- (a) S. 59° 43' 54" W., 119.19 feet to the TRUE POINT OF BEGINNING; thence
- (1) N. 34° 31' 04" W., 61.26 feet; thence
- (2) Northwesterly, 115.85 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 15° 48' 16"; thence tangentially
- (3) N. 18° 42' 48" W., 128.06 feet; thence
- (4) Northwesterly, 74.69 feet along the arc of a tangent curve to the left having a radius of 105.00 feet, through a central angle of 40° 45' 28"; thence tangentially
- (5) N. 59° 28' 16" W., 244.53 feet; thence
- (6) Northwesterly, 138.76 feet along the arc of a tangent curve to the right having a radius of 345.00 feet, through a central angle of 23° 02' 39"; thence tangentially
- (7) N. 36° 25' 37" W., 55.37 feet; thence
- (8) Northwesterly, 123.62 feet along the arc of a tangent curve to the right having a radius of 545.00 feet, through a central angle of 12° 59' 46"; thence tangentially
- (9) N. 23° 25' 51" W., 19.72 feet; thence
- (10) Northerly, 126.08 feet along the arc of a tangent curve to the right having a radius of 370.00 feet, through a central angle of 19° 31' 25"; thence tangentially
- (11) N. 03° 54' 26" W., 113.05 feet; thence
- (12) Northerly, 187.44 feet along the arc of a tangent curve to the right having a radius of 1220.00 feet, through a central angle of 08° 48' 10"; thence tangentially
- (13) N. 04° 53' 44" E., 51.22 feet; thence
- (14) Northerly, 47.69 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 06° 30' 20"; thence tangentially
- (15) N. 11° 24' 04" E., 44.03 feet; thence
- (16) Northerly, 21.00 feet along the arc of a tangent curve to the left having a radius of 180.00 feet, through a central angle of 06° 41' 05"; thence tangentially
- (17) N. 04° 42' 59" E., 6.90 feet; thence

COE PARCELS L20.3.1 AND L 20.3.2  
DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA

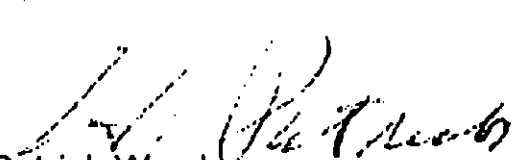
**DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL, PAGE 2**

- (18) Northerly, 23.13 feet along the arc of a tangent curve to the left having a radius of 60.00 feet, through a central angle of 22° 05' 10"; thence tangentially
- (19) N. 17° 22' 11" W., 61.94 feet; thence
- (20) Northerly, 117.52 feet along the arc of a tangent curve to the right having a radius of 145.00 feet, through a central angle of 46° 26' 17"; thence tangentially
- (21) N. 29° 04' 06" E., 176.53 feet; thence
- (22) Northerly, 56.83 feet along the arc of a tangent curve to the left having a radius of 230.00 feet, through a central angle of 14° 09' 21"; thence tangentially
- (23) N. 14° 54' 45" E., 171.95 feet; thence
- (24) Northeasterly, 188.99 feet along the arc of a tangent curve to the right having a radius of 295.00 feet, through a central angle of 36° 42' 21"; thence tangentially
- (25) N. 51° 37' 06" E., 70.71 feet; thence
- (26) Northeasterly, 12.09 feet along the arc of a tangent curve to the left having a radius of 30.00 feet, through a central angle of 23° 05' 34"; thence tangentially
- (27) N. 28° 31' 32" E., 111.64 feet; thence
- (28) Northeasterly, 53.32 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 07° 16' 27"; thence tangentially
- (29) N. 35° 47' 59" E., 17.19 feet; thence
- (30) Northeasterly, 41.28 feet along the arc of a tangent curve to the right having a radius of 95.00 feet, through a central angle of 24° 53' 44"; thence tangentially
- (31) N. 60° 41' 43" E., 100.44 feet; thence
- (32) Northeasterly, 73.87 feet along the arc of a tangent curve to the left having a radius of 380.00 feet, through a central angle of 11° 08' 19"; thence tangentially
- (32) N. 49° 33' 24" E., 274.65 feet; thence
- (33) S. 55° 08' 44" E., 1377.76 feet; thence
- (34) S. 29° 09' 04" E., 537.48 feet; thence
- (35) S. 84° 54' 10" E., 820.96 feet; thence
- (36) S. 72° 46' 28" W., 72.15 feet; thence
- (37) Westerly, 419.04 feet along the arc of a tangent curve to the left having a radius of 3020.00 feet, through a central angle of 07° 57' 00"; thence tangentially
- (38) S. 64° 49' 28" W., 153.97 feet; thence

COE PARCELS L20.3.1 AND L 20.3.2  
DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA

DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL, PAGE 3

- (39) Westerly, 71.98 feet along the arc of a tangent curve to the right having a radius of 120.00 feet, through a central angle of 34° 22' 00"; thence tangentially
- (40) N. 80° 48' 32" W., 112.41 feet; thence
- (41) Westerly, 27.36 feet along the arc of a tangent curve to the left having a radius of 60.00 feet, through a central angle of 26° 07' 46"; thence tangentially
- (42) Westerly, 9.05 feet along the arc of a reverse curve to the right having a radius of 20.00 feet, through a central angle of 25° 54' 59"; thence tangentially
- (43) N. 81° 01' 19" W., 265.74 feet; thence
- (44) Westerly, 453.90 feet along the arc of a tangent curve to the left having a radius of 410.00 feet, through a central angle of 63° 25' 51"; thence tangentially
- (45) S. 35° 32' 50" W., 467.34 feet; thence
- (46) Southwesterly, 278.97 feet along the arc of a tangent curve to the right having a radius of 480.00 feet, through a central angle of 33° 18' 00"; thence tangentially
- (47) S. 68° 50' 50" W., 158.42 feet; thence
- (48) Southwesterly, 262.54 feet along the arc of a tangent curve to the left having a radius of 495.00 feet, through a central angle of 30° 23' 18"; thence tangentially
- (49) S. 38° 27' 32" W., 118.24 feet to the TRUE POINT OF BEGINNING.

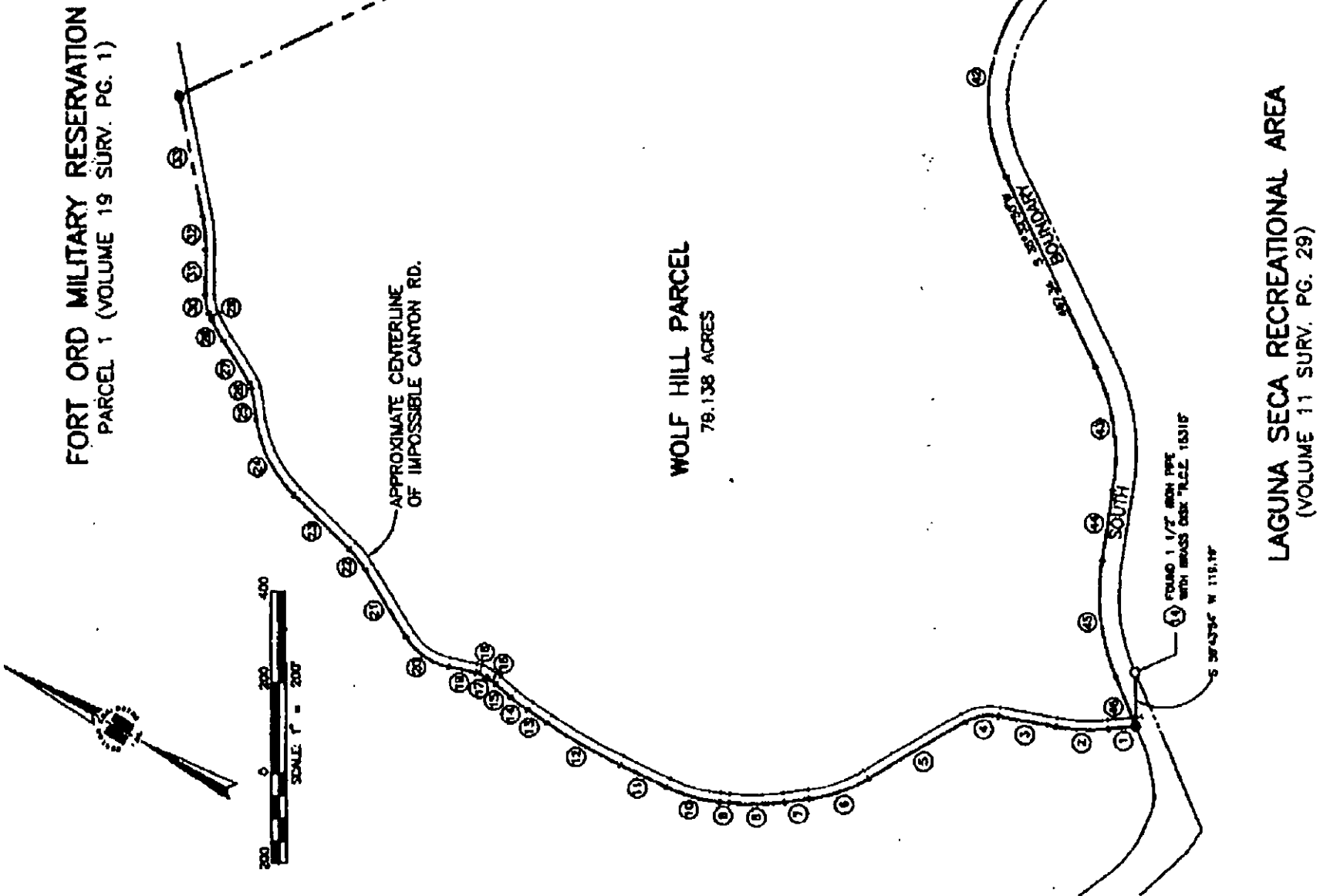
  
H. Patrick Ward  
Registered Civil Engineer #29811  
State of California  
Expires: 31 March 2009



6 April 07  
W.O. 5443.06  
HPW/jf.L:/5443/544306/070406 Description of Wolf Hill.doc

COE PARCELS L20.3.1 and L20.3.2  
 DESCRIPTION OF 79.138 ACRE (WOLF HILL) PARCEL  
 BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
 IN MONTEREY CITY LANDS TRACT NO. 1  
 MONTEREY COUNTY, CALIFORNIA

Vol. 19 SURV. PG. 88



POINT	DELTA/BEARING	RADIUS	LEN./DIST.
1	N 34°31'04"W	61.28	188.99
2	N 15°48'16"	650.00	70.71
3	N 18°42'48"W	128.06	12.09
4	N 49°45'28"	74.69	111.64
5	N 38°28'16"W	244.53	53.32
6	N 23°02'38"	345.00	17.19
7	N 36°25'37"W	198.76	41.28
8	N 12°59'45"	545.00	100.44
9	N 23°25'17"W	19.72	73.87
10	N 15°31'28"	370.00	274.85
11	N 03°54'26"W	113.05	72.15
12	N 04°10'	1220.00	419.04
13	N 06°33'45"E	51.22	153.97
14	N 17°24'04"E	430.00	71.98
15	N 64°1'05"	150.00	112.41
16	N 04°42'59"E	60.00	27.38
17	N 22°05'10"	60.00	9.05
18	N 17°22'17"W	61.84	286.74
19	N 48°26'17"	145.00	453.90
20	N 28°04'06"E	176.53	278.97
21	N 16°09'21"	230.00	158.42
22	N 14°54'45"E	171.95	282.54
23	N 14°54'45"E	171.95	118.24

POINT	DELTA/BEARING	RADIUS	LEN./DIST.
24	N 36°42'21"	255.00	188.99
25	N 51°37'06"E	70.71	70.71
26	N 23°05'34"	30.00	12.09
27	N 28°31'32"E	111.64	111.64
28	N 7°16'27"	420.00	53.32
29	N 35°47'58"E	17.19	17.19
30	N 26°33'44"	95.00	41.28
31	N 00°41'45"E	100.44	100.44
32	N 17°08'18"	380.00	73.87
33	N 49°53'24"E	274.85	274.85
34	S 72°46'28"W	72.15	72.15
35	S 75°00'	3020.00	419.04
36	S 84°49'28"W	153.97	153.97
37	S 34°22'00"	120.00	71.98
38	N 80°48'32"W	112.41	112.41
39	S 28°07'48"	60.00	27.38
40	S 25°34'58"	20.00	9.05
41	N 87°01'19"W	286.74	286.74
42	S 32°55'11"	410.00	453.90
43	S 33°18'00"	480.00	278.97
44	S 68°50'30"W	158.42	158.42
45	S 30°23'18"	495.00	282.54
46	S 36°27'32"W	118.24	118.24

• - SET 1 1/2" IRON PIPE WITH BRASS DISK "RCE 1531-1"

RECORD OF SURVEY

SHOWING  
 65.874 & 79.138 ACRE PARCELS OF LAND  
 BEING A PORTION OF THE FORT ORD MILITARY RESERVATION  
 INCLUDING PORTIONS OF  
 MONTEREY CITY LANDS TRACT NO. 1 AND  
 THE RANCHO EL CHAMISAL AND  
 TOWNSHIP 15 SOUTH, RANGE 2 EAST M.D.B. AND M.  
 MONTEREY COUNTY, CALIFORNIA  
 BY



**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 8701 BLUE LAGOON LANE, MONTEREY, CALIFORNIA 93940  
 SCALE: 1"=200' DATE: JUNE 1985 W.D.: 5443.06

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

CERTAIN real property situated in Monterey City Lands Tract No. 1 and Rancho El Chamisal, County of Monterey, State of California, Particularly described as follows:

BEGINNING at point on the southerly perimeter boundary of that certain "Parcel 1" of the Fort Ord Military Reservation, as said parcel is shown and so designated on that certain Record of Survey Map filed September 7, 1994 in Volume 19 of Surveys, at Page 1, Records of Monterey County, California, said point also being Corner numbered 29 as shown on said map and described as "Found 1" iron pipe with plastic plug marked "Monterey County"; thence along said boundary

- (1) N. 19° 24' 53" W., 635.06 feet to Corner numbered 28, as shown on said map; thence
- (2) N. 19° 30' 25" W., 119.39 feet to Corner numbered 27, as shown on said map; thence
- (3) N. 10° 32' 25" E., 666.50 feet to Corner numbered 26, as shown on said map; thence
- (4) N. 05° 46' 37" W., 643.24 feet to Corner numbered 25, as shown on said map; thence
- (5) N. 79° 53' 53" W., 512.80 feet to Corner numbered 24, as shown on said map; thence
- (6) S. 27° 22' 32" W., 668.29 feet to Corner numbered 23, as shown on said map; thence
- (7) S. 72° 49' 35" W., 332.97 feet to Corner numbered 22, as shown on said map; thence
- (8) S. 67° 39' 05" W., 338.33 feet to Corner numbered 21, as shown on said map; thence
- (9) S. 60° 12' 34" W., 155.84 feet to Corner numbered 20, as shown on said map; thence
- (10) N. 81° 16' 14" W., 106.74 feet; thence leaving said boundary
- (11) N. 09° 11' 28" E., 50.43 feet; thence
- (12) Easterly, 71.98 feet along the arc of a non-tangent curve to the left having a radius of 120.00 feet whose center bears N. 09° 11' 28" E., through a central angle of 34° 22' 00"; thence tangentially
- (13) N. 64° 49' 28" E., 153.97 feet; thence
- (14) Easterly, 419.04 feet along the arc of a tangent curve to the right having a radius of 3020.00 feet, through a central angle of 07° 57' 00"; thence tangentially
- (15) N. 72° 46' 28" E., 113.20 feet; thence
- (16) Northeasterly and Northerly, 167.02 feet along the arc of a tangent curve to the left having a radius of 90.00 feet, through a central angle of 106° 19' 49"; thence tangentially

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 2**

- (17) N. 33° 33' 21" W., 97.98 feet; thence
- (18) Northerly, 505.07 feet along the arc of a tangent curve to the right having a radius of 320.00 feet, through a central angle of 90° 25' 58"; thence tangentially
- (19) N. 56° 52' 37" E., 96.39 feet; thence
- (20) Northeasterly, 304.72 feet along the arc of a tangent curve to the left having a radius of 320.00 feet, through a central angle of 54° 33' 34"; thence tangentially
- (21) N. 02° 19' 03" E., 244.58 feet; thence
- (22) Northerly, 109.35 feet along the arc of a tangent curve to the left having a radius of 2380.00 feet, through a central angle of 02° 37' 57"; thence tangentially
- (23) N. 00° 18' 54" W., 212.24 feet; thence
- (24) Northerly, 192.81 feet along the arc of a tangent curve to the right having a radius of 1170.00 feet, through a central angle of 09° 26' 32"; thence tangentially
- (25) N. 09° 07' 38" E., 363.12 feet; thence
- (26) Northeasterly, 262.98 feet along the arc of a tangent curve to the right having a radius of 295.00 feet, through a central angle of 51° 04' 36"; thence tangentially
- (27) N. 60° 12' 14" E., 11.73 feet; thence
- (28) Northeasterly, 193.21 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 11° 17' 46"; thence tangentially
- (29) N. 48° 54' 28" E., 287.39 feet; thence
- (30) Northeasterly, 755.17 feet along the arc of a tangent curve to the left having a radius of 1255.00 feet, through a central angle of 34° 28' 35"; thence tangentially
- (31) N. 14° 25' 53" E., 263.22 feet; thence
- (32) Northerly, 240.99 feet along the arc of a tangent curve to the left having a radius of 1455.00 feet, through a central angle of 09° 29' 24"; thence tangentially
- (33) Northeasterly, 364.77 feet along the arc of a reverse curve to the right having a radius of 450.00 feet, through a central angle of 46° 26' 40"; thence tangentially

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 3**

- (34) N. 51° 23' 09" E., 308.19 feet; thence
- (35) Northeasterly, 100.46 feet along the arc of a tangent curve to the left having a radius of 755.00 feet, through a central angle of 07° 37' 25"; thence tangentially
- (36) N. 43° 45' 44" E., 570.59 feet; thence
- (37) Northeasterly, 163.06 feet along the arc of a tangent curve to the left having a radius of 355.00 feet, through a central angle of 26° 19' 04"; thence tangentially
- (38) N. 17° 26' 40" E., 196.66 feet; thence
- (39) Northerly, 40.24 feet along the arc of a tangent curve to the left having a radius of 380.00 feet, through a central angle of 06° 04' 01"; thence tangentially
- (40) N. 11° 22' 39" E., 182.54 feet; thence
- (41) S. 23° 25' 50" E., 1902.07 feet; thence
- (42) S. 64° 00' 53" W., 48.03 feet; thence
- (43) Southwesterly, 177.61 feet along the arc of a tangent curve to the left having a radius of 375.00 feet, through a central angle of 27° 08' 11"; thence tangentially
- (44) S. 36° 52' 42" W., 127.05 feet; thence
- (45) Southwesterly, 121.03 feet along the arc of a tangent curve to the left having a radius of 920.00 feet, through a central angle of 07° 32' 15"; thence tangentially
- (46) S. 29° 20' 27" W., 280.09 feet; thence
- (47) Southerly, 154.17 feet along the arc of a tangent curve to the left having a radius of 920.00 feet, through a central angle of 09° 36' 04"; thence tangentially
- (48) S. 19° 44' 23" W., 371.56 feet; thence
- (49) Southwesterly, 308.19 feet along the arc of a tangent curve to the right having a radius of 880.00 feet, through a central angle of 20° 03' 57"; thence tangentially
- (50) S. 39° 48' 20" W., 72.09 feet; thence
- (51) Southerly, 181.42 feet along the arc of a tangent curve to the left having a radius of 335.00 feet, through a central angle of 31° 01' 46"; thence tangentially

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 4**

- (52) S. 08° 46' 34" W., 234.25 feet; thence
- (53) Southerly, 77.13 feet along the arc of a tangent curve to the left having a radius of 820.00 feet, through a central angle of 05° 23' 21"; thence tangentially
- (54) S. 03° 23' 13" W., 78.15 feet; thence
- (55) Southwesterly, 64.78 feet along the arc of a tangent curve to the right having a radius of 80.00 feet, through a central angle of 46° 23' 45"; thence tangentially
- (56) S. 49° 46' 58" W., 96.14 feet; thence
- (57) Southerly, 153.25 feet along the arc of a tangent curve to the left having a radius of 170.00 feet, through a central angle of 51° 39' 06"; thence tangentially
- (58) S. 01° 52' 08" E., 38.06 feet; thence
- (59) Southerly, 282.23 feet along the arc of a tangent curve to the right having a radius of 360.00 feet, through a central angle of 44° 55' 06"; thence tangentially
- (60) S. 43° 02' 58" W., 137.72 feet; thence
- (61) Southwesterly, 80.13 feet along the arc of a tangent curve to the left having a radius of 395.00 feet, through a central angle of 11° 37' 23"; thence tangentially
- (62) S. 31° 25' 35" W., 211.79 feet; thence
- (63) Southwesterly, 86.08 feet along the arc of a tangent curve to the right having a radius of 180.00 feet, through a central angle of 27° 24' 00"; thence tangentially
- (64) S. 58° 49' 35" W., 114.52 feet; thence
- (65) Southwesterly, 215.46 feet along the arc of a tangent curve to the left having a radius of 220.00 feet, through a central angle of 56° 06' 45"; thence tangentially
- (66) S. 02° 42' 50" W., 192.34 feet; thence
- (67) Southerly, 153.24 feet along the arc of a tangent curve to the right having a radius of 330.00 feet, through a central angle of 26° 36' 24"; thence tangentially
- (68) S. 29° 19' 14" W., 72.41 feet; thence



**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

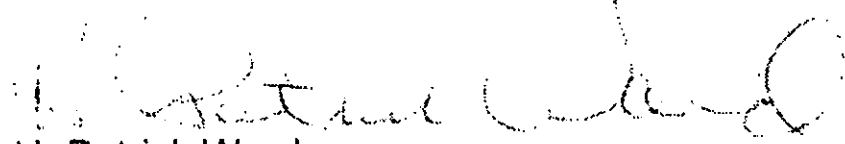
**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 5**

- (69) Southwesterly, 264.59 feet along the arc of a tangent curve to the right having a radius of 1730.00 feet, through a central angle of 08° 45' 47"; thence tangentially
- (70) S. 38° 05' 01" W., 47.82 feet; thence
- (71) Southwesterly, 109.99 feet along the arc of a tangent curve to the left having a radius of 395.00 feet, through a central angle of 15° 57' 17"; thence tangentially
- (72) S. 22° 07' 44" W., 40.15 feet; thence
- (73) S. 50° 28' 45" E., 277.36 feet; thence
- (74) N. 88° 36' 10" E., 41.00 feet; thence
- (75) Easterly, 70.42 feet along the arc of a tangent curve to the left having a radius of 210.00 feet, through a central angle of 19° 12' 48"; thence tangentially
- (76) N. 69° 23' 22" E., 74.81 feet; thence
- (77) Easterly, 124.23 feet along the arc of a tangent curve to the right having a radius of 415.00 feet, through a central angle of 17° 09' 05"; thence tangentially
- (78) N. 86° 32' 27" E., 70.96 feet; thence
- (79) Easterly, 168.66 feet along the arc of a tangent curve to the left having a radius of 310.00 feet, through a central angle of 31° 10' 20"; thence tangentially
- (80) N. 55° 22' 07" E., 261.49 feet; thence
- (81) Northeasterly, 389.91 feet along the arc of a tangent curve to the right having a radius of 2230.00 feet, through a central angle of 10° 01' 05"; thence tangentially
- (82) Easterly, 153.97 feet along the arc of a compound curve to the right having a radius of 2030.00 feet, through a central angle of 04° 20' 45"; thence tangentially
- (83) N. 69° 43' 57" E., 78.18 feet; thence
- (84) Northeasterly, 146.62 feet along the arc of a tangent curve to the left having a radius of 345.00 feet, through a central angle of 24° 20' 57"; thence tangentially
- (85) S. 44° 37' 00" E., 50.00 feet; thence

**COE PARCELS L20.5.1, L20.5.2, L20.5.3 AND L20.5.4  
DESCRIPTION OF 196.093 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1 AND RANCHO EL CHAMISAL  
MONTEREY COUNTY, CALIFORNIA**

**DESCRIPTION OF 196.093 ACRE PARCEL, CONTINUED, PAGE 6**

- (86) Southwesterly, 65.00 feet along the arc of a non-tangent curve to the left having a radius of 345.00 feet whose center bears S. 44° 37' 00" E., through a central angle of 10° 47' 41"; thence tangentially
- (87) S. 34° 35' 19" W., 101.14 feet; thence
- (88) Southwesterly, 91.50 feet along the arc of a tangent curve to the right having a radius of 345.00 feet, through a central angle of 15° 11' 47"; thence tangentially
- (89) S. 49° 47' 06" W., 135.28 feet; thence
- (90) Southwesterly, 244.59 feet along the arc of a tangent curve to the left having a radius of 620.00 feet, through a central angle of 22° 36' 10"; thence tangentially
- (91) S. 27° 10' 56" W., 44.30 feet; thence
- (92) Southwesterly, 146.74 feet along the arc of a tangent curve to the right having a radius of 920.00 feet, through a central angle of 09° 08' 19"; thence tangentially
- (93) S. 36° 19' 15" W., 99.30 feet; thence
- (94) S. 37° 05' 30" W., 62.85 feet; thence
- (95) S. 64° 03' 14" W., 247.29 feet; thence
- (96) S. 56° 14' 40" W., 99.46 feet; thence
- (97) S. 30° 58' 07" W., 196.51 feet; thence
- (98) S. 54° 23' 54" W., 371.35 feet; thence
- (99) S. 75° 53' 37" W., 133.70 feet; thence
- (100) S. 51° 47' 35" W., 288.63 feet to the POINT OF THE BEGINNING



H. Patrick Ward  
Registered Civil Engineer #29811  
State of California  
Expires: 31 March 2009

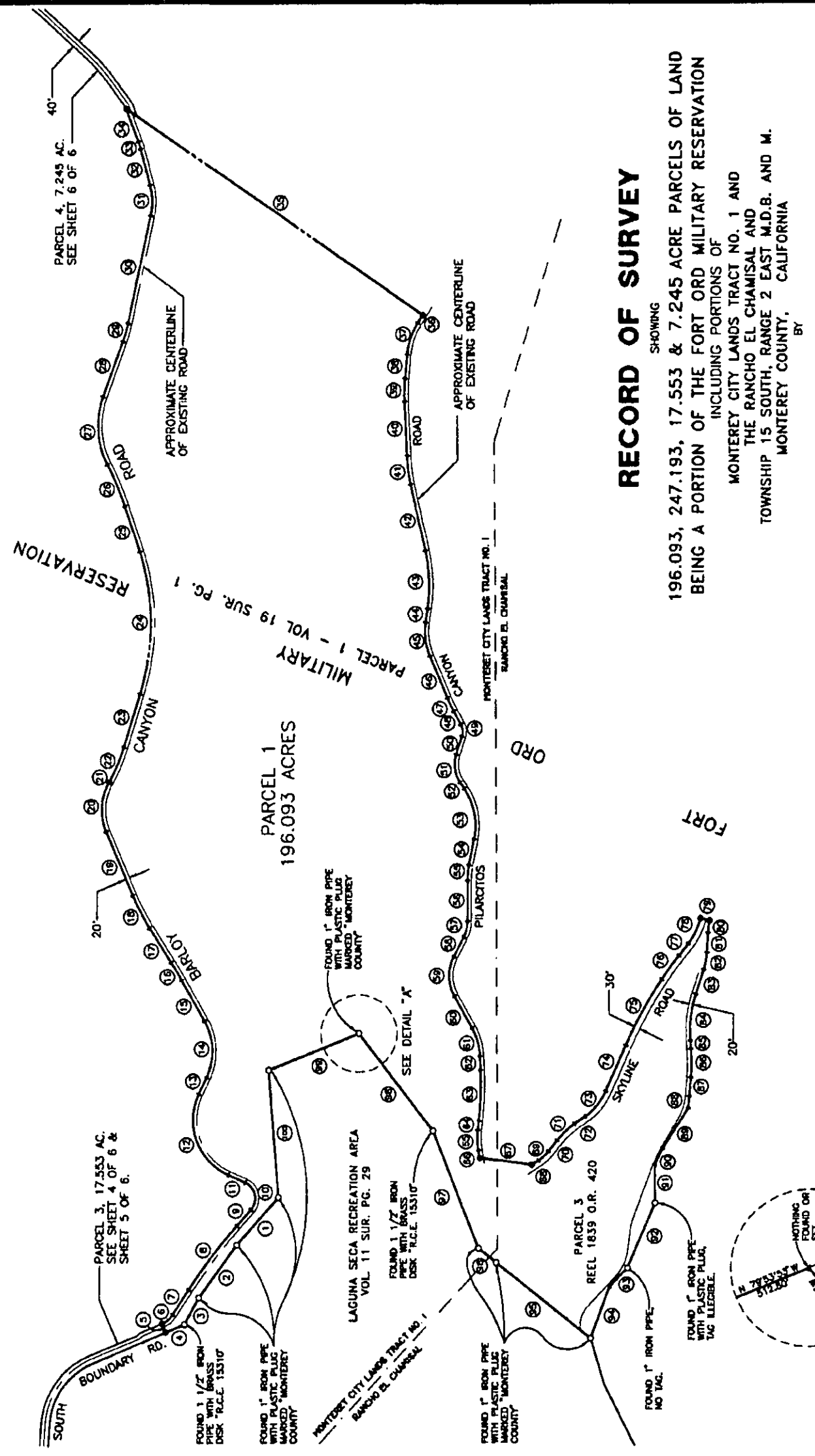
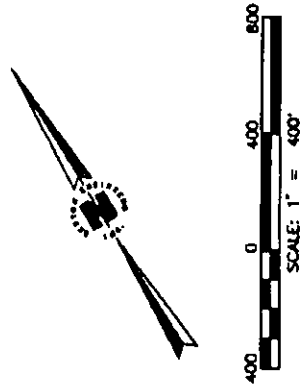
Vol. 19 SURV. PG. 122

DATA	RADIUS	LEN./DIST.
1	S 72°49'35" W	332.97
2	S 67°39'05" W	338.33
3	S 60°12'34" W	155.84
4	N 61°16'14" W	106.74
5	N 09°11'25" E	50.43
6	S 47°22'00" E	71.98
7	N 64°49'25" E	153.97
8	N 72°46'25" E	419.04
9	N 108°19'48" E	113.20
10	N 33°33'21" W	167.02
11	N 80°25'38" E	97.98
12	N 56°52'37" E	505.07
13	N 54°33'34" E	96.39
14	N 02°19'03" E	304.72
15	N 23°57' E	244.58
16	N 00°16'54" W	109.35
17	N 92°06'32" E	212.24
18	N 09°07'38" E	192.81
19	N 51°04'36" E	363.12
20	N 60°12'14" E	262.98
21	N 11°17'48" E	11.73
22	N 48°54'28" E	193.21
23	N 34°28'35" E	287.39
24	N 14°25'53" E	1255.00
25	N 52°29'24" E	263.22
26	N 48°28'40" E	240.99
27	N 51°23'09" E	364.77
28	N 73°7'25" E	308.19
29	N 43°45'44" E	100.48
30	N 25°18'04" E	570.59
31	N 17°28'40" E	163.06
32	N 60°40'1" E	196.66
33	N 11°22'38" E	40.24
34	S 23°25'50" E	182.54
35	S 64°00'35" W	1902.07
36	S 27°08'11" E	48.03
37	S 36°52'42" W	177.61
38	S 7°32'15" E	127.05
39	S 29°20'27" W	121.03
40	S 19°44'23" W	280.09
41	S 20°03'57" E	154.17
42	S 39°48'20" W	371.56
43	S 31°01'46" E	308.19
44	S 08°46'34" W	72.09
45	S 52°23'21" E	181.42
46	S 03°23'13" W	234.25
47	S 48°23'45" W	77.13
48	S 49°48'38" W	78.15
49	S 51°39'08" E	84.78
50	S 01°52'08" E	96.14
51	S 43°02'58" W	153.25
52	S 11°37'23" E	38.06
53	S 31°25'35" W	282.23
54	S 27°24'00" E	137.72
55	S 58°49'35" W	80.13
56	S 07°42'50" W	211.79
57	S 25°36'24" E	180.00
58	S 02°42'50" W	88.06
59	S 07°42'50" W	114.52
60	S 02°42'50" W	215.46
61	S 02°42'50" W	192.34
		153.24

DATA	RADIUS	LEN./DIST.
62	S 28°19'14" W	72.41
63	S 8°45'47" E	264.59
64	S 38°05'01" W	47.82
65	S 15°37'17" E	108.99
66	S 22°07'44" W	40.15
67	S 50°28'45" E	277.36
68	N 88°38'10" E	41.00
69	N 19°12'48" E	70.42
70	N 89°23'22" E	74.81
71	N 17°09'05" E	124.23
72	N 86°32'27" E	70.96
73	S 31°10'20" E	168.66
74	N 52°22'07" E	261.49

DATA	RADIUS	LEN./DIST.
75	107°01'05" E	389.91
76	4°20'45" E	153.97
77	N 69°43'57" E	78.18
78	S 4°20'57" E	146.62
79	S 44°37'00" E	50.00
80	10°47'41" E	85.00
81	S 34°35'18" W	101.14
82	S 15°11'47" E	91.50
83	S 49°47'06" W	135.28
84	S 27°36'10" W	244.59
85	S 27°10'56" W	44.30
86	S 9°08'19" W	146.74
87	S 36°18'15" W	89.30

DATA	RADIUS	LEN./DIST.
88	S 37°05'30" W	62.85
89	S 64°03'14" W	247.29
90	S 56°14'40" W	98.46
91	S 30°58'07" W	196.51
92	S 54°23'54" W	371.35
93	S 75°53'37" W	133.70
94	S 51°47'35" W	288.63
95	N 19°24'53" W	635.06
96	N 19°30'25" W	119.39
97	N 10°32'25" E	666.50
98	N 05°46'37" W	643.24
99	N 79°53'53" W	512.80
100	S 27°22'37" W	868.29



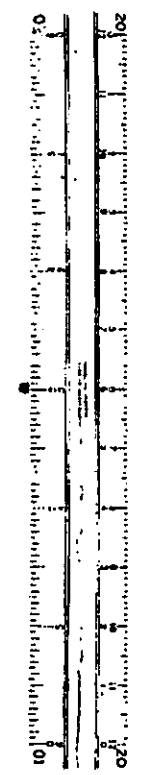
### RECORD OF SURVEY

SHOWING  
 196.093, 247.193, 17.553 & 7.245 ACRE PARCELS OF LAND  
 BEING A PORTION OF THE FORT ORD MILITARY RESERVATION  
 INCLUDING PORTIONS OF  
 MONTEREY CITY LANDS TRACT NO. 1 AND  
 THE RANCHO EL CHAMISAL AND  
 TOWNSHIP 15 SOUTH, RANGE 2 EAST M.D.B. AND M.  
 MONTEREY COUNTY, CALIFORNIA  
 BY



**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 8701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

SCALE: 1"=400' DATE: MAY 1995 W.O.: 5443.06  
 SHEET 2 OF 6



**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

CERTAIN real property situated in Monterey City Lands Tract No. 1, County of Monterey, State of California, particularly described as follows:

COMMENCING at an angle point on the southeasterly perimeter boundary of that certain "Parcel 1" of the Fort Ord Military Reservation, as said boundary and parcel are shown and so designated on that certain Record of Survey Map filed September 3, 1994 in Volume 19 of Surveys, at Page 1, Records of Monterey County, California, said point also being Corner numbered (72) as shown and designated on said map and described as "Found 1¼" Iron Pipe with Brass Tag, RCE 1215"; thence leaving said perimeter boundary

- (a) N. 40° 11' 57" W., 8450.48 feet to the TRUE POINT OF BEGINNING; thence
- (1) N. 23° 25' 50" W., 70.07 feet; thence
- (2) Northerly, 21.60 feet along the arc of a non-tangent curve to the left having a radius of 80.00 feet whose center bears N. 78° 37' 21" W., through a central angle of 15° 28' 11"; thence tangentially
- (3) N. 04° 05' 32" W., 147.19 feet; thence
- (4) Northerly, 164.86 feet along the arc of a tangent curve to the left having a radius of 880.00 feet, through a central angle of 10° 44' 01"; thence tangentially
- (5) N. 14° 49' 33" W., 300.42 feet; thence
- (6) Northerly, 115.84 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 06° 46' 21"; thence tangentially
- (7) N. 21° 35' 54" W., 206.25 feet; thence
- (8) Northerly, 77.40 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 04° 31' 30"; thence tangentially
- (9) N. 26° 07' 24" W., 408.35 feet; thence
- (10) Northerly, 244.49 feet along the arc of a tangent curve to the right having a radius of 920.00 feet, through a central angle of 15° 13' 35"; thence tangentially
- (11) N. 10° 53' 49" W., 244.21 feet; thence
- (12) Northerly, 153.80 feet along the arc of a tangent curve to the right having a radius of 620.00 feet, through a central angle of 14° 12' 46"; thence tangentially
- (13) N. 03° 18' 57" E., 123.57 feet; thence
- (14) Northerly, 326.49 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, through a central angle of 35° 58' 25"; thence tangentially

*Description of 7.245 Acre Parcel, Page 1*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (15) N. 39° 17' 22" E., 70.84 feet; thence
- (16) Northeasterly, 271.50 feet along the arc of a tangent curve to the left having a radius of 680.00 feet, through a central angle of 22° 52' 33"; thence tangentially
- (17) N. 16° 24' 49" E., 164.73 feet; thence
- (18) Northerly, 126.39 feet along the arc of a tangent curve to the left having a radius of 680.00 feet, through a central angle of 10° 38' 59"; thence tangentially
- (19) N. 05° 45' 50" E., 141.53 feet; thence
- (20) Northerly, 152.14 feet along the arc of a tangent curve to the right having a radius of 320.00 feet, through a central angle of 27° 14' 29"; thence tangentially
- (21) N. 33° 00' 19" E., 108.88 feet; thence
- (22) Northeasterly, 86.50 feet along the arc of a tangent curve to the left having a radius of 480.00 feet, through a central angle of 10° 19' 31"; thence tangentially
- (23) N. 22° 40' 48" E., 105.98 feet; thence
- (24) Northerly, 86.39 feet along the arc of a tangent curve to the left having a radius of 280.00 feet, through a central angle of 17° 40' 43"; thence tangentially
- (25) Northerly, 49.98 feet along the arc of a reverse curve to the right having a radius of 220.00 feet, through a central angle of 13° 01' 04"; thence tangentially
- (26) Northerly, 108.24 feet along the arc of a reverse curve to the left having a radius of 230.00 feet, through a central angle of 26° 57' 51"; thence tangentially
- (27) Northerly, 72.67 feet along the arc of a reverse curve to the right having a radius of 1520.00 feet, through a central angle of 02° 44' 22"; thence tangentially
- (28) N. 06° 12' 20" W., 218.35 feet; thence
- (29) Northerly, 157.39 feet along the arc of a tangent curve to the left having a radius of 1980.00 feet, through a central angle of 04° 33' 16"; thence tangentially
- (30) Northerly, 265.52 feet along the arc of a reverse curve to the right having a radius of 720.00 feet, through a central angle of 21° 07' 47"; thence tangentially
- (31) N. 10° 22' 11" E., 222.60 feet; thence
- (32) Northerly, 31.21 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, through a central angle of 03° 26' 21"; thence tangentially

*Description of 7.245 Acre Parcel, Page 2*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (33) N. 13° 48' 32" E., 253.08 feet; thence
- (34) Northerly, 103.33 feet along the arc of a tangent curve to the left having a radius of 280.00 feet, through a central angle of 21° 08' 40"; thence tangentially
- (35) Northerly, 123.40 feet along the arc of a reverse curve to the right having a radius of 1020.00 feet, through a central angle of 06° 55' 53"; thence tangentially
- (36) N. 00° 24' 15" W., 69.59 feet; thence
- (37) Northerly, 145.77 feet along the arc of a tangent curve to the right having a radius of 470.00 feet, through a central angle of 17° 46' 12"; thence tangentially
- (38) N. 17° 21' 57" E., 153.25 feet; thence
- (39) Northerly, 298.62 feet along the arc of a tangent curve to the left having a radius of 780.00 feet, through a central angle of 21° 56' 07"; thence tangentially
- (40) N. 04° 34' 10" W., 196.72 feet; thence
- (41) Northerly, 103.43 feet along the arc of a tangent curve to the right having a radius of 170.00 feet, through a central angle of 34° 51' 32"; thence tangentially
- (42) N. 30° 17' 22" E., 185.03 feet; thence
- (43) Northerly, 88.63 feet along the arc of a tangent curve to the left having a radius of 380.00 feet, through a central angle of 13° 21' 50"; thence tangentially
- (44) N. 16° 55' 32" E., 141.24 feet; thence
- (45) Northeasterly, 232.82 feet along the arc of a tangent curve to the right having a radius of 550.00 feet, through a central angle of 24° 15' 12"; thence tangentially
- (46) N. 41° 10' 44" E., 331.84 feet; thence
- (47) Northeasterly, 247.31 feet along the arc of a tangent curve to the left having a radius of 855.00 feet, through a central angle of 16° 34' 22"; thence tangentially
- (48) N. 24° 36' 22" E., 215.90 feet; thence
- (49) S. 65° 23' 38" E., 40.00 feet; thence along a line drawn parallel with and 40.00 feet southeasterly of the following forty-six courses
- (50) S. 24° 36' 22" W., 215.90 feet; thence
- (51) Southwesterly, 258.88 feet along the arc of a tangent curve to the right having a radius of 895.00 feet, through a central angle of 16° 34' 22"; thence tangentially

*Description of 7.245 Acre Parcel, Page 3*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (52) S. 41° 10' 44" W., 331.84 feet; thence
- (53) Southwesterly, 215.88 feet along the arc of a tangent curve to the left having a radius of 510.00 feet, through a central angle of 24° 15' 12"; thence tangentially
- (54) S. 16° 55' 32" W., 141.24 feet; thence
- (55) Southerly, 97.96 feet along the arc of a tangent curve to the right having a radius of 420.00 feet, through a central angle of 13° 21' 50"; thence tangentially
- (56) S. 30° 17' 22" W., 185.03 feet; thence
- (57) Southerly, 79.09 feet along the arc of a tangent curve to the left having a radius of 130.00 feet, through a central angle of 34° 51' 32"; thence tangentially
- (58) S. 04° 34' 10" E., 196.72 feet; thence
- (59) Southerly, 313.93 feet along the arc of a tangent curve to the right having a radius of 820.00 feet, through a central angle of 21° 56' 07"; thence tangentially
- (60) S. 17° 21' 57" W., 153.25 feet; thence
- (61) Southerly, 133.36 feet along the arc of a tangent curve to the left having a radius of 430.00 feet, through a central angle of 17° 46' 12"; thence tangentially
- (62) S. 00° 24' 15" E., 69.59 feet; thence
- (63) Southerly, 118.56 feet along the arc of a tangent curve to the left having a radius of 980.00 feet, through a central angle of 06° 55' 53"; thence tangentially
- (64) Southerly, 118.09 feet along the arc of a reverse curve to the right having a radius of 320.00 feet, through a central angle of 21° 08' 40"; thence tangentially
- (65) S. 13° 48' 32" W., 253.08 feet; thence
- (66) Southerly, 28.81 feet along the arc of a tangent curve to the left having a radius of 480.00 feet, through a central angle of 03° 26' 21"; thence tangentially
- (67) S. 10° 22' 11" W., 222.60 feet; thence
- (68) Southerly, 250.77 feet along the arc of a tangent curve to the left having a radius of 680.00 feet, through a central angle of 21° 07' 47"; thence tangentially
- (69) Southerly, 160.57 feet along the arc of a reverse curve to the right having a radius of 2020.00 feet, through a central angle of 04° 33' 16"; thence tangentially
- (70) S. 06° 12' 20" E., 218.35 feet; thence

*Description of 7.245 Acre Parcel, Page 4*

**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (71) Southerly, 70.76 feet along the arc of a tangent curve to the left having a radius of 1480.00 feet, through a central angle of 02° 44' 22"; thence tangentially
- (72) Southerly, 127.07 feet along the arc of a reverse curve to the left having a radius of 270.00 feet, through a central angle of 26° 57' 51"; thence tangentially
- (73) Southerly, 40.90 feet along the arc of a reverse curve to the right having a radius of 320.00 feet, through a central angle of 17° 40' 43"; thence tangentially
- (74) Southerly, 98.74 feet along the arc of a reverse curve to the right having a radius of 320.00 feet, through a central angle of 17° 40' 43"; thence tangentially
- (75) S. 22° 40' 48" W., 105.98 feet; thence
- (76) Southwesterly, 93.71 feet along the arc of a tangent curve to the right having a radius of 520.00 feet, through a central angle of 10° 19' 31"; thence tangentially
- (77) S. 33° 00' 19" W., 108.88 feet; thence
- (78) Southerly, 133.13 feet along the arc of a tangent curve to the left having a radius of 280.00 feet, through a central angle of 27° 14' 29"; thence tangentially
- (79) S. 05° 45' 50" W., 141.53 feet; thence
- (80) Southerly, 133.83 feet along the arc of a tangent curve to the right having a radius of 720.00 feet, through a central angle of 10° 38' 59"; thence tangentially
- (81) S. 16° 24' 49" W., 164.73 feet; thence
- (82) Southwesterly, 287.47 feet along the arc of a tangent curve to the right having a radius of 720.00 feet, through a central angle of 22° 52' 33"; thence tangentially
- (83) S. 39° 17' 22" W., 70.84 feet; thence
- (84) Southerly, 301.37 feet along the arc of a tangent curve to the left having a radius of 480.00 feet, through a central angle of 35° 58' 25"; thence tangentially
- (85) S. 03° 18' 57" W., 123.57 feet; thence
- (86) Southerly, 143.87 feet along the arc of a tangent curve to the left having a radius of 580.00 feet, through a central angle of 14° 12' 46"; thence tangentially
- (87) S. 10° 53' 49" E., 244.21 feet; thence
- (88) Southerly, 233.86 feet along the arc of a tangent curve to the left having a radius of 880.00 feet, through a central angle of 15° 13' 35"; thence tangentially

*Description of 7.245 Acre Parcel, Page 5*



**COE PARCEL L20.8  
DESCRIPTION OF 7.25 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

- (89) S. 26° 07' 24" E., 408.35 feet; thence
- (90) Southerly, 80.56 feet along the arc of a tangent curve to the right having a radius of 1020.00 feet, through a central angle of 04° 31' 30"; thence tangentially
- (91) S. 21° 35' 54" E., 206.25 feet; thence
- (92) Southerly, 120.57 feet along the arc of a tangent curve to the right having a radius of 1020.00 feet, through a central angle of 06° 46' 21"; thence tangentially
- (93) S. 14° 49' 33" E., 300.42 feet; thence
- (94) Southerly, 172.35 feet along the arc of a tangent curve to the right having a radius of 920.00 feet, through a central angle of 10° 44' 01"; thence tangentially
- (95) S. 04° 05' 32" E., 147.19 feet; thence
- (96) Southerly, 32.40 feet along the arc of a tangent curve to the right having a radius of 120.00 feet, through a central angle of 15° 28' 11"; thence tangentially
- (97) S. 11° 22' 39" W., 57.53 feet to the TRUE POINT OF BEGINNING

*H. Patrick Ward*  
H. Patrick Ward  
Registered Civil Engineer #29811  
State of California  
Expires: 31 March 2009

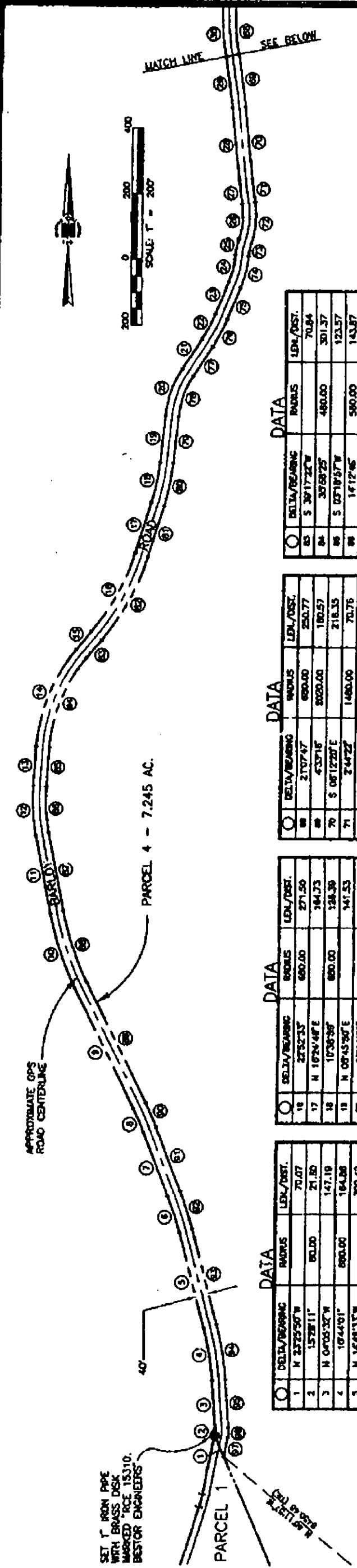


*Description of 7.245 Acre Parcel, Page 6*

6 April 07  
W.O. 5443.06  
HPW/jf.L:/5443/544308/Docs/070406 Description of Monterey City Lands.doc

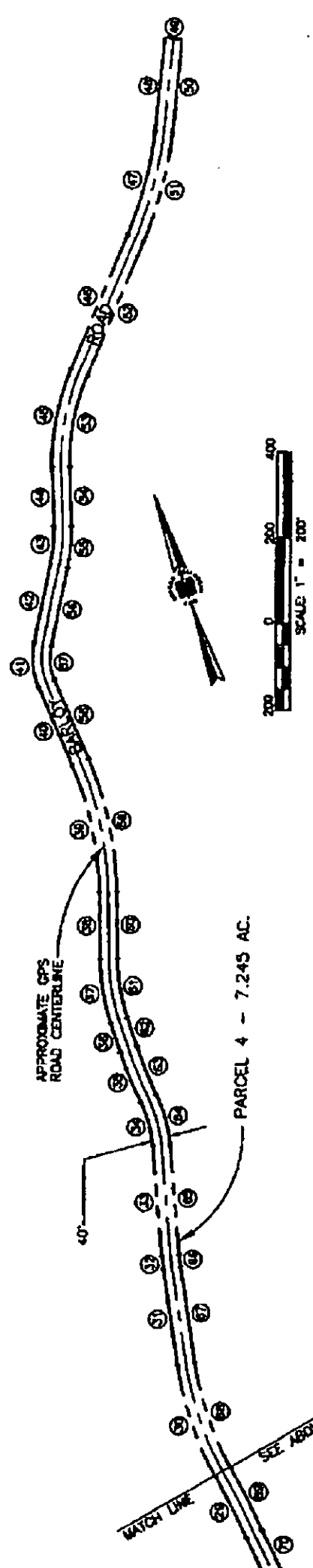
**COE PARCEL L20.8  
DESCRIPTION OF 7.245 ACRE PARCEL  
BEING A PORTION OF PARCEL 1 (VOLUME 19 SURVEYS PAGE 1)  
IN MONTEREY CITY LANDS TRACT NO. 1  
MONTEREY COUNTY, CALIFORNIA**

*Vol. 19 SURV. PG. 1 & 2*



SET 1" IRON PIPE WITH BRASS DISK MARKED "PC 15.310, BESTOR ENGINEERS"

STATION	DELTA/BEARING	RADIUS	LEN./DIST.	DELTA/BEARING	RADIUS	LEN./DIST.	DELTA/BEARING	RADIUS	LEN./DIST.	DELTA/BEARING	RADIUS	LEN./DIST.
1	N 23°25'50"W	800.00	70.07	22°52'33"	600.00	271.50	21°07'47"	600.00	250.77	S 30°17'22"W	70.84	70.84
2	S 15°28'11"E	800.00	21.80	N 10°24'48"E	600.00	184.73	4°53'18"	800.00	180.57	S 03°18'57"W	301.37	301.37
3	N 04°05'32"W	800.00	147.19	10°38'39"	600.00	128.39	S 08°12'20"E	800.00	218.35	S 03°18'57"W	123.57	123.57
4	N 04°44'01"E	800.00	164.88	N 08°45'30"E	600.00	141.33	2°44'22"	1480.00	70.76	S 14°12'46"	143.87	143.87
5	N 14°48'33"W	800.00	300.42	27°14'39"	320.00	152.14	26°57'31"	370.00	127.07	S 10°53'48"E	244.21	244.21
6	N 04°46'21"E	800.00	113.84	N 33°00'19"E	400.00	108.88	13°01'04"	180.00	40.90	S 15°13'35"	233.86	233.86
7	N 21°35'54"W	800.00	206.25	10°19'31"	400.00	68.50	17°40'43"	300.00	88.74	S 28°07'24"E	408.35	408.35
8	N 4°31'30"E	800.00	77.40	N 22°40'48"E	400.00	105.06	22°40'48"W	800.00	108.98	S 21°33'04"E	80.58	80.58
9	N 28°07'24"W	800.00	408.35	17°40'43"	280.00	84.39	10°19'31"	520.00	83.71	S 21°33'04"E	208.25	208.25
10	N 16°12'45"E	800.00	244.48	13°01'04"	220.00	48.88	S 33°00'19"W	280.00	108.88	S 04°07'21"E	120.57	120.57
11	N 10°53'48"W	800.00	244.21	28°07'31"	230.00	106.34	27°14'39"	280.00	133.13	S 14°48'33"E	300.42	300.42
12	N 16°12'45"E	800.00	153.80	2°44'22"	1520.00	72.57	S 05°45'50"W	720.00	141.53	S 04°07'21"E	172.35	172.35
13	N 03°18'57"E	800.00	123.57	N 08°12'20"W	1800.00	218.35	10°38'39"	720.00	133.83	S 04°07'21"E	147.19	147.19
14	S 03°18'57"W	800.00	328.48	4°33'18"	1800.00	197.39	S 10°38'39"W	720.00	164.73	S 19°28'11"E	32.40	32.40
15	N 30°17'22"E	800.00	70.84	21°07'47"	720.00	287.47	S 22°52'33"	720.00	287.47	S 11°22'34"W	57.53	57.53



STATION	DELTA/BEARING	RADIUS	LEN./DIST.	DELTA/BEARING	RADIUS	LEN./DIST.	DELTA/BEARING	RADIUS	LEN./DIST.	DELTA/BEARING	RADIUS	LEN./DIST.
83	N 13°48'33"E	800.00	157.28	34°51'32"	130.00	78.09	21°07'47"	600.00	250.77	S 30°17'22"W	70.84	70.84
84	N 10°22'11"E	720.00	285.83	S 04°34'10"E	600.00	196.72	4°53'18"	800.00	180.57	S 03°18'57"W	301.37	301.37
85	N 28°21"E	520.00	31.21	21°56'07"	600.00	313.83	2°44'22"	1480.00	70.76	S 14°12'46"	143.87	143.87
86	N 13°48'33"E	800.00	253.08	S 17°21'57"W	430.00	133.26	17°40'43"	300.00	88.74	S 28°07'24"E	408.35	408.35
87	N 21°08'40"E	280.00	103.33	S 00°24'15"E	400.00	133.26	26°57'31"	370.00	127.07	S 10°53'48"E	244.21	244.21
88	N 07°28'15"W	470.00	145.27	S 05°55'53"	800.00	118.58	13°01'04"	180.00	40.90	S 15°13'35"	233.86	233.86
89	N 17°48'12"E	470.00	145.27	S 13°48'33"W	400.00	233.00	22°40'48"W	800.00	108.98	S 21°33'04"E	80.58	80.58
90	N 17°21'57"E	780.00	288.82	S 10°22'11"W	480.00	28.81	10°19'31"	520.00	83.71	S 21°33'04"E	208.25	208.25
91	N 04°34'10"W	186.72	186.72	S 10°38'39"W	600.00	250.77	S 33°00'19"W	280.00	108.88	S 04°07'21"E	120.57	120.57
92	N 34°51'32"E	186.72	186.72	S 19°28'11"E	800.00	186.72	S 10°38'39"W	720.00	164.73	S 19°28'11"E	32.40	32.40
93	N 30°17'22"E	186.72	186.72	S 03°18'57"W	2000.00	186.72	S 22°52'33"	720.00	287.47	S 11°22'34"W	57.53	57.53

**RECORD OF SURVEY**

SHOWING  
196.093, 247.193, 17.553 & 7.245 ACRE PARCELS OF LAND  
BEING A PORTION OF THE FORT ORD MILITARY RESERVATION  
INCLUDING PORTIONS OF  
MONTEREY CITY LANDS TRACT NO. 1 AND  
THE RANCHO EL CHAMISAL AND  
TOWNSHIP 15 SOUTH, RANGE 2 EAST M.D.B. AND M.  
MONTEREY COUNTY, CALIFORNIA

**BESTOR ENGINEERS, INC.**  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
8701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940  
SCALE: 1"=200' DATE: MAY 1985 M.O.: 5443.08

EDC Parcel L20.18  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 35" East, 624.00 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

1. North 18° 59' 35" East for a distance of 193.37 feet to a point on the northerly boundary line of Eucalyptus Road, being Parcel 14, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along said northerly boundary line
2. North 67° 45' 41" East for a distance of 1,247.86 feet (shown on said map as 1,247.79 feet) to the beginning of a non-tangent curve; thence
3. Along a curve to the right, the center of which bears South 37°34'57" West for a distance of 1,370.00 feet, through a central angle of 04° 10' 37" (shown on said map as 04° 05' 30"), having a radius of 1,370.00 feet, for an arc length of 99.87 feet (shown on said map as 97.89 feet), and whose long chord bears South 50° 19' 45" East for a distance of 99.85 feet to the beginning of a non-tangent curve; thence
4. Along a curve to the right, the center of which bears South 23° 26' 31" East for a distance of 280.00 feet, through a central angle of 40° 07' 31" (shown on said map as 35° 31' 41"), having a radius of 280.00 feet, for an arc length of 196.09 feet (shown on said map as 173.62 feet), and whose long chord bears North 86° 37' 14" East for a distance of 192.11 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of 12° 08' 00", having a radius of 830.00 feet, for an arc length of 175.77 feet, and whose long chord bears South 67° 15' 00" East for a distance of 175.44 feet to the beginning of a tangent curve; thence
6. Along a curve to the right, through a central angle of 04° 00' 00", having a radius of 10,030.00 feet, for an arc length of 700.23 feet, and whose long chord bears South 59° 11' 00" East for a distance of 700.08 feet to a point of intersection with a tangent line; thence

EDC Parcel L20.18  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

7. South 57° 11' 00" East for a distance of 948.60 feet to the beginning of a tangent curve; thence
8. Along a curve to the right, through a central angle of 00° 18' 36", having a radius of 5,030.00 feet, for an arc length of 27.21 feet, and whose long chord bears South 57° 01' 42" East for a distance of 27.22 feet to the common northerly corner of Parcel 14 and Parcel 15, as they are shown on that certain map recorded in Volume 20 of Surveys at Page 110, being also the beginning of a tangent curve; thence along the northerly boundary of said Parcel 15
9. Along a compound curve to the right, through a central angle of 00° 14' 46", having a radius of 5,030.00 feet, for an arc length of 175.77 feet, and whose long chord bears South 56° 45' 00" East for a distance of 21.62 feet to the southerly boundary line of said "Monterey County III"; thence along said southerly boundary
10. South 71° 12' 11" West for a distance of 18.27 feet to a brass disk marked "BLM AP61D" at an angle point in said southerly boundary line of "Monterey County III"; thence continuing along said southerly boundary
11. South 66° 03' 27" West for a distance of 54.34 feet to the southerly boundary of said Parcel 15, being also the beginning of a non-tangent curve; thence along said southerly boundary
12. Along a curve to the left, the center of which bears South 32° 54' 20" West for a distance of 4,970.00 feet, through a central angle of 00° 05' 20", having a radius of 4,970.00 feet, for an arc length of 7.71 feet, and whose long chord bears North 57° 08' 20" West for a distance of 7.70 feet to a point of intersection with a tangent line; thence
13. North 57° 11' 00" West for a total distance of 948.60 feet to the beginning of a tangent curve, at a distance of 5.28 feet the common southerly corner of said Parcel 14 and Parcel 15; thence
14. Along a curve to the left, through a central angle of 04° 00' 00", having a radius of 9,970.00 feet, for an arc length of 696.04 feet, and whose long chord bears North 59° 11' 00" West for a distance of 695.90 feet to the beginning of a tangent compound curve; thence
15. Along a curve to the left, through a central angle of 12° 08' 00", having a radius of 770.00 feet, for an arc length of 163.06 feet, and whose long chord bears North 67° 15' 00" West for a distance of 162.76 feet to the beginning of a tangent compound curve; thence
16. Along a curve to the left, through a central angle of 38° 03' 00", having a radius of 220.00 feet, for an arc length of 146.10 feet, and whose long chord bears South 87° 39' 30" West for a distance of 143.43 feet to a point of intersection with a tangent line; thence
17. South 68° 38' 00" West for a distance of 211.78 feet to the beginning of a tangent curve; thence

EDC Parcel L20.18  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

18. Along a curve to the left, through a central angle of  $00^{\circ} 58' 00''$ , having a radius of 9,970.00 feet, for an arc length of 168.21 feet, and whose long chord bears South  $68^{\circ} 09' 00''$  West for a distance of 168.21 feet to a point of intersection with a tangent line; thence
19. South  $67^{\circ} 40' 00''$  West a distance of 1051.60 feet (shown on said map as 1028.50 feet) to the POINT OF BEGINNING.

Containing an area of 7.249 acres, more or less.

This legal description was prepared by

---

Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

**EXHIBIT** OF EDC Parcel L20.18  
 Lying Within "MONTEREY COUNTY III"  
 as shown on Vol. 23 of Surveys at Page 105  
**MONTEREY COUNTY,**  
**CALIFORNIA**



SEASIDE IV-A  
 23 SURVEYS 99

Parcel D  
 EDC PARCELS  
 E18.1.2, E19a.1,  
 E19a.2, E19a.3,  
 & E19a.4

MONTEREY  
 COUNTY. III  
 23 SURVEYS  
 105

PAR B  
 EDC E19a.5

Parcel C  
 EDC PARCEL  
 L20.18  
 Eucalyptus Road

Plant  
 Reserve #3  
 EDC Parcel  
 L23.2

PARCEL A  
 EDC Parcel  
 E21b.3  
 31.627 Acres

Parcel 14  
 20 Surveys 110

POB

EDC PARCELS  
 E39, E40, E41, E42

Parcel 15  
 20 Surveys 110

Vol.  
 19  
 Surveys  
 Pg. 1

City of Seaside  
 Monterey County

PREPARED BY:

*POLARIS CONSULTING*

P. O. BOX 1378  
 CARMEL VALLEY, CA 93924

SCALE: 1" = 600' VIEW: L20.18 DATE: 10-26-2007

FILE NAME: FORA FOSET 5 MPC2.DWG 26114

EDC Parcel L32.1  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

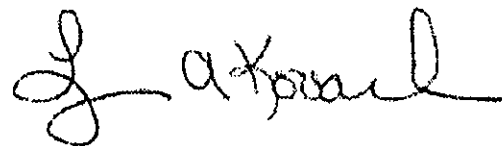
SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being a portion of Parcel 1, "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105; being more particularly described as follows:

BEGINNING at the most northwesterly corner of said Parcel 1, "Monterey County III (Parker Flats)," being also an angle point in the westerly boundary of Parcel 7 as said parcel is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence from said Point of Beginning along the common boundary of said Parcels 1 and 7

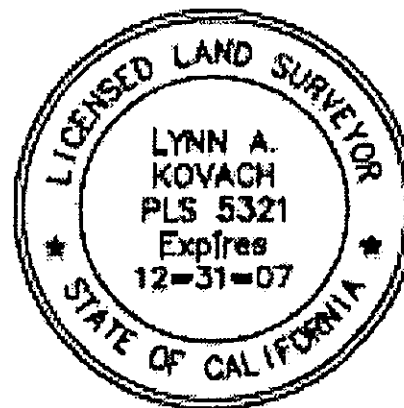
1. South 83° 26' 14" East for a distance of 351.31 feet; thence continuing along said common boundary
2. South 06° 36' 58" West for a distance of 371.08 feet to a point on the southerly boundary of said Parcel 7; thence leaving said southerly boundary of Parcel 7 and continuing along the easterly boundary of said Parcel 1, "Monterey County III (Parker Flats)"
3. North 83° 34' 21" West for a distance of 339.76 feet to a point on the easterly boundary of Parcel 1, L32.4.2, as it is shown on that certain map recorded in Volume 27 of Surveys at Page 17; thence along the common boundary of said Parcel 1, L32.4.2, and Parcel 1, "Monterey County III (Parker Flats)"
4. North 04° 50' 13" East for a distance of 8.92 feet to the northeast corner of said Parcel 1, L32.4.2; thence continuing along the boundary of said Parcel 1, "Monterey County III (Parker Flats)"
5. North 04° 50' 13" East a distance of 363.13 feet to the POINT OF BEGINNING.

Containing an area of 2.947 acres, more or less.

This legal description was prepared by



Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



EXHIBIT

of

EDC Parcel L32.1

Being a portion of Parcel 1 as shown on Vol. 23 of Surveys at Page 105

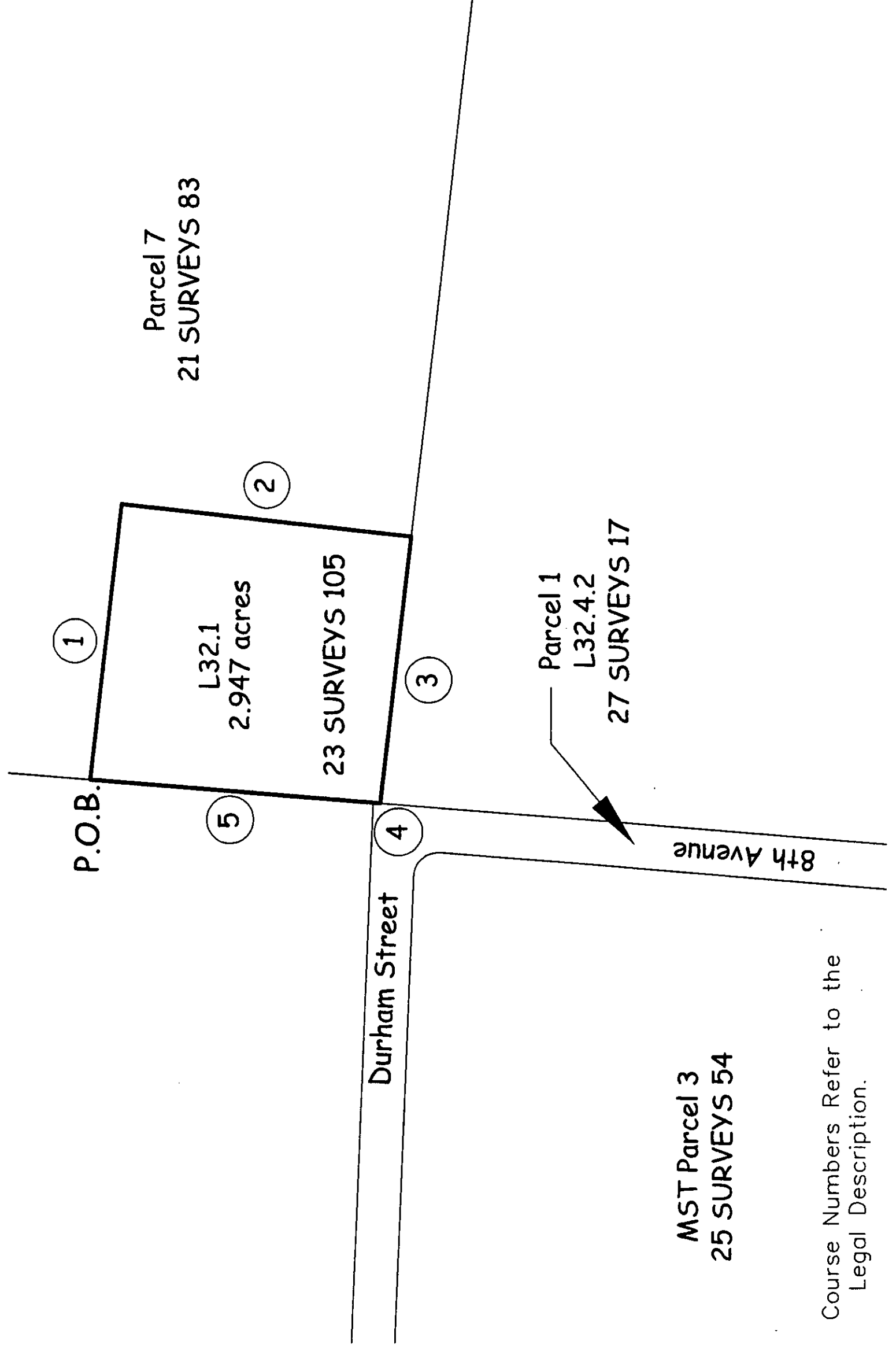
Monterey County Jurisdiction

Fort Ord FOSET 5 EDC

Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California



Note: Course Numbers Refer to the  
Legal Description.



## **EXHIBIT C**

County Code Chapter 16.10, titled "*Digging and Excavation on the Former Fort Ord*". Chapter 16.10 prohibits excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit.

**EXHIBIT C**

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
County of Monterey Group Parcels E4.7.2, E11.b.6.1, E11b.7.1.1, E11b.8, E18.1.2, E19a.1, E19a.2, E19a.3, E19a.4, L5.7, L20.2.1, L20.3.1, L20.3.2, L20.5.1, L20.5.2, L20.5.3, L20.5.4, L20.8, L20.18, L20.19.1.1, and L32.1

## Monterey County Code Chapter 16.10

### Chapter 16.10 DIGGING AND EXCAVATION ON THE FORMER FORT ORD

- 16.10.010 Purpose and intent.
- 16.10.020 General.
- 16.10.030 Applicability.
- 16.10.040 Excavation and digging restrictions.
- 16.10.050 Permit requirements.
- 16.10.060 Permit procedure.
- 16.10.070 Term of permit.
- 16.10.080 Exceptions to permit conditions.
- 16.10.090 Performance bond.
- 16.10.100 Amendment to permits.
- 16.10.110 Appeals.
- 16.10.120 Notification to property owners and other land users.
- 16.10.130 Revision of Chapter.

#### **16.10.010 Purpose and intent.**

The United States Army (Army) is in the process of transferring various parcels of the former Fort Ord military installation (Fort Ord) to the County or to other entities within the County's land use jurisdiction. Some parcels of the former Fort Ord were contaminated with unexploded ordnance and explosives (UXO), which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of UXO to its standard. Even following the Army's completion of UXO response activities, it is possible that some UXO materials may remain on those parcels. The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all UXO has been cleared and it will require a land use covenant to be recorded with the Monterey County Recorder on those parcels to provide additional controls and restrictions to protect the public health and safety. The County will also enter into an Agreement with DTSC to provide additional safety measures and reporting. (Ord. 5012 § 1 (part), 2005)

#### **16.10.020 General.**

The Board of Supervisors finds and determines that those properties formerly included within the Fort Ord military installation that are suspected of containing UXO require special standards and procedures for digging and excavation in addition to those contained in the Building Code, to ensure that:

- A. Neither digging or excavation nor development of such properties occurs until ordnance or explosive remediation thereon is completed;
- B. Potential purchasers or developers of sites which may contain UXO and those persons whose work at such sites includes disturbing soil, are aware of the potential that UXO may be located on these properties and are aware of the requirements for UXO precautions prior to any digging, excavation or ground disturbance thereon; and
- C. DTSC should be continuously involved in the establishment of controls for those properties because it has statutory oversight responsibility with respect to hazardous substance response actions. (Ord. 5012 § 1 (part), 2005)

#### **16.10.030 Applicability.**

A. The Board of Supervisors, with the concurrence of DTSC, hereby designates all real property within the County's land use jurisdiction which was formerly part of Fort Ord and which have been identified in the Archives Search Report and supplement, dated 1997, or otherwise identified, as the possible location of unexploded ordnance or explosives as an Ordnance Remediation District (hereafter "district"). All such districts are defined as those areas of the unincorporated portions of the former Fort Ord, excepting therefrom the "Track 0" parcels as identified in the *Finding of Suitability to Transfer, Track 0 Parcels*,

## **Monterey County Code Chapter 16.10**

*Former Fort Ord, California* document, dated May 2003. The County shall notify DTSC of any change in the permitted land uses in any district within thirty (30) days after it adopts any change.

B. The regulations in this Chapter shall apply in all districts and shall be in addition and subject to all provisions of the County Code, including Titles 16, 18 and 21. (Ord. 5012 § 1 (part), 2005)

### **16.10.040 Excavation and digging restrictions.**

It shall be unlawful for any person, including utilities, to engage in any of the following activities on any property located within a district unless that person is acting pursuant to a valid excavation permit (hereafter "permit") issued pursuant to this Chapter: excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil. (Ord. 5012 § 1 (part), 2005)

### **16.10.050 Permit requirements.**

An owner or user of real property located within a district who desires to conduct the activities described in Section 16.10.040 shall apply to the Building Official for a permit. The application shall be on a form approved by the County; may be combined with an application for grading pursuant to County Code Chapter 16.08, shall be signed by the permit applicant and all owners of each parcel of property on which excavation will be done, and shall contain the following information:

- A. Six copies of a description of any previous UXO excavation or removal activity conducted on the property whose soil is proposed to be excavated, moved or graded;
- B. Six copies of a description of the property where soil is proposed to be excavated, moved or graded. The description shall include a drawing with dimensions to a scale which sets forth the size and details of all proposed excavation activity, including any proposed cut and fill, trenching, well drilling, mineral excavation, post hole drilling, or other activity of any sort whenever the applicant proposes to do either of the following: (1) disturb ten (10) cubic yards or more of soil; or (2) disturb soil in a manner inconsistent with restrictions placed on the property by the Army or as noted on the district map;
- C. Six copies of a statement that the person submitting the application acknowledges liability for removing all detected unexploded ordnance and explosives in accordance with this Chapter and the permit;
- D. Six copies of a statement by the person submitting the application that they have, within the preceding twelve (12) months, delivered a copy of the notice to everyone whose work at the property described in Subsection 16.10.050(B) includes disturbing soil;
- E. The expected completion date of the activities authorized by the permit;
- F. Any other information which the Building Official may require as pertinent to the determination of the adequacy of the proposed plan;
- G. Payment of the permit fee, as established by the Board of Supervisors, at the time of filing the application for the permit. (Ord. 5012 § 1 (part), 2005)

### **16.10.060 Permit procedure.**

The Building Official shall review the permit application and shall approve the permit unless evidence is available which indicates that the proposed grading or excavation will create an undue risk to the health and safety of the public at large. Prior to acting on any such application, the Building Official, in his/her sole discretion, may set and conduct a public hearing for the purpose of receiving comments on the proposed grading and excavation. Except as otherwise indicated in Section 16.10.080, any permit issued hereunder shall be subject to the following conditions:

- A. All excavation and grading shall be performed solely in accordance with the permit approved and issued by the County.
- B. Prior to movement of any soil on any property located within a district, the permittee or designee shall personally deliver to each person who intends to work on the property described in the permit the Safety Alert—Ordnance and Explosives at former Fort Ord, as prepared by the Directorate of Environmental and Natural Resources Management at the Presidio of Monterey, or its successor document, and explain to each such person the information set forth in that notice.

## **Monterey County Code Chapter 16.10**

C. The permittee may not move or disturb soil unless the permittee is in compliance with the requirements placed on the property by an Agreement executed between the County, Redevelopment Agency, FORA and DTSC. Said Agreement shall, at a minimum, include OE construction support ("Construction Support") and shall be attached to and become a part of any permit issued pursuant to this Chapter.

D. The permittee shall cease soil disturbance activities upon a discovery of any suspected unexploded ordnance. The permittee shall notify the Monterey County Sheriff, Directorate of Law Enforcement at the Presidio of Monterey, the Army and DTSC of any suspected unexploded ordnance discovered during any excavation or soil removal immediately upon discovery. The permittee shall coordinate appropriate response actions with the Army and DTSC.

E. No later than thirty (30) days following the completion of the permitted soil disturbance activity, the permittee shall prepare and file with the Building Official, the Army and DTSC an After Action Report that shall state whether and where UXO was detected and the extent and depth of UXO response actions undertaken and completed on the property that is the subject of the permit. The After Action Report shall be in the form provided in Exhibit "A" and shall include site maps to illustrate the information contained in the report. All After Action Reports prepared and filed in accordance with this Chapter shall be deemed public records.

F. In consideration for the issuance of a permit and project approval, permittee shall defend at its sole expense any action or proceeding brought against the County and its Agents, Officers, and employees because of the approval of said permit. In further consideration for the issuance of a permit and project approval, the permittee shall indemnify and hold harmless from any liability the County and its agents, officers and employees and reimburse the County for any expenses incurred resulting from or in connection with the approval of the project including any claim, suit or legal proceeding and any and all related litigation costs, court costs, and attorneys' fees which the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this Subsection.

G. The Building Official shall mail a notice of permit approval to the Army, DTSC, and all owners of property within three hundred (300) feet of the real property that is the subject of the permit application. (Ord. 5012 § 1 (part), 2005)

### **16.10.070 Term of permit.**

Every permit issued by the Building Official under the provisions of this Chapter shall expire if the work authorized by such permit is not commenced within one hundred twenty (120) days from the date of such permit, or if the work authorized by such permit is commenced and then suspended or abandoned for a period of thirty (30) days, unless such suspension is approved by the Building Official. Before such work can be recommenced, a new permit shall first be obtained, and the fee therefor shall be as established from time to time by the Board of Supervisors for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work. (Ord. 5012 § 1 (part), 2005)

### **16.10.080 Exceptions to permit conditions.**

Following consultation with and approval by DTSC, the Board of Supervisors may, upon a finding that the requirements of Section 16.10.060(C) are no longer necessary, designate by ordinance or resolution any district as a Limited Control District and/or no longer subject to the provisions of this Chapter. The holder of any permit issued for any Limited Control District shall not be subject to Section 16.10.060(C). (Ord. 5012 § 1 (part), 2005)

### **16.10.090 Performance bond.**

Upon a finding by the Building Official that a permit should be issued for excavation or grading on the proposed site, a surety bond, in the form prescribed by the Monterey County Code Section 16.08.290, conditioned upon the faithful performance and completion of the permitted excavation activity, shall be filed with the County. Such surety shall be executed in favor of the County and shall be maintained in an

## **Monterey County Code Chapter 16.10**

amount prescribed by the Building Official sufficient to ensure the completion of the ordnance remediation and excavation of the site as prescribed in the approved permit. (Ord. 5012 § 1 (part), 2005)

### **16.10.100 Amendment to permits.**

Request for amendments to an approved excavation permit may be submitted to the Building Official at any time, detailing proposed changes from the original permit. Deviations from the original permit shall not be undertaken until such amendment has been approved by the County in writing. Amendments to an approved permit shall be approved by the same procedure as prescribed for the approval of the original excavation permit. (Ord. 5012 § 1 (part), 2005)

### **16.10.110 Appeals.**

Any person aggrieved by any determination of the Building Official in exercise of the authority granted in this Chapter shall have the right to appeal pursuant to Monterey County Code Sections 16.08.460 through 16.08.510, inclusive. (Ord. 5012 § 1 (part), 2005)

### **16.10.120 Notification to property owners and other land users.**

A. The County shall notify the owners of property designated as Ordnance Remediation Districts, and those utilities known to be providing service within the County, of the requirements of this Chapter and provide those persons with the Safety Alert—Ordnance and Explosives at Former Fort Ord, as identified in Section 16.10.060(B), above. The County shall annually notify the owners of said property as shown on the equalized tax rolls of the requirements of this Chapter and provide those persons with a copy of the notice. Failure of any owner, occupant or user of such land to receive said notification shall not relieve them from responsibility for compliance with this Chapter.

B. All owners, occupants or users of land subject to this Chapter, including utilities, shall notify any subsequent owners, assigns, lessees or users of such land of the requirements of this Chapter. Notification shall be made prior to transfer of the property in question.

C. All persons identified in Subsection 16.10.120(A) above shall deliver, at least annually, a copy of the notice to everyone whose work at UXO sites includes disturbing soil and shall explain the contents thereof to those persons. (Ord. 5012 § 1 (part), 2005)

### **16.10.130 Revision of Chapter.**

This Chapter shall not be revised without prior written notice to the DTSC. (Ord. 5012 § 1 (part), 2005)

Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**Chicago Title**

CRMELISSA  
5/08/2009  
8:00:00

RECORDING REQUESTED BY:

U. S. Army Corps of Engineers  
Real Estate Division, ATTN: CESP-K-RE-MC  
1325 J Street  
Sacramento, CA 95814-2922

DOCUMENT: **2009028273**

Titles: 1/ Pages: 55



Fees...  
Taxes...  
Other...  
AMT PAID \_\_\_\_\_

WHEN RECORDED, MAIL TO:

ATTN: Anthony J. Landis, P.E.  
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

(Space Above This Line For Recorder's Use Only)

**COVENANT TO RESTRICT USE OF PROPERTY  
ENVIRONMENTAL RESTRICTION**

**MONTEREY PENINSULA COLLEGE – MUNITIONS AND EXPLOSIVES OF  
CONCERN  
FORT ORD REUSE AUTHORITY (FORA) EARLY TRANSFER PARCELS**

Re: This Covenant and Agreement (“Covenant”) is for a portion of the former Fort Ord consisting of non-contiguous Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, F1.7.2, and L23.2 (the “Property”). The Property is described in the Finding of Suitability for Early Transfer, Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume) (FOSET 5). Portions of the Property lie within one or more “Munitions Response Sites” (MRSs). The Property, described below and shown on Exhibit A, is within the jurisdictions of the County of Monterey, California (Parcels E19a.5, E21b.3, E39, E40, E41, E42, F1.7.2, and L23.2) and the City of Seaside, California (Parcel E38).

This Covenant is made by and among The United States of America acting by and through the United States Department of the Army (also referred to herein as the “Covenantor”), the current owner of the herein described real property located in the County of Monterey, State of California, shown on Exhibit A and described in Exhibit B, attached hereto and incorporated herein by this reference (the “Property”), and the State of California acting by and through the Department of Toxic Substances Control (“Department”).

CRUP – FOSET 5 (ESCA and OUCIP Parcels): MEC  
Monterey Peninsula College Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, F1.7.2, and L23.2

The United States Environmental Protection Agency (U.S. EPA) placed Fort Ord on the National Priorities List (Superfund) in 1990. All of the former Fort Ord facility is subject to the requirements of the federal Comprehensive Environmental Compensation and Liability Act ("CERCLA"). The entire Property is undergoing the CERCLA remediation process, which will not be completed prior to transfer of the Property. Because the Covenantor intends to transfer this Property to the Fort Ord Reuse Authority ("FORA") prior to the end of the CERCLA remediation process, and FORA has agreed to receive the Property under those conditions, such transfer must be pursuant to the CERCLA Section 120(h)(3)(C) "early transfer process". CERCLA Section 120(h)(3)(A)(ii)(I) requires a separate federal deed covenant from the Covenantor warranting that all remedial action necessary to protect human health and the environment, with respect to any substances remaining on the Property, has been taken before the date of the transfer. The required covenant may be deferred when the federal deed or other agreements contain response action assurances, as specified in CERCLA Section 120(h)(3)(C)(ii)(I-IV), that:

1. Ensure the Property is suitable for the use intended by the transferee;
2. Use restrictions are in place to ensure the protection of human health and the environment;
3. Use restrictions will also ensure that transfer will not disrupt remedial activities; and
4. The federal deed or other agreements also contain an assurance from the Army that it will request adequate funds to address schedules for investigation and completion of all actions necessary to support the subsequent issuance of the required CERCLA 120(h)(3)(A)(ii)(I) covenant.

The Covenantor's statutory authority for transferring this Property is the Defense Base Closure and Realignment Act of 1990 (P.L. 101-510, Title XXIX), as amended. As a part of the early transfer, the Covenantor issued FOSET 5 on November 15, 2007.

Pursuant to California Civil Code Section 1471, the Department has determined this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence of hazardous materials, as defined in the California Health and Safety Code Section 25260(d).

The Covenantor and the Department, collectively referred to as the "Parties," hereby agree that the use of the Property will be restricted as set forth in this Covenant.

## **ARTICLE I**

### **STATEMENT OF FACTS**

1.01 The Property, consisting of nine (9) non-contiguous parcels and totaling approximately 546.529 acres, is more particularly depicted in Exhibit A and described in Exhibit B. The Property is located on the former Fort Ord, California and within the jurisdictions of the County of Monterey, California (Parcels E19a.5, E21b.3, E39, E40, E41, E42, F1.7.2, and L23.2) and the City of Seaside, California (Parcel E38). The Property is summarized in the table below.



Parcel Number	Acres	Name on Legal Description in Exhibit B	Intended Reuse
E19a.5	226.464	EDC Parcel E19a.5	Monterey Peninsula College Emergency Vehicles Operation Center
E21b.3	31.627	EDC Parcel E21b.3	Small Arms Range
E38	17.734	Parcel C, EDC Parcel 38	Habitat Reserve
E39	208.926	Parcel 1, EDC Parcels E39, E40, E41 & E42	Habitat Reserve
E40			Small Arms Range Extension
E41			Habitat Reserve
E42			Habitat Reserve
F1.7.2	51.206	PBC Parcel F1.7.2	Law Enforcement Tactical Training
L23.2	10.572	EDC Parcel L23.2	Habitat Reserve

1.02 The Property includes all or portions of several Munitions Response Sites (MRSs) that have been evaluated for the presence of Munitions and Explosives of Concern (MEC). Based on a review of existing records and available information, as described in FOSET 5, there is evidence MEC are or may be present on the Property.

1.03 The Army and FORA entered into an Environmental Services Cooperative Agreement (ESCA), effective March 30, 2007, under which the Army will provide funds for FORA to conduct all response actions for the Property and obtain regulatory closure, except for those responsibilities the Army has retained.

1.04 The remedial action will be conducted pursuant to the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord between FORA, the U.S. EPA, and the Department, finalized on April 18, 2007. After all remedial actions are completed, the U.S. EPA, with consultation with the Department, will issue a Certificate of Completion.

1.05 The County adopted Ordinance No. 5012, entitled "Digging and Excavation on the Former Fort Ord" amending the County Code to add Chapter 16.10, which addresses the potential MEC risk by prohibiting excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit. A copy of County Code Chapter 16.10 is attached to this Covenant as Exhibit C.

1.06 The City adopted Ordinance No. 924, entitled "Digging and Excavation on the Former Fort Ord" amending the Municipal Code to add Chapter 15.34, which addresses the potential MEC risk by prohibiting excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit. A copy of Municipal Code Chapter 15.34 is attached to this Covenant as Exhibit D.

1.07 The Parties recommend reasonable and prudent precautions be taken when conducting intrusive operations, including providing the Army's MEC recognition and safety training, or equivalent, to any persons conducting such activities. In accordance with the Army's Fort Ord Munitions Response Site Security Program, dated April 2005, the Army offers MEC recognition



and safety training to any persons conducting intrusive activities on the former Fort Ord. This training includes identification of MEC that might be found, the safety and notification procedures to follow if suspected MEC is found, and the distribution and explanation of "Safety Alert" brochures.

1.08 The Fort Ord Reuse Plan land use concept for Parcels E19a.5, E21b.3, E38, E39, E40, E41, E42, and F1.7.2 does not include potential sensitive land uses, including residential, hospital, school or day care. Such uses are restricted as set forth in this Covenant.

1.09 The Fort Ord Reuse Plan land use concept for Parcel L23.2 includes a school/university. A public or private school for persons under the age of 21, except for post-secondary schools, is restricted as set forth in this Covenant.

1.10 Pursuant to FOSET 5, all buildings on Parcels E19a.5, E21b.3, E40, and F1.7.2, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The FOSET provides that the federal deed include residential occupancy restrictions on these buildings until the Owner has performed, at its sole expense, the abatement required by all applicable federal, state and local laws pertaining to lead based paint and lead based paint hazards.

## ARTICLE II

### DEFINITIONS

2.01 AOC. "AOC" means the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord between FORA, the U.S. EPA and the Department.

2.02 City. "City" means the City of Seaside.

2.03 County. "County" means the County of Monterey.

2.04 Covenantor. "Covenantor" means the United States of America acting through the Department of the Army.

2.05 Department. "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.06 FORA. "FORA" means the Fort Ord Reuse Authority and includes its successor entities, if any.

2.07 FOSET 5. "FOSET 5" means Finding of Suitability for Early Transfer, Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume).

2.08 Jurisdictions. “Jurisdictions” means the County of Monterey, the City of Del Rey Oaks, the City of Marina, the City of Monterey, the City of Seaside, California State University Monterey Bay, University of California Santa Cruz, and Monterey Peninsula College.

2.09 MEC. “MEC” means Munitions and Explosives of Concern, which are 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. For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, MEC does not include small arms ammunition (i.e. ammunition without projectiles containing explosives, other than tracers, that is .50 caliber or smaller, or for shotguns).

2.10 MPC. “MPC” means Monterey Peninsula College.

2.11 Owner. “Owner” means the Covenantor’s successors in interest, and their successors in interest, including heirs and assigns, during their ownership of all or any portion of the Property.

2.12 Occupant. “Occupant” means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property after the Covenantor has conveyed the Property.

2.13 U.S. EPA. “U.S. EPA” means the United States Environmental Protection Agency.

### **ARTICLE III**

#### **GENERAL PROVISIONS**

3.01 Restrictions to Run with the Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as “Restrictions”), subject to which the Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every Restriction: (a) runs with the land pursuant to Health and Safety Code Sections 25222.1, and 25355.5(a)(1)(c), and Civil Code Section 1471; (b) inures to the benefit of the Department and passes with each and every portion of Property; (c) is for the benefit of, and is enforceable by, the Department; and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.02 Binding upon Owners/Occupants. Pursuant to Health and Safety Code Sections 25222.1 and 25355.5(a)(1)(C) and Civil Code Section 1471, this Covenant binds all Owners and Occupants of the Property, and their heirs, successors, and assignees, and their agents, employees, and lessees. Pursuant to Civil Code Section 1471, all successive Owners and Occupants of the Property are expressly bound hereby for the benefit of the Department.

3.03 Accompaniment to Deeds and Leases. This Covenant shall accompany all deeds and leases for any portion of the Property.

3.04 Conveyance of Property. The immediate past Owner shall notify the Department of the conveyance of the Property and the name and address of the new Owner within one year of such conveyance. This requirement will be deemed satisfied if the annual reporting agreed to for the Property in the Memorandum of Agreement (MOA) described in Paragraph 5.01 has been completed for the year the conveyance occurred. The Department shall not have, by reason of this Covenant, authority to approve, disapprove, or otherwise affect any proposed conveyance, except as otherwise provided by law, by administrative order, or by a specific provision of this Covenant.

3.05 Costs of Administering this Covenant. The Department has incurred and will in the future incur costs associated with the administration of this Covenant. Pursuant to California Code of Regulations, title 22, section 67391.1(h), the Department's costs associated with the administration of this Covenant must be paid. The Department has entered into a Memorandum of Agreement (MOA) dated February 27, 2008 with FORA and the Jurisdictions to pay the Department's costs associated with Covenants at the former Fort Ord. The MOA provides that the Department's costs associated with administering this and other Covenants will be paid by FORA until FORA ceases to exist, and then by the County thereafter. Cost recovery may also be pursued by the Department under CERCLA, Health and Safety Code Section 25360, or any other applicable state or federal statute or common law. Pursuant to the MOA, the Department will invoice FORA and the County for the Department's costs on a quarterly basis.

## **ARTICLE IV**

### **RESTRICTIONS**

#### 4.01 Prohibited Uses Prior to Certification of Completion of Remedial Action under the AOC.

- (a) Except as provided below, Parcels E19a.5, E21b.3, and L23.2 shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC. This Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.
- (b) Parcels E38, E39, E40, E41, and E42 shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC.
  - (1) Unauthorized personnel shall not be allowed access to the Property.
  - (2) Personnel authorized to access the Property shall:
    - i. Be provided MEC recognition training and a briefing on the potential explosive hazards present;

- ii. Be either UXO qualified personnel or escorted by such personnel or by EOD personnel; and
  - iii. Coordinate with FORA's designated qualified Ordnance and Explosives Safety Specialist during activities on the Property.
- (c) Parcel F1.7.2 shall not be used for any purposes other than activities associated with the investigation and remediation of MEC, a facility for law enforcement tactical training (Military Operations on Urbanized Terrain (MOUT) training area), and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC.
- (1) Unauthorized personnel shall not be allowed access to the Property.
  - (2) Personnel authorized to access the Property shall:
    - i. Be provided MEC recognition training and a briefing on the potential explosive hazards present;
    - ii. Be either UXO qualified personnel or escorted by such personnel or by EOD personnel; and
    - iii. Coordinate with FORA's designated qualified Ordnance and Explosives Safety Specialist during activities on the Property.

4.02 Prohibited Uses. Continuing until this Covenant is terminated pursuant to Paragraph 6.02 herein, the Property shall not be used for any of the following purposes:

- (a) A residence, including any condominium, mobile home or factory built housing, constructed or installed for residential habitation.
- (b) A hospital (other than a veterinary hospital);
- (c) A public or private school for persons under the age of 21, except for post-secondary schools; and
- (d) A day care center for children.

4.03 Prohibited Activities/Soil Management Requirements. Prior to or after certification of completion of remedial action under the AOC, activities (including soil disturbance) in violation of County Code Chapter 16.10 (Exhibit C) or Municipal Code Chapter 15.34 (Exhibit D), as modified, are prohibited.

4.04 Written Notice of Presence of MEC. Prior to the sale, lease, or sublease of the Property, or any portion thereof; or the execution of a license or easement on the Property, the owner, lessor, or sub-lessor shall give the buyer, lessee, or sub-lessee written notice that there is the potential for the presence of MEC in the soil of the Property.

4.05 Access. The Department, Covenantor, and their contractors and agents shall have reasonable right-of-entry and access to the Property for inspection, monitoring, testing, sampling and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health and safety or the environment and oversee any required activities.

## ARTICLE V

### IMPLEMENTATION AND ENFORCEMENT

5.01 Implementation. Owner shall submit an annual report detailing compliance with Article IV of this Covenant, including an annual inspection, and check of county and city records. The submission of an annual report containing this information, as outlined in the MOA by FORA and the Jurisdictions, shall satisfy this requirement.

5.02 Enforcement. Failure of the Owner or Occupant to comply with any of the Restrictions specifically applicable to it shall be grounds for the Department, by reason of this Covenant, to require that the Owner or Occupant modify or remove any improvements ("Improvements" herein shall include, but are not limited to, all buildings, roads, driveways, and paved parking areas, water wells, and surface impoundments) constructed or placed upon any portion of the Property in violation of this Covenant. Violation of this Covenant shall be grounds for the Department to file civil or criminal actions against the Owner or Occupant as provided by law.

## ARTICLE VI

### VARIANCE, TERMINATION AND TERM

6.01 Variance. The Covenantor, any Owner or, with the Owner's written consent, any Occupant of the Property, may apply to the Department for a written variance from the provisions of this Covenant. Such application shall be made in accordance with Health and Safety Code Section 25233. The Department shall allow the U.S. EPA and the Covenantor an opportunity to comment before any such variance is effective.

6.02 Termination. The Covenantor, any Owner and/or, with the Owner's written consent, any Occupant of the Property, or any portion thereof, may apply to the Department for a termination of the Restrictions or other terms of this Covenant as they apply to all or any portion of the Property. Such application shall be made in accordance with Health and Safety Code Section 25234. The Department shall allow the U.S. EPA and the Covenantor an opportunity to comment before any such termination is effective.

6.03 Term. Unless ended in accordance with the termination paragraph above, by law, or by the Department in the exercise of its discretion, this Covenant shall continue in perpetuity.

## ARTICLE VII

### MISCELLANEOUS

7.01 No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication of the Property, or any portion thereof, to the general public or anyone else for any purpose whatsoever.

7.02 State of California References. All references to the State of California and the



Department include successor agencies/departments or other successor entity(ies) and delegated agencies.

7.03 Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Monterey within ten (10) days of the Covenantor's receipt of a fully executed original and prior to transfer of the Property from the Department of the Army to another Owner.

7.04 Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (1) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served, or (2) three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Covenantor:                    Director, Fort Ord Office  
Army Base Realignment and Closure  
P.O. Box 5008  
Presidio of Monterey, CA 93944-5008

To Department:                    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

To U.S. EPA:                        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

To FORA:                            Executive Officer  
Fort Ord Reuse Authority  
100 12<sup>th</sup> Street  
Marina, CA 93933-6006

Any party may change its address or the individual to whose attention a Notice is to be sent by giving written Notice in compliance with this paragraph.

7.05 Partial Invalidity. If any provision of this Covenant is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.06 Exhibits. All exhibits referenced in this Covenant are deemed incorporated into this Covenant by reference.

7.07 Section Headings. The section headings set forth in this Covenant are included for convenience and reference only and shall be disregarded in the construction and interpretation of any of the provisions of this Covenant.

7.08 Statutory References. All statutory references include successor provisions.

7.09 Representative Authority. The undersigned representative of each party to this Covenant certifies that he or she is fully authorized to enter into the terms and conditions of this Covenant and to execute and legally bind that party to this Covenant.

{Signatures follow}







NOTARY SEAL  
GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Kathleen C. Duncan

Commission Number ~~1628825~~ 1628825

Date of Commission Expires 12/9/09

Place of Execution Sacramento Date 4/21/09

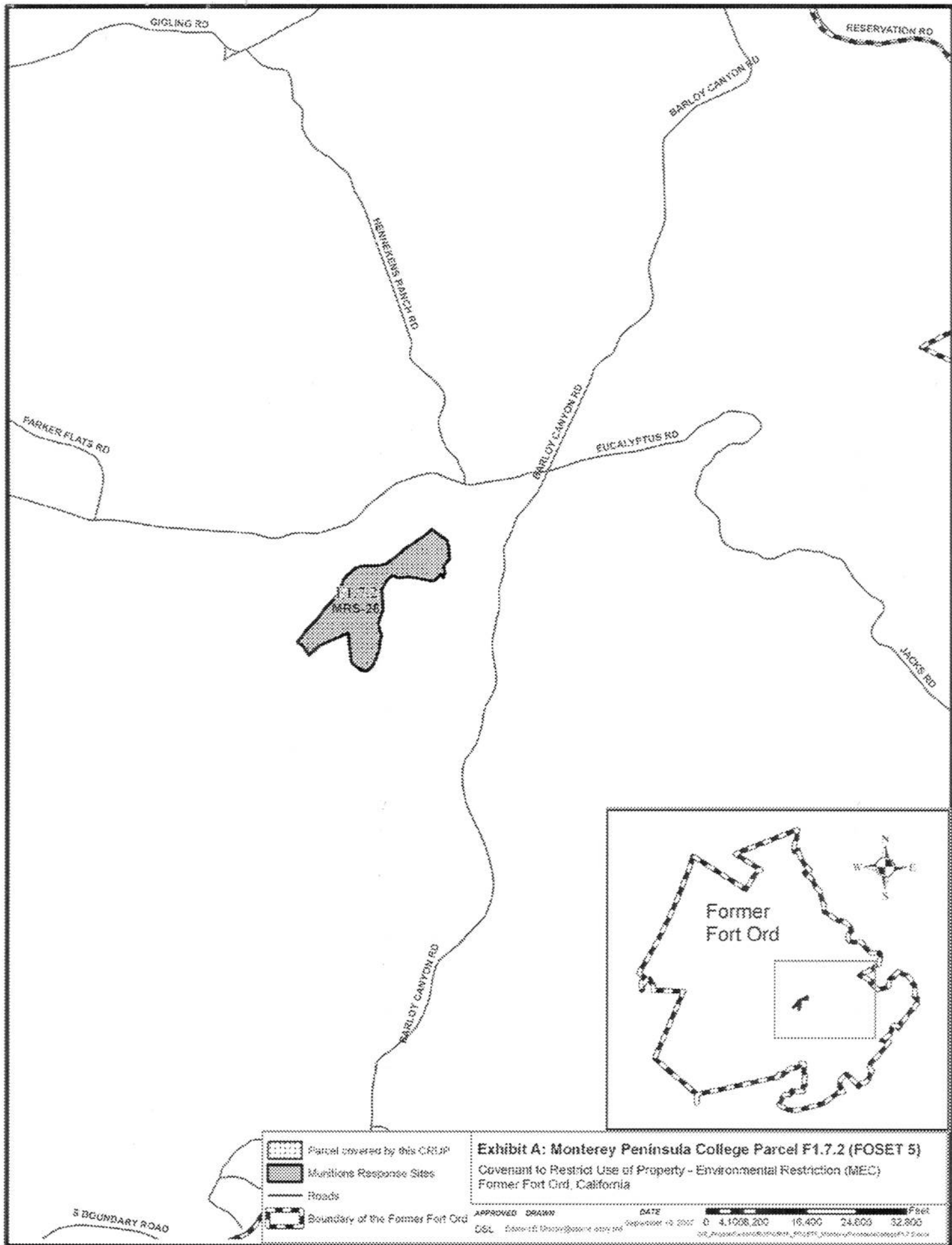
Signed Debra Smith

## **EXHIBIT A**

Plates showing the locations of the parcels to be restricted by this covenant and the locations of Munitions Response Sites.

**EXHIBIT A**





GIGLING RD

RESERVATION RD

BARLOY CANYON RD

HEINEKEUS RANCH RD

PARKER FLATS RD

BARLOY CANYON RD

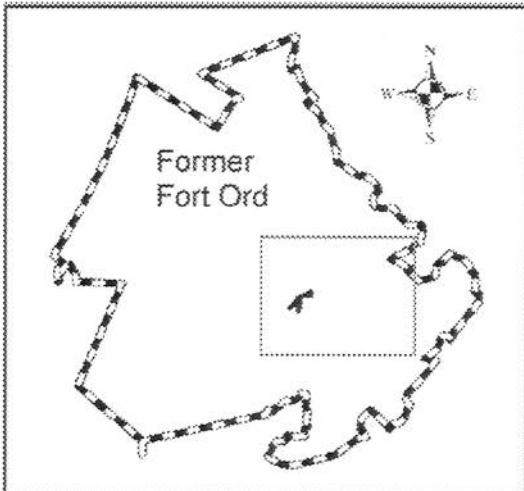
EUCALYPTUS RD





F1.7.2  
MRS. 26

JACKS RD

BARLOY CANYON RD

S BOUNDARY ROAD



-  Parcel covered by this CRUP
-  Munitions Response Sites
-  Roads
-  Boundary of the Former Fort Ord

**Exhibit A: Monterey Peninsula College Parcel F1.7.2 (FOSET 5)**  
 Covenant to Restrict Use of Property - Environmental Restriction (MEC)  
 Former Fort Ord, California

APPROVED DRAWN DATE  
 DSL: [DSL: DSL@esdm.com](mailto:DSL@esdm.com) September 10, 2007 0 4,1008,200 16,400 24,800 32,800 Feet  
00\_Projects\esdm\esdm\002007\_0910\monterey\_peninsula\_college\_f1.7.2.doc



## **EXHIBIT B**

Legal descriptions and records of survey of the parcels restricted by this covenant.

Notes to Exhibit B:

1. The Covenantor intends to transfer the parcels to the Fort Ord Reuse Authority (FORA).
2. FORA intends to transfer the parcels to Monterey Peninsula College.

**EXHIBIT B**

EDC Parcel E19a.5  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 15, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110, which bears North  $71^{\circ} 12' 11''$  East, 18.27 feet from a brass disk marked "BLM AP61D" at an angle point in said "Monterey County III", thence from said Point of Beginning, along the southerly boundary of said "Monterey County III"

1. North  $71^{\circ} 12' 11''$  East for a distance of 111.11 feet to a brass disk marked "BLM AP60D" at an angle point in said "Monterey County III"; thence continuing along the southerly boundary of said "Monterey County III"
2. North  $59^{\circ} 39' 37''$  East for a distance of 1,040.44 feet; thence leaving the southerly boundary of said "Monterey County III"
3. North  $52^{\circ} 52' 17''$  East for a distance of 1,103.36 feet to a 5/8" rebar with cap stamped LS 5321; thence
4. North  $12^{\circ} 53' 13''$  West for a distance of 90.03 feet to a 5/8" rebar with cap stamped LS 5321; thence
5. North  $23^{\circ} 03' 02''$  West for a distance of 1,755.77 feet to a 5/8" rebar with cap stamped LS 5321; thence
6. North  $20^{\circ} 08' 36''$  West for a distance of 268.73 feet to a 5/8" rebar with cap stamped LS 5321; thence
7. North  $06^{\circ} 42' 03''$  East for a distance of 153.53 feet to a 5/8" rebar with cap stamped LS 5321; thence
8. North  $17^{\circ} 38' 14''$  East for a distance of 226.03 to a 5/8" rebar with cap stamped LS 5321 feet; thence
9. North  $48^{\circ} 03' 46''$  West for a distance of 283.49 feet; thence

EDC Parcel E19a.5  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

10. North 55° 11' 28" West for a distance of 278.91 feet to a 5/8" rebar with cap stamped LS 5321; thence
11. North 62° 41' 36" West for a distance of 227.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
12. North 65° 01' 11" West for a distance of 250.60 feet; thence
13. North 71° 11' 51" West for a distance of 335.15 feet to a 5/8" rebar with cap stamped LS 5321; thence
14. North 79° 30' 16" West for a distance of 483.47 feet to a 5/8" rebar with cap stamped LS 5321; thence
15. North 84° 57' 11" West for a distance of 320.10 feet; thence
16. South 89° 14' 18" West for a distance of 321.74 feet to a 5/8" rebar with cap stamped LS 5321; thence
17. South 85° 32' 01" West for a distance of 169.80 feet; thence
18. South 04° 34' 26" East for a distance of 338.58 feet; thence
19. South 14° 47' 14" East for a distance of 1,369.35 feet; thence
20. South 20° 28' 20" West for a distance of 520.37 feet; thence
21. South 30° 46' 05" West for a distance of 753.57 feet; thence
22. South 25° 53' 24" West for a distance of 427.12 feet; thence
23. South 01° 39' 30" West for a distance of 156.63 feet to a nail and washer stamped LS 5321 on the northerly line of Eucalyptus Road, being Parcel 14, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along the northerly line of said Parcel 14
24. Along a non-tangent curve to the right, the center of which bears South 00° 33' 41" East, 280.00 feet, through a central angle of 17° 14' 41", having a radius of 280.00 feet, for a length of 84.27 feet, and whose long chord bears South 81° 56' 20" East for a distance of 83.96 feet to the beginning of a tangent compound curve; thence



EDC Parcel E19a.5  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

25. Along a curve to the right, through a central angle of  $12^{\circ} 08' 00''$ , having a radius of 830.00 feet, for a length of 175.77 feet, and whose long chord bears South  $67^{\circ} 15' 00''$  East for a distance of 175.44 feet to the beginning of a compound tangent curve; thence
26. Along a curve to the right, through a central angle of  $04^{\circ} 00' 00''$ , having a radius of 10,030.00 feet, for a length of 700.23 feet, and whose long chord bears South  $59^{\circ} 11' 00''$  East for a distance of 700.08 feet to a point of intersection with a tangent line; thence
27. South  $57^{\circ} 11' 00''$  East for a distance of 948.60 feet to the beginning of a tangent curve; thence
28. Along a curve to the right, through a central angle of  $00^{\circ} 18' 36''$ , having a radius of 5,030.00 feet, for a length of 27.21 feet, and whose long chord bears South  $57^{\circ} 01' 42''$  East for a distance of 27.22 feet to the common northerly corner of Parcels 14 and 15, as they are shown on that certain map recorded in Volume 20 of Surveys at Page 110, being also the beginning of a compound tangent curve; thence along the northerly boundary of said Parcel 15
29. Along a curve to the right, through a central angle of  $00^{\circ} 14' 47''$ , having a radius of 5,030.00 feet, for a length of 21.63 feet, and whose long chord bears South  $56^{\circ} 45' 01''$  East for a distance of 21.62 feet to the POINT OF BEGINNING.

Containing an area of 226.464 acres, more or less.

This legal description was prepared by

\_\_\_\_\_  
Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

**EXHIBIT OF EDC Parcel E19a.5,  
Lying Within "MONTEREY COUNTY III"  
as shown on Vol. 23 of Surveys at Page 105  
MONTEREY COUNTY,  
CALIFORNIA**

SEASIDE  
IV-A  
23  
SURVEYS  
99

City of Seaside  
Monterey County

Parcel D  
EDC PARCELS  
E18.1.2, E19a.1,  
E19a.2, E19a.3,  
& E19a.4

MONTEREY  
COUNTY III  
23  
SURVEYS  
105



Parcel B  
EDC Parcel  
E19a.5  
226.464 Acres

20

15

10

5

25

Parcel A  
EDC PARCEL  
E21b.3

Parcel C  
EDC PARCEL L20.18  
Eucalyptus Road

Parcel 14  
20 Surveys 110

Vol. 1  
Surveys  
Pg. 1

1

POB  
Parcel 15  
20 Surveys 110

PREPARED BY:

**POLARIS CONSULTING**

P. O. BOX 1378  
CARMEL VALLEY, CA 93924

SCALE: 1" = 600' VIEW: E19.a5 DATE: 10-26-2007

FILE NAME: FORA FOSET 5 MPC2.DWG 26114



SCALE IN FEET

EDC Parcel E21.b3  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 35" East (shown on said map as North 18° 59' 46" East), 298.42 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, along said common boundary

1. North 18° 59' 35" East for a distance of 325.58 feet to a point on the southerly boundary line of Eucalyptus Road, being Parcel 14, as it is shown on that certain map recorded in Volume 20 of Surveys at Page 110; thence along said southerly boundary line
2. North 67° 40' 00" East for a distance of 1,051.60 feet (shown on said map as 1028.50 feet) to the beginning of a tangent curve; thence
3. Along a curve to the right, through a central angle of 00° 58' 00", having a radius of 9,970.00 feet, for an arc length of 168.21 feet, and whose long chord bears North 68° 09' 00" East for a distance of 168.21 feet to a point of intersection with a tangent line; thence
4. North 68° 38' 00" East for a distance of 211.78 feet to the beginning of a tangent curve; thence
5. Along a curve to the right, through a central angle of 38° 03' 00", having a radius of 220.00 feet, for an arc length of 146.10 feet, and whose long chord bears North 87° 39' 30" East for a distance of 143.43 feet to the beginning of a tangent curve; thence
6. Along a compound curve to the right through a central angle of 12° 08' 00", having a radius of 770.00 feet, for an arc length of 163.06 feet, and whose long chord bears South 67° 15' 00" East for a distance of 162.76 feet to the beginning of a tangent curve; thence
7. Along a compound curve to the right, through a central angle of 04° 00' 00", having a radius of 9,970.00 feet, for an arc length of 696.04 feet, and whose long chord bears South 59° 11' 00" East for a distance of 695.90 feet to a point of intersection with a tangent line; thence

EDC Parcel E21.b3  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

8. South 57° 11' 00" East for a distance of 889.89 feet to the northerly boundary of EDC Parcels E39, E40, E41, & E42; thence leaving said southerly boundary line and following along said northerly boundary line
9. North 85° 51' 38" West for a distance of 595.99 feet; thence
10. North 76° 37' 26" West for a distance of 86.38 feet; thence
11. North 61° 54' 12" West for a distance of 267.56 feet; thence
12. South 77° 05' 31" West for a distance of 246.21 feet; thence
13. South 19° 14' 23" West for a distance of 336.79 feet; thence
14. North 68° 47' 10" West for a distance of 77.24 feet; thence
15. North 01° 56' 56" West for a distance of 59.05 feet; thence
16. North 65° 07' 58" West for a distance of 118.98 feet; thence
17. North 74° 05' 58" West for a distance of 430.52 feet; thence
18. South 54° 47' 09" West for a distance of 332.90 feet; thence
19. North 15° 42' 12" East for a distance of 450.85 feet; thence
20. North 59° 15' 04" West for a distance of 195.50 feet; thence
21. South 67° 46' 14" West for a distance of 963.07 feet to the POINT OF BEGINNING.

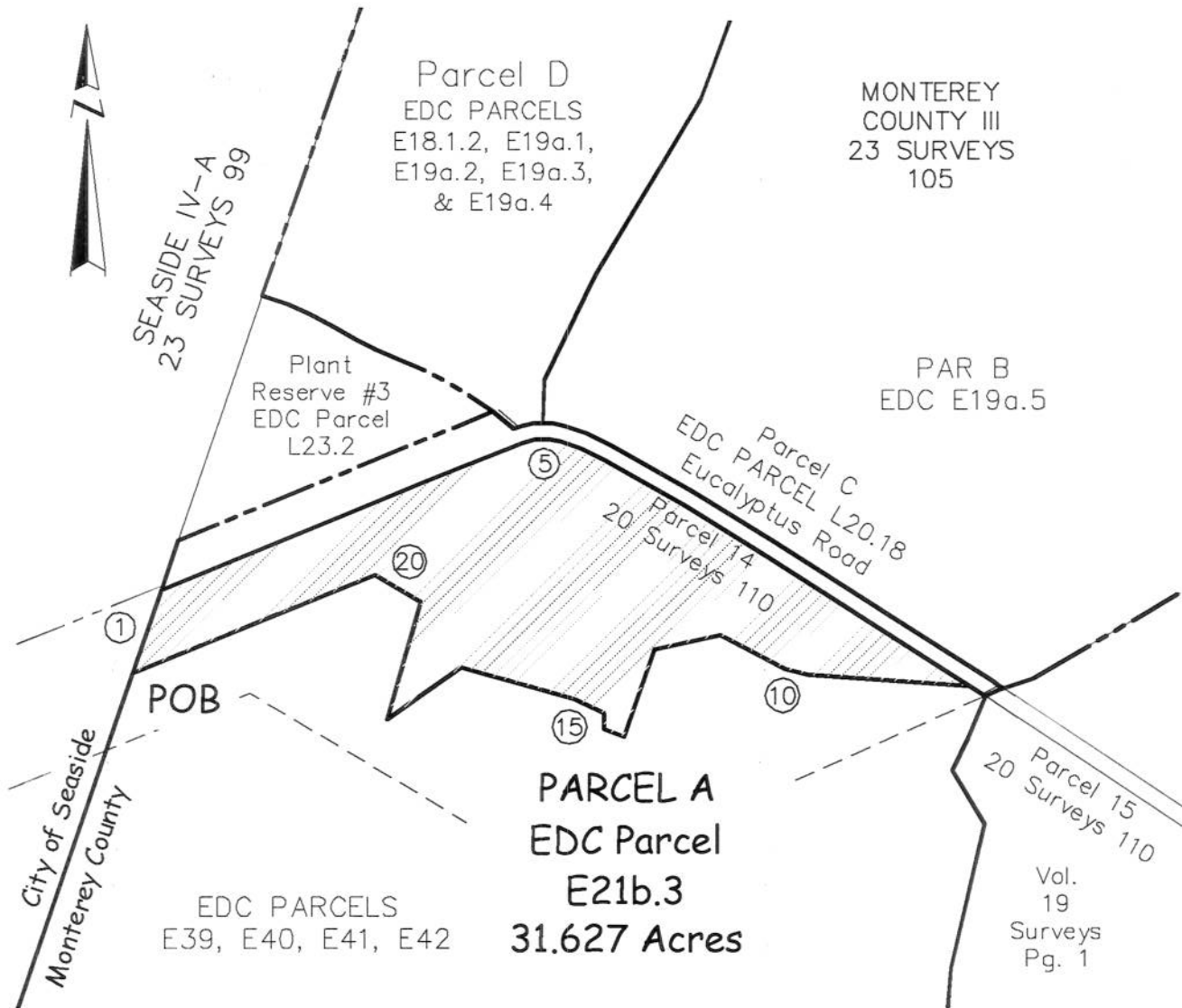
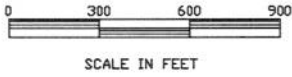
Containing an area of 31.627 acres, more or less.

This legal description was prepared by

---

Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

**EXHIBIT OF EDC Parcel E21b.3,  
Lying Within "MONTEREY COUNTY III"  
as shown on Vol. 23 of Surveys at Page 105  
MONTEREY COUNTY,  
CALIFORNIA**



PREPARED BY:

**POLARIS CONSULTING**

P. O. BOX 1378  
CARMEL VALLEY, CA 93924

SCALE: 1" = 600' VIEW: E21b.3 DATE: 10-26-2007

FILE NAME: FORA FOSET 5 MPC2.DWG 26114

Parcel C  
EDC Parcel E38  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE within a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the most southerly corner common to Parcel 1, "Seaside IV-A" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99 and "Monterey County III", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, thence from said Point of Beginning along an extension southerly of the common boundary of said "Seaside IV-A" and "Monterey County III"

1. South 18° 59' 46" West a distance of 1549.04 feet; thence leaving said extended boundary
2. North 52° 57' 06" West for a distance of 20.33 feet; thence
3. North 05° 40' 08" East for a distance of 253.17 feet; thence
4. North 44° 56' 58" West for a distance of 103.26 feet; thence
5. North 56° 33' 32" West for a distance of 459.02 feet; thence
6. North 52° 21' 41" West for a distance of 226.05 feet; thence
7. North 66° 14' 49" West for a distance of 383.36 feet to a point on the southeasterly boundary of said "Seaside IV-A"; thence along said boundary
8. North 68° 33' 01" East for a distance of 1591.54 feet to the POINT OF BEGINNING.

Containing an area of 17.734 acres, more or less.

This legal description was prepared by

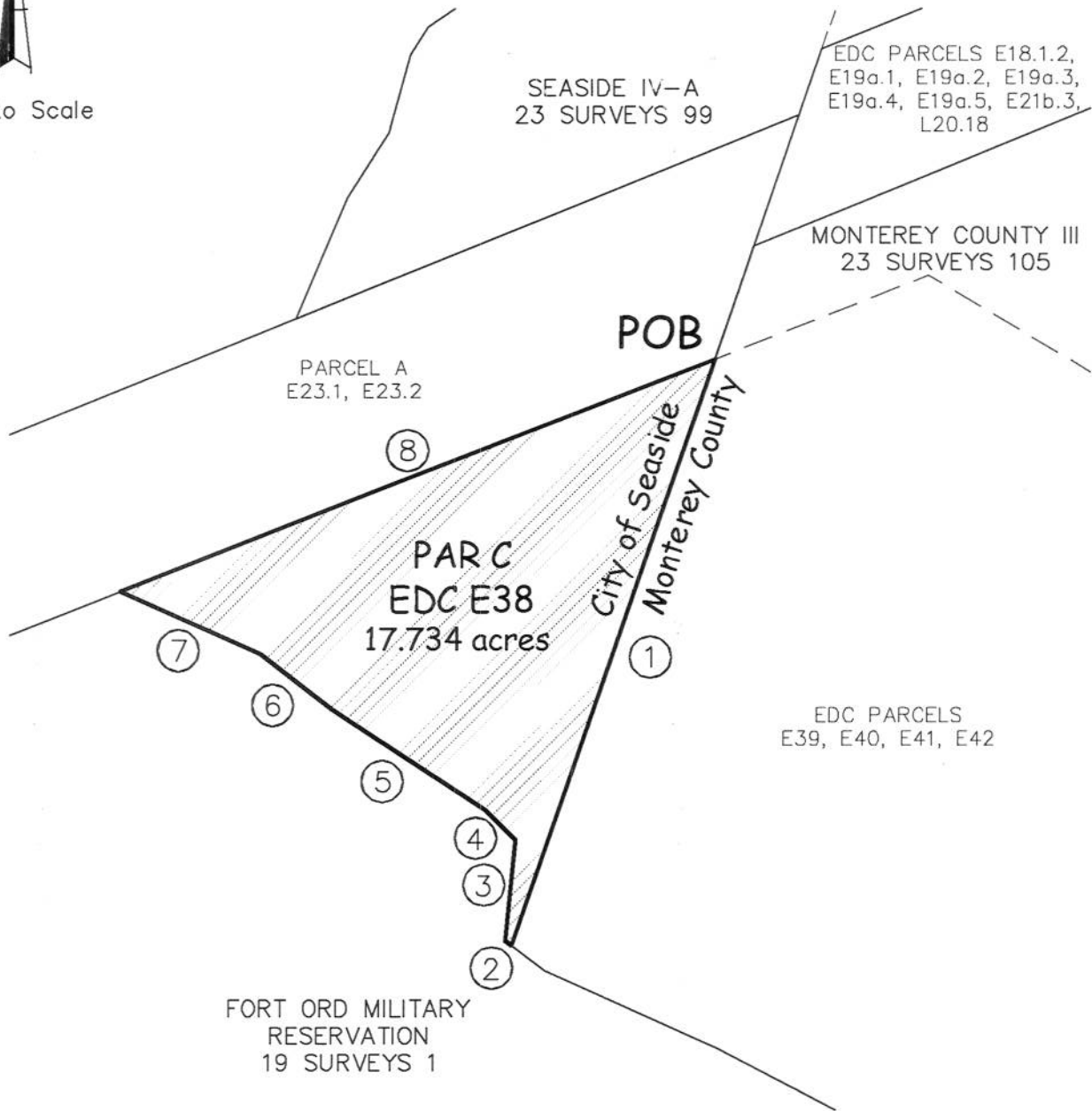
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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

EXHIBIT  
of  
Parcel C  
EDC Parcel E38  
Fort Ord FOSET 5  
City of Seaside Jurisdiction  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Not to Scale



Note: Course Numbers Refer to the  
Legal Description.

Parcel 1  
EDC Parcels E39, E40, E41 & E42  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

#### Legal Description

SITUATE in a portion of "Monterey County III (Parker Flats)," as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said "Monterey County III" and Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, which bears North 18° 59' 46" East, 298.43 feet from the common southerly corner of said "Monterey County III" and Parcel 1, "Seaside IV-A", thence from said Point of Beginning, leaving said common boundary

1. North 67° 46' 14" East for a distance of 963.05 feet; thence
2. South 59° 15' 04" East for a distance of 195.50 feet; thence
3. South 15° 42' 12" West for a distance of 450.85 feet; thence
4. North 54° 47' 09" East for a distance of 332.90 feet; thence
5. South 74° 05' 58" East for a distance of 430.52 feet; thence
6. South 65° 07' 58" East for a distance of 118.98 feet; thence
7. South 01° 56' 56" East for a distance of 59.05 feet; thence
8. South 68° 47' 10" East for a distance of 77.24 feet; thence
9. North 19° 14' 23" East for a distance of 336.79 feet; thence
10. North 77° 05' 31" East for a distance of 246.21 feet; thence
11. South 61° 54' 12" East for a distance of 267.56 feet; thence
12. South 76° 37' 26" East for a distance of 86.38 feet; thence
13. South 85° 51' 38" East for a distance of 595.51 feet; thence



Parcel 1  
EDC Parcels E39, E40, E41 & E42  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

14. South 57° 12' 02" West for a distance of 53.54 feet; thence
15. North 61° 55' 39" West for a distance of 34.00 feet; thence
16. South 53° 58' 21" East for a distance of 15.32 feet to a point on the boundary of said "Monterey County III" from which an angle point in said boundary bears North 66° 03' 27" East 19.66 feet; thence leaving said boundary
17. South 29° 37' 25" West for a distance of 190.95 feet; thence
18. South 24° 52' 08" West for a distance of 132.40 feet; thence
19. South 30° 53' 24" East for a distance of 225.90 feet; thence
20. South 13° 06' 23" West for a distance of 543.13 feet; thence
21. South 04° 07' 20" West for a distance of 483.32 feet; thence
22. South 06° 31' 33" East for a distance of 230.52 feet; thence
23. South 08° 45' 20" West for a distance of 241.64 feet; thence
24. South 29° 03' 59" West for a distance of 280.62 feet; thence
25. South 15° 38' 15" West for a distance of 515.65 feet; thence
26. South 26° 54' 57" West for a distance of 367.63 feet; thence
27. South 65° 46' 16" West for a distance of 641.08 feet; thence
28. North 60° 00' 53" West for a distance of 350.01 feet; thence
29. North 44° 43' 48" West for a distance of 368.70 feet; thence
30. North 55° 02' 55" West for a distance of 1130.89 feet; thence
31. North 62° 22' 55" West for a distance of 600.00 feet; thence
32. North 65° 56' 29" West for a distance of 467.91 feet; thence

Parcel 1  
EDC Parcels E39, E40, E41 & E42  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

33. North 52° 57' 06" West a distance of 102.50 feet to a point on the City of Seaside Corporate Boundary line; thence along said boundary line

34. North 18° 59' 46" East for a distance of 1847.47 feet to the POINT OF BEGINNING

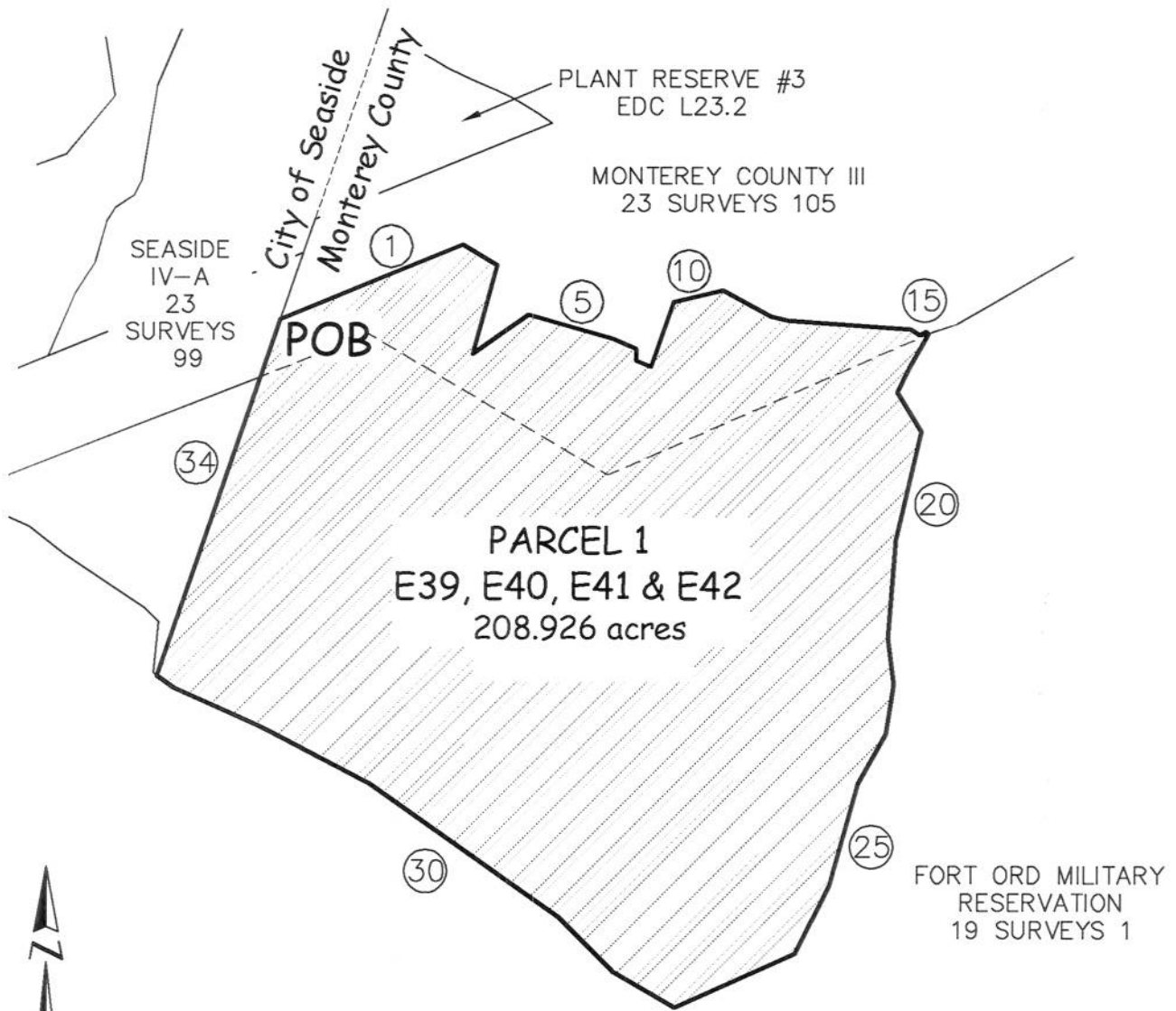
Containing an area of 208.926 acres, more or less.

This legal description was prepared by

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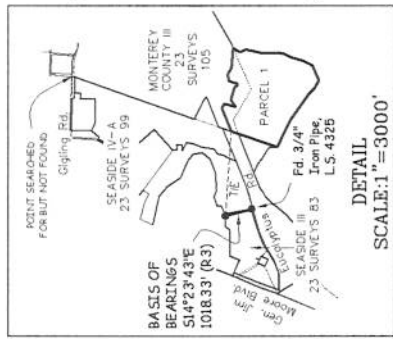
Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

EXHIBIT  
of  
Parcel 1  
EDC Parcels E39, E40, E41, & E42  
Fort Ord FOSET 5  
Being a Portion of  
"Monterey County III (Parker Flats)" as shown on Vol. 23 of Surveys at Page 105 and  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



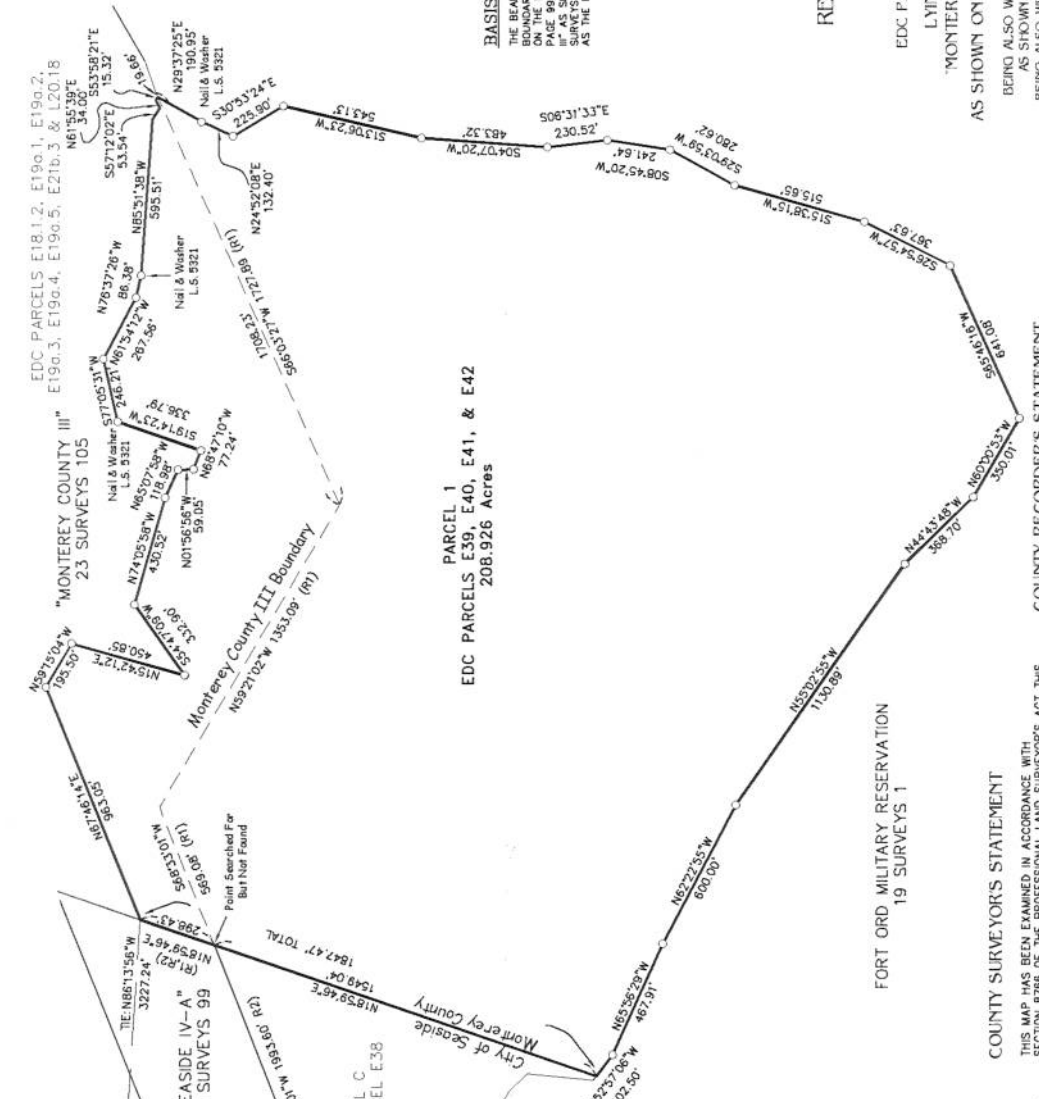
Not to Scale

Note: Course Numbers Refer to the Legal Description.



POINT SEARCHED FOR BUT NOT FOUND  
 Gaging Rd.  
 SEASIDE IV-A 23 SURVEYS 99  
 MONTEREY COUNTY III SURVEYS 105  
 PARCEL 1  
 Pd. 3/4" Iron Pipe, L.S. 4325  
 SEASIDE III 23 SURVEYS 83  
 Moore Blvd.  
 Gen. Jm.

DETAIL  
 SCALE: 1" = 3000'



PARCEL 1  
 EDC PARCELS E39, E40, E41, & E42  
 208.926 Acres



**BASIS OF BEARINGS**  
 THE BEARING OF S142°31'E ALONG THE WESTERLY BOUNDARY LINE OF PARCEL 1, "SEASIDE IV-A", AS SHOWN ON THE MAP RECORDED IN VOLUME 23 OF SURVEYS AT MONTEREY COUNTY III (PARKER PLATS) IS SHOWN ON THE MAP RECORDED IN VOLUME 23 OF SURVEYS AT PAGE 83, AS FOUND MONUMENTED. WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

**NOTE**  
 DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

**RECORD OF SURVEY**  
 OF  
 PARCEL 1  
 EDC PARCELS E39, E40, E41, & E42  
 LYING WITHIN A PORTION OF  
 "MONTEREY COUNTY III (PARKER PLATS)"  
 AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 105,  
 BEING ALSO WITHIN FORT ORD MILITARY RESERVATION  
 AS SHOWN ON VOL. 19 OF SURVEYS AT PAGE 1,  
 BEING ALSO WITHIN MONTEREY CITY LANDS TRACT NO. 1  
 MONTEREY COUNTY, CALIFORNIA

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH SECTION 8786 OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF FORA, IN SEPTEMBER, 2006.

DATED \_\_\_\_\_  
 LYNN A. KOVACH  
 L.S. 5321  
 MY REGISTRATION EXPIRES  
 DECEMBER 31, 2007



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8786 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS DAY OF \_\_\_\_\_ 2007.

BY \_\_\_\_\_  
 JERRY COMBS  
 DEPUTY COUNTY SURVEYOR

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007  
 AT \_\_\_\_\_ IN VOLUME \_\_\_\_\_ OF  
 SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 LYNN A. KOVACH

BY \_\_\_\_\_  
 DEPUTY

PREPARED FOR: FORT ORD REUSE AUTHORITY  
 SURVEYED BY: POLARIS CONSULTING  
 P. O. BOX 1378  
 CARMEL VALLEY, CA 93924  
 831-659-9664

SCALE: 1" = 300' VIEW: RGS PAR 1 DATE: APRIL 6, 2007  
 FILE NAME: FORA FORA 5 E39D W6 SHEET ONE OF ONE

COUNTY RECORDER  
 SERIAL NO. \_\_\_\_\_  
 FEE: \$ \_\_\_\_\_

PBC Parcel F1.7.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point from which Monument No. 1, a granite monument marked "NB4A", on the Perimeter Boundary of the former Fort Ord Military Reservation, as it is shown on that certain map recorded in Vol. 19 of Surveys at Page 1, bears North  $81^{\circ} 45' 31''$  West a distance of 17,968.22 feet; thence from said Point of Beginning

1. North  $40^{\circ} 13' 06''$  East for a distance of 287.87 feet; thence
2. North  $43^{\circ} 01' 43''$  East for a distance of 227.34 feet; thence
3. North  $37^{\circ} 15' 12''$  East for a distance of 267.60 feet; thence
4. North  $41^{\circ} 10' 12''$  East for a distance of 332.51 feet; thence
5. North  $23^{\circ} 20' 24''$  East for a distance of 275.58 feet to the beginning of a tangent curve; thence
6. Along a curve to the right, through a central angle of  $64^{\circ} 24' 10''$ , having a radius of 419.00 feet, for an arc length of 470.97 feet, and whose long chord bears North  $55^{\circ} 32' 29''$  East for a distance of 446.57 feet to a point of intersection with a tangent line; thence
7. North  $87^{\circ} 44' 34''$  East for a distance of 14.60 feet; thence
8. North  $89^{\circ} 46' 29''$  East for a distance of 180.02 feet to the beginning of a tangent curve; thence
9. Along a curve to the left, through a central angle of  $37^{\circ} 50' 30''$ , having a radius of 461.00 feet, for an arc length of 304.47 feet, and whose long chord bears North  $70^{\circ} 51' 14''$  East for a distance of 298.97 feet to a point of intersection with a tangent line; thence
10. North  $51^{\circ} 55' 59''$  East for a distance of 7.01 feet; thence
11. North  $50^{\circ} 32' 05''$  East for a distance of 326.64 feet; thence
12. North  $54^{\circ} 38' 14''$  East for a distance of 396.86 feet; thence
13. North  $50^{\circ} 59' 24''$  East for a distance of 196.40 feet; thence

PBC Parcel F1.7.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

14. South  $51^{\circ} 23' 11''$  East for a distance of 331.15 feet; thence
15. South  $06^{\circ} 55' 36''$  East for a distance of 339.39 feet; thence
16. South  $40^{\circ} 05' 20''$  West for a distance of 166.04 feet; thence
17. South  $15^{\circ} 48' 13''$  East for a distance of 55.07 feet; thence
18. South  $07^{\circ} 42' 13''$  East for a distance of 81.71 feet; thence
19. South  $26^{\circ} 30' 43''$  West for a distance of 71.55 feet; thence
20. North  $29^{\circ} 46' 55''$  West for a distance of 64.55 feet; thence
21. South  $46^{\circ} 01' 07''$  West for a distance of 154.19 feet; thence
22. South  $72^{\circ} 19' 25''$  West for a distance of 52.51 feet; thence
23. North  $79^{\circ} 01' 05''$  West for a distance of 409.46 feet; thence
24. South  $83^{\circ} 05' 59''$  West for a distance of 208.51 feet; thence
25. North  $43^{\circ} 19' 16''$  West for a distance of 19.17 feet to the beginning of a tangent curve;  
thence
26. Along a curve to the left, through a central angle of  $104^{\circ} 56' 60''$ , having a radius of 100.00 feet, for an arc length of 183.17 feet, and whose long chord bears South  $84^{\circ} 12' 14''$  West for a distance of 158.62 feet to a point of intersection with a tangent line; thence
27. South  $31^{\circ} 43' 44''$  West for a distance of 224.42 feet; thence
28. South  $02^{\circ} 31' 11''$  East for a distance of 385.38 feet; thence
29. South  $19^{\circ} 01' 30''$  West for a distance of 248.61 feet; thence
30. South  $14^{\circ} 39' 17''$  East for a distance of 229.41 feet; thence
31. South  $23^{\circ} 50' 00''$  West for a distance of 37.21 feet; thence
32. South  $08^{\circ} 29' 01''$  West for a distance of 230.50 feet; thence
33. South  $18^{\circ} 40' 02''$  West for a distance of 156.18 feet; thence

PBC Parcel F1.7.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

- 34. South 24° 51' 08" West for a distance of 152.10 feet to the beginning of a tangent curve; thence
- 35. Along a curve to the right, through a central angle of 120° 15' 38", having a radius of 153.00 feet, for an arc length of 321.14 feet, and whose long chord bears South 84° 58' 57" West for a distance of 265.35 feet to a point of intersection with a tangent line; thence
- 36. North 34° 53' 14" West for a distance of 22.16 feet; thence
- 37. North 47° 09' 19" West for a distance of 130.89 feet; thence
- 38. North 06° 16' 21" West for a distance of 522.12 feet; thence
- 39. South 66° 30' 03" West for a distance of 544.15 feet; thence
- 40. South 46° 52' 48" West for a distance of 256.14 feet; thence
- 41. North 37° 32' 29" West for a distance of 201.82 feet; thence
- 42. North 52° 34' 51" West a distance of 123.44 feet to the POINT OF BEGINNING.

Containing an area of 51.206 acres, more or less.

This legal description was prepared by



Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



EXHIBIT

of

PBC Parcel F1.7.2

Fort Ord FOSET 5

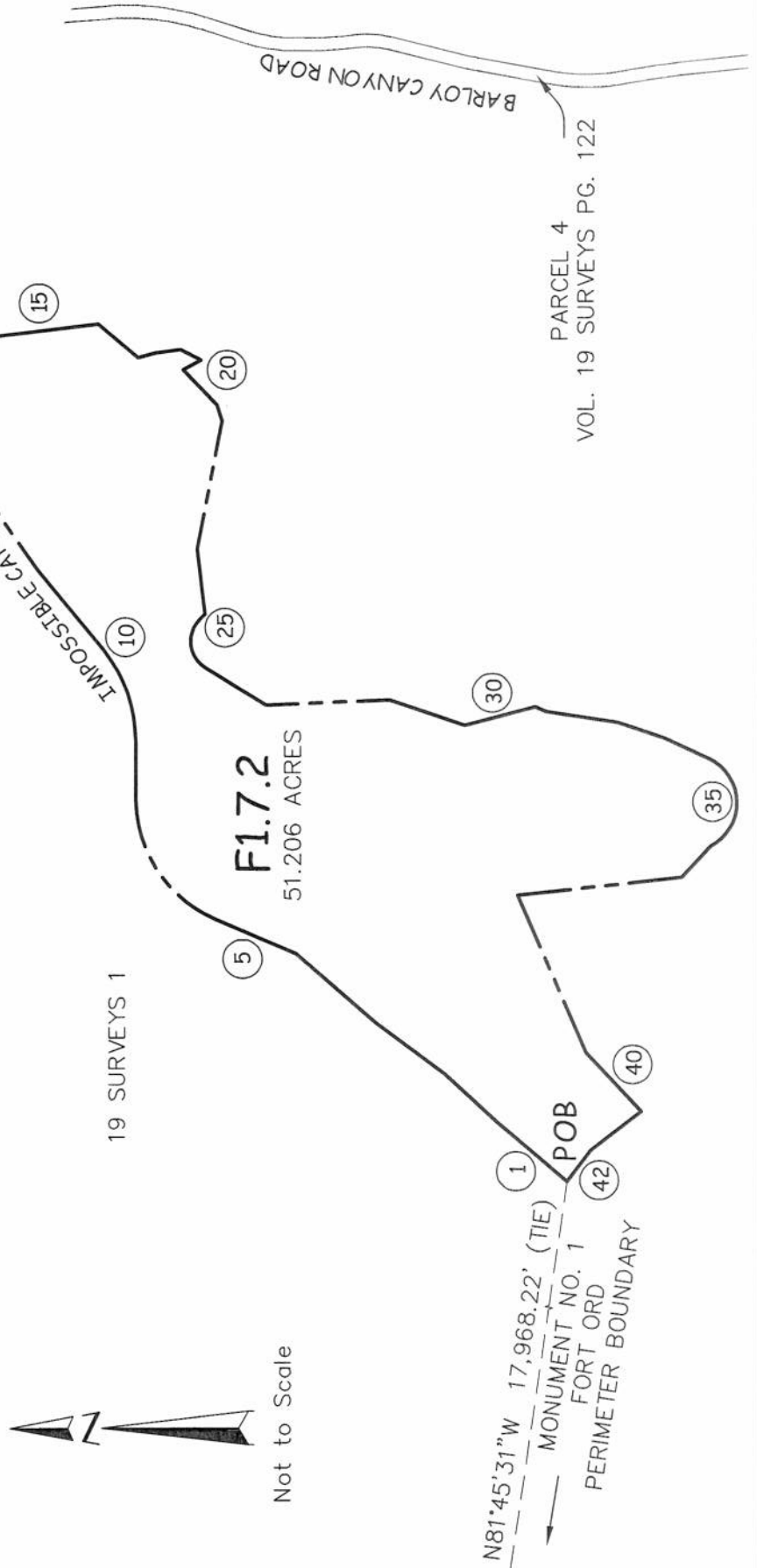
Lying within the Fort Ord Military Reservation

as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California

Note: Course Numbers Refer to the  
Legal Description.







EDC Parcel L23.2  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at an angle point on the westerly boundary of "Monterey County III" as shown on that certain map recorded in Volume 23 of Surveys at Page 105, from which the most southerly corner common to said "Monterey County III" and "Seaside IV-A" as it is shown on Volume 23 of Surveys at Page 99 bears South 18° 59' 46" West a distance of 817.41 feet; thence from said Point of Beginning leaving said westerly boundary

1. North 18° 59' 46" East for a distance of 949.84 feet to the beginning of a non-tangential curve, point also being an angle point on said westerly boundary of "Monterey County III"; thence following said westerly boundary
2. Along a curve to the right, the center of which bears South 15° 06' 21" West for a distance of 970.00 feet, through a central angle of 16° 42' 29", having a radius of 970.00 feet, for an arc length of 262.86 feet and whose long chord bears South 66° 32' 24" East for a distance of 281.86 feet to the beginning of a tangent reverse curve; thence
3. Along a curve to the left, the center of which bears North 31° 48' 50" East for a distance of 1430.00 feet, through a central angle of 10° 50' 30", having a radius of 1430.00 feet, for an arc length of 270.59 feet and whose long chord bears South 63° 36' 25" East for a distance of 270.19 feet to the beginning of a tangent reverse curve; thence
4. Along a curve to the right, the center of which bears South 20° 58' 20" West for a distance of 1370.00 feet through a central angle of 16° 36' 37", having a radius of 1370.00 feet, for an arc length of 397.17 feet, and whose long chord bears South 60° 43' 22" East for a distance of 395.78 feet to a point of intersection with a non-tangential line; thence
5. South 67° 45' 41" West a distance of 1247.79 feet to the POINT OF BEGINNING.

Containing an area of 10.572 acres, more or less.

This legal description was prepared by

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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

EXHIBIT

of

EDC Parcel L23.2

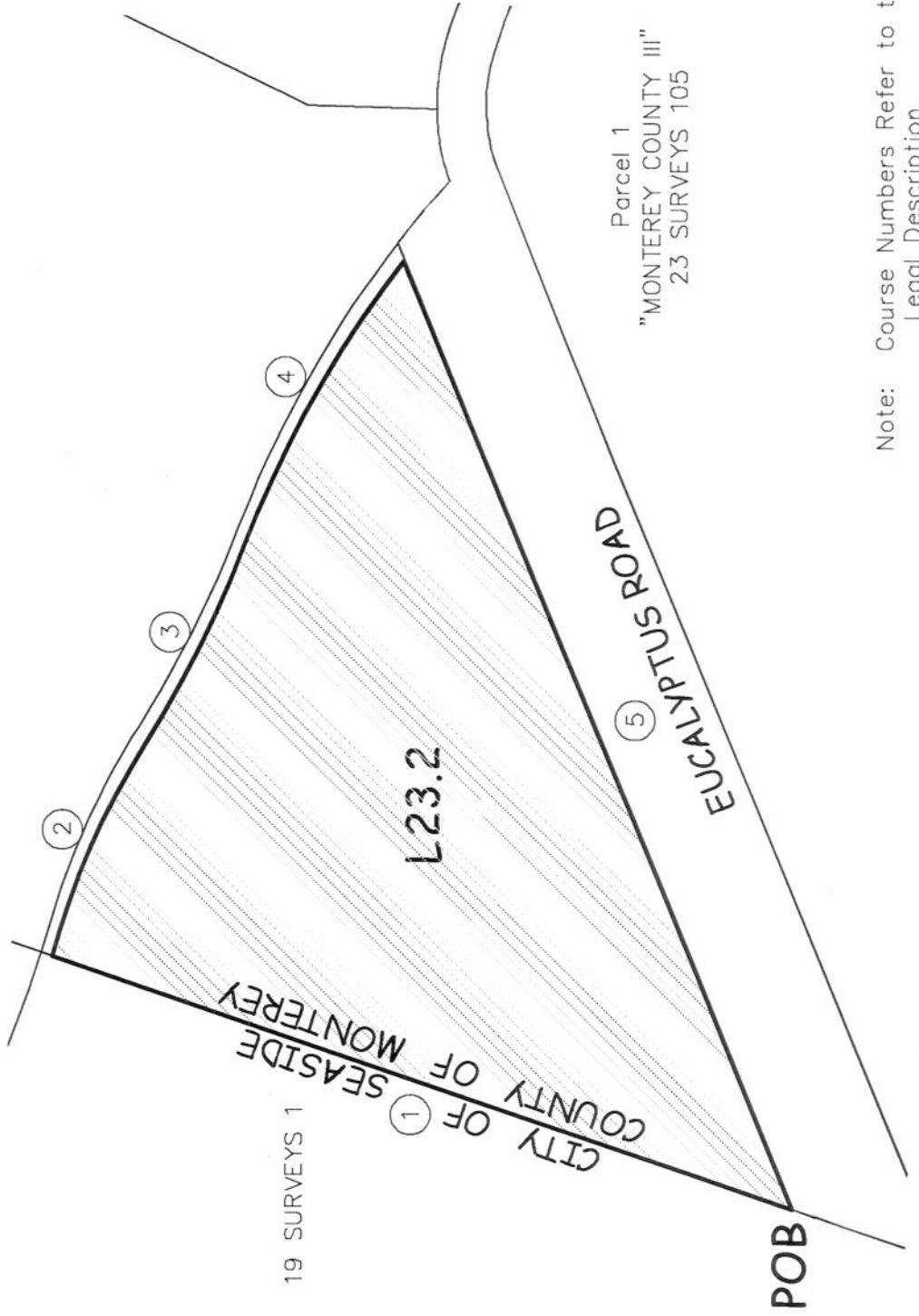
Fort Ord FOSET 5

Lying within the Fort Ord Military Reservation

as shown on Vol. 19 of Surveys at Page 1

Being also within Monterey City Lands Tract No. 1

Monterey County, California



Note: Course Numbers Refer to the  
Legal Description.

## **EXHIBIT C**

County Code Chapter 16.10, titled "*Digging and Excavation on the Former Fort Ord*". Chapter 16.10 prohibits excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit.

**EXHIBIT C**

## Monterey County Code Chapter 16.10

### Chapter 16.10 DIGGING AND EXCAVATION ON THE FORMER FORT ORD

- 16.10.010 Purpose and intent.
- 16.10.020 General.
- 16.10.030 Applicability.
- 16.10.040 Excavation and digging restrictions.
- 16.10.050 Permit requirements.
- 16.10.060 Permit procedure.
- 16.10.070 Term of permit.
- 16.10.080 Exceptions to permit conditions.
- 16.10.090 Performance bond.
- 16.10.100 Amendment to permits.
- 16.10.110 Appeals.
- 16.10.120 Notification to property owners and other land users.
- 16.10.130 Revision of Chapter.

#### **16.10.010 Purpose and intent.**

The United States Army (Army) is in the process of transferring various parcels of the former Fort Ord military installation (Fort Ord) to the County or to other entities within the County's land use jurisdiction. Some parcels of the former Fort Ord were contaminated with unexploded ordnance and explosives (UXO), which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of UXO to its standard. Even following the Army's completion of UXO response activities, it is possible that some UXO materials may remain on those parcels. The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all UXO has been cleared and it will require a land use covenant to be recorded with the Monterey County Recorder on those parcels to provide additional controls and restrictions to protect the public health and safety. The County will also enter into an Agreement with DTSC to provide additional safety measures and reporting. (Ord. 5012 § 1 (part), 2005)

#### **16.10.020 General.**

The Board of Supervisors finds and determines that those properties formerly included within the Fort Ord military installation that are suspected of containing UXO require special standards and procedures for digging and excavation in addition to those contained in the Building Code, to ensure that:

- A. Neither digging or excavation nor development of such properties occurs until ordnance or explosive remediation thereon is completed;
- B. Potential purchasers or developers of sites which may contain UXO and those persons whose work at such sites includes disturbing soil, are aware of the potential that UXO may be located on these properties and are aware of the requirements for UXO precautions prior to any digging, excavation or ground disturbance thereon; and
- C. DTSC should be continuously involved in the establishment of controls for those properties because it has statutory oversight responsibility with respect to hazardous substance response actions. (Ord. 5012 § 1 (part), 2005)

#### **16.10.030 Applicability.**

A. The Board of Supervisors, with the concurrence of DTSC, hereby designates all real property within the County's land use jurisdiction which was formerly part of Fort Ord and which have been identified in the Archives Search Report and supplement, dated 1997, or otherwise identified, as the possible location of unexploded ordnance or explosives as an Ordnance Remediation District (hereafter "district"). All such districts are defined as those areas of the unincorporated portions of the former Fort Ord, excepting therefrom the "Track 0" parcels as identified in the *Finding of Suitability to Transfer, Track 0 Parcels*,

## **Monterey County Code Chapter 16.10**

*Former Fort Ord, California* document, dated May 2003. The County shall notify DTSC of any change in the permitted land uses in any district within thirty (30) days after it adopts any change.

B. The regulations in this Chapter shall apply in all districts and shall be in addition and subject to all provisions of the County Code, including Titles 16, 18 and 21. (Ord. 5012 § 1 (part), 2005)

### **16.10.040 Excavation and digging restrictions.**

It shall be unlawful for any person, including utilities, to engage in any of the following activities on any property located within a district unless that person is acting pursuant to a valid excavation permit (hereafter "permit") issued pursuant to this Chapter: excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil. (Ord. 5012 § 1 (part), 2005)

### **16.10.050 Permit requirements.**

An owner or user of real property located within a district who desires to conduct the activities described in Section 16.10.040 shall apply to the Building Official for a permit. The application shall be on a form approved by the County, may be combined with an application for grading pursuant to County Code Chapter 16.08, shall be signed by the permit applicant and all owners of each parcel of property on which excavation will be done, and shall contain the following information:

- A. Six copies of a description of any previous UXO excavation or removal activity conducted on the property whose soil is proposed to be excavated, moved or graded;
- B. Six copies of a description of the property where soil is proposed to be excavated, moved or graded. The description shall include a drawing with dimensions to a scale which sets forth the size and details of all proposed excavation activity, including any proposed cut and fill, trenching, well drilling, mineral excavation, post hole drilling, or other activity of any sort whenever the applicant proposes to do either of the following: (1) disturb ten (10) cubic yards or more of soil; or (2) disturb soil in a manner inconsistent with restrictions placed on the property by the Army or as noted on the district map;
- C. Six copies of a statement that the person submitting the application acknowledges liability for removing all detected unexploded ordnance and explosives in accordance with this Chapter and the permit;
- D. Six copies of a statement by the person submitting the application that they have, within the preceding twelve (12) months, delivered a copy of the notice to everyone whose work at the property described in Subsection 16.10.050(B) includes disturbing soil;
- E. The expected completion date of the activities authorized by the permit;
- F. Any other information which the Building Official may require as pertinent to the determination of the adequacy of the proposed plan;
- G. Payment of the permit fee, as established by the Board of Supervisors, at the time of filing the application for the permit. (Ord. 5012 § 1 (part), 2005)

### **16.10.060 Permit procedure.**

The Building Official shall review the permit application and shall approve the permit unless evidence is available which indicates that the proposed grading or excavation will create an undue risk to the health and safety of the public at large. Prior to acting on any such application, the Building Official, in his/her sole discretion, may set and conduct a public hearing for the purpose of receiving comments on the proposed grading and excavation. Except as otherwise indicated in Section 16.10.080, any permit issued hereunder shall be subject to the following conditions:

- A. All excavation and grading shall be performed solely in accordance with the permit approved and issued by the County.
- B. Prior to movement of any soil on any property located within a district, the permittee or designee shall personally deliver to each person who intends to work on the property described in the permit the Safety Alert—Ordnance and Explosives at former Fort Ord, as prepared by the Directorate of Environmental and Natural Resources Management at the Presidio of Monterey, or its successor document, and explain to each such person the information set forth in that notice.



## **Monterey County Code Chapter 16.10**

C. The permittee may not move or disturb soil unless the permittee is in compliance with the requirements placed on the property by an Agreement executed between the County, Redevelopment Agency, FORA and DTSC. Said Agreement shall, at a minimum, include OE construction support ("Construction Support") and shall be attached to and become a part of any permit issued pursuant to this Chapter.

D. The permittee shall cease soil disturbance activities upon a discovery of any suspected unexploded ordnance. The permittee shall notify the Monterey County Sheriff, Directorate of Law Enforcement at the Presidio of Monterey, the Army and DTSC of any suspected unexploded ordnance discovered during any excavation or soil removal immediately upon discovery. The permittee shall coordinate appropriate response actions with the Army and DTSC.

E. No later than thirty (30) days following the completion of the permitted soil disturbance activity, the permittee shall prepare and file with the Building Official, the Army and DTSC an After Action Report that shall state whether and where UXO was detected and the extent and depth of UXO response actions undertaken and completed on the property that is the subject of the permit. The After Action Report shall be in the form provided in Exhibit "A" and shall include site maps to illustrate the information contained in the report. All After Action Reports prepared and filed in accordance with this Chapter shall be deemed public records.

F. In consideration for the issuance of a permit and project approval, permittee shall defend at its sole expense any action or proceeding brought against the County and its Agents, Officers, and employees because of the approval of said permit. In further consideration for the issuance of a permit and project approval, the permittee shall indemnify and hold harmless from any liability the County and its agents, officers and employees and reimburse the County for any expenses incurred resulting from or in connection with the approval of the project including any claim, suit or legal proceeding and any and all related litigation costs, court costs, and attorneys' fees which the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this Subsection.

G. The Building Official shall mail a notice of permit approval to the Army, DTSC, and all owners of property within three hundred (300) feet of the real property that is the subject of the permit application. (Ord. 5012 § 1 (part), 2005)

### **16.10.070 Term of permit.**

Every permit issued by the Building Official under the provisions of this Chapter shall expire if the work authorized by such permit is not commenced within one hundred twenty (120) days from the date of such permit, or if the work authorized by such permit is commenced and then suspended or abandoned for a period of thirty (30) days, unless such suspension is approved by the Building Official. Before such work can be recommenced, a new permit shall first be obtained, and the fee therefor shall be as established from time to time by the Board of Supervisors for a new permit for such work, provided no changes have been made or will be made in the original plans and specification for such work. (Ord. 5012 § 1 (part), 2005)

### **16.10.080 Exceptions to permit conditions.**

Following consultation with and approval by DTSC, the Board of Supervisors may, upon a finding that the requirements of Section 16.10.060(C) are no longer necessary, designate by ordinance or resolution any district as a Limited Control District and/or no longer subject to the provisions of this Chapter. The holder of any permit issued for any Limited Control District shall not be subject to Section 16.10.060(C). (Ord. 5012 § 1 (part), 2005)

### **16.10.090 Performance bond.**

Upon a finding by the Building Official that a permit should be issued for excavation or grading on the proposed site, a surety bond, in the form prescribed by the Monterey County Code Section 16.08.290, conditioned upon the faithful performance and completion of the permitted excavation activity, shall be filed with the County. Such surety shall be executed in favor of the County and shall be maintained in an

## **Monterey County Code Chapter 16.10**

amount prescribed by the Building Official sufficient to ensure the completion of the ordnance remediation and excavation of the site as prescribed in the approved permit. (Ord. 5012 § 1 (part), 2005)

### **16.10.100 Amendment to permits.**

Request for amendments to an approved excavation permit may be submitted to the Building Official at any time, detailing proposed changes from the original permit. Deviations from the original permit shall not be undertaken until such amendment has been approved by the County in writing. Amendments to an approved permit shall be approved by the same procedure as prescribed for the approval of the original excavation permit. (Ord. 5012 § 1 (part), 2005)

### **16.10.110 Appeals.**

Any person aggrieved by any determination of the Building Official in exercise of the authority granted in this Chapter shall have the right to appeal pursuant to Monterey County Code Sections 16.08.460 through 16.08.510, inclusive. (Ord. 5012 § 1 (part), 2005)

### **16.10.120 Notification to property owners and other land users.**

A. The County shall notify the owners of property designated as Ordnance Remediation Districts, and those utilities known to be providing service within the County, of the requirements of this Chapter and provide those persons with the Safety Alert—Ordnance and Explosives at Former Fort Ord, as identified in Section 16.10.060(B), above. The County shall annually notify the owners of said property as shown on the equalized tax rolls of the requirements of this Chapter and provide those persons with a copy of the notice. Failure of any owner, occupant or user of such land to receive said notification shall not relieve them from responsibility for compliance with this Chapter.

B. All owners, occupants or users of land subject to this Chapter, including utilities, shall notify any subsequent owners, assigns, lessees or users of such land of the requirements of this Chapter. Notification shall be made prior to transfer of the property in question.

C. All persons identified in Subsection 16.10.120(A) above shall deliver, at least annually, a copy of the notice to everyone whose work at UXO sites includes disturbing soil and shall explain the contents thereof to those persons. (Ord. 5012 § 1 (part), 2005)

### **16.10.130 Revision of Chapter.**

This Chapter shall not be revised without prior written notice to the DTSC. (Ord. 5012 § 1 (part), 2005)



## **EXHIBIT D**

Municipal Code Chapter 15.34, titled "*Digging and Excavation on the Former Fort Ord*". Chapter 15.34 prohibits excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit.

**EXHIBIT D**

## City of Seaside Municipal Code

### Title 15 BUILDINGS AND CONSTRUCTION

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#### Chapter 15.34 DIGGING AND EXCAVATION ON THE FORMER FORT ORD

- 15.34.010 Citation and authority.
- 15.34.020 Purpose and intent.
- 15.34.030 General.
- 15.34.040 Designation and applicability.
- 15.34.050 Excavation and digging restrictions.
- 15.34.060 Permit requirements.
- 15.34.070 Permit procedure.
- 15.34.080 Term of permit.
- 15.34.090 Exceptions.
- 15.34.100 Performance bond.
- 15.34.110 Amendments to permits.
- 15.34.120 Appeals.
- 15.34.130 Notification to property owners and other land users.
- 15.34.140 Revision of chapter.

##### **15.34.010 Citation and authority.**

The ordinance codified in this title is adopted to establish a regulatory framework for subsequent agreements between the city of Seaside (“city”), the redevelopment agency of the city of Seaside (“City RDA”), the Fort Ord Reuse Authority (“FORA”) and the California environmental protection agency, department of toxic substances control (“DTSC”) related to digging and excavation on approximately one thousand five hundred eighty-one acres of the former Fort Ord military installation (“Fort Ord”) that are known or suspected to be contaminated with ordnance and explosives (“OE”) (Exhibit “A”). This chapter may be cited as the “Ordnance Remediation District Regulations of the City.” (Ord. 924 (part), 2004).

##### **15.34.020 Purpose and intent.**

The United States Army (“Army”) is in the process of transferring portions of the former Fort Ord to the city. Some parcels of the former Fort Ord were contaminated with OE, which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of OE to its standard. Even following the Army’s completion of OE response activities, it is possible that some OE materials may remain on those parcels. The DTSC has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all OE has been cleared and it will require a land use covenant to be recorded with the Monterey county recorder on these parcels to provide additional controls and restrictions to protect the public health and safety. The city will also enter into an agreement with DTSC to provide additional safety measures, reporting, etc. (Ord. 924 (part), 2004).

##### **15.34.030 General.**

The city council finds and determines that those properties formerly included within the Fort Ord military installation which are suspected of containing OE require special standards and procedures for digging and excavation in addition to those contained in the Building and Construction Code, to ensure that:

## City of Seaside Municipal Code

- A. Neither digging or excavation nor development of such properties occurs until ordnance or explosive remediation thereon is completed;
- B. Potential purchasers or developers of sites which may contain OE and those persons whose work at such sites includes disturbing soil, are aware of the potential that OE may be located on these properties and are aware of the requirements for OE precautions prior to any digging, excavation or ground disturbance thereon; and
- C. DTSC should be continuously involved in the establishment of controls for those properties because it has statutory oversight responsibility with respect to hazardous substance response actions. (Ord. 924 (part), 2004).

### 15.34.040 Designation and applicability.

The city council, with the concurrence of DTSC, designates all real property within the city's land use jurisdiction which was formerly part of Fort Ord and which has been identified in the archives search report and supplement, dated 1997, or otherwise identified, as the possible location of unexploded ordnance or explosives as an "ordnance remediation district" ("District"). Such district is depicted on the map included as Exhibit "A" to this chapter and includes all areas on the map that are within map legend designations "OE sites in Seaside" and "first tee boundary," except those OE areas located within map legend designation "parcels retained by DOD."

- A. Such district shall be depicted on the city zoning map by an "ORD" suffix to indicate the existence of ordnance precaution remediation obligations on such property. The city shall notify DTSC of any change in the permitted land uses in the district within thirty days after it adopts any change.
- B. The regulations in this chapter shall apply throughout the district and shall be in addition and subject to all provisions of the Municipal Code including Title 17 -- Zoning and Title 15 -- Building and Construction, Chapter 15.32 -- Standards to Control Excavation, Grading, Clearing and Erosion. (Ord. 924 (part), 2004).

### 15.34.050 Excavation and digging restrictions.

It is unlawful for any person, including utilities, to engage in any of the following activities on any property located within a district unless that person is acting pursuant to a valid permit issued pursuant to this chapter: excavation, digging, development or ground disturbance of any type involving the displacement of ten cubic yards or more of soil. (Ord. 924 (part), 2004).

### 15.34.060 Permit requirements.

An owner or user of real property located within the district who desires to conduct the activities described in Section 15.34.050 of this chapter shall apply to the director of community development for a permit. The application shall be on a form approved by the city, may be combined with an application for grading pursuant to Chapter 15.32 of this code, shall be signed by the permit applicant, and shall contain the following information:

- A. A description of any previous OE excavation or removal activity conducted other than by the Army on the property whose soil is proposed to be excavated, moved or graded;
- B. A description of the property, whose soil is proposed to be excavated, moved or graded. The description shall include a drawing with dimensions to a scale which sets forth the

## City of Seaside Municipal Code

- size and details of all proposed excavation activity, including any proposed cut and fill, trenching, well drilling, mineral excavation, post hole drilling, or other activity of any sort whenever the applicant proposes to disturb ten cubic yards or more of soil;
- C. A statement that the person submitting the application acknowledges liability if the person removes any detected unexploded ordnance or otherwise violates this chapter and/or the permit. The Army will continue to have the liability to remove any ordnance items found. The person submitting the application is responsible to follow the procedures for notification of DTSC and the Army upon finding an ordnance item set out in Section 15.34.070 of this chapter;
  - D. A statement by the person submitting the application that he or she has, within the preceding twelve months, delivered a copy of the safety alert required by Section 15.34.130 of this chapter to everyone whose work at the property described in subsection B of this section includes disturbing soil;
  - E. Any other information which the director of community development may require as pertinent to the determination of the adequacy of the proposed plan;
  - F. Payment of the permit fee, as established by the city council, at the time of filing the application for the permit. (Ord. 924 (part), 2004).

### 15.34.070 Permit procedure.

The director of community development shall review the permit application and shall approve the permit unless evidence is available which indicates that the proposed grading or excavation will create an undue risk to the health and safety of the public at large. Prior to acting on any such permit, the director of community development, in his or her sole discretion, may set and conduct a public hearing for the purpose of receiving comments on the proposed grading and excavation. Any permit issued hereunder shall be subject to the following conditions:

- A. All excavation and grading shall be performed solely in accordance with the permit approved by the city and in accordance with the permit as issued by the city;
- B. Prior to movement of any soil on any property located within the district, the permittee or designee shall personally deliver to each person who intends to work on the property described in the permit the Safety Alert -- Ordnance and Explosives at former Fort Ord which is referenced hereto as Exhibit "C," and explain to each such person the information set forth in that notice;
- C. The permittee may not move or disturb any soil unless the permittee is in compliance with the requirements placed on the property by an agreement executed between the city, the city RDA, FORA and DTSC. The agreement shall, as a minimum, include OE construction support ("construction support") and shall be attached to and become a part of any permit issued pursuant to this chapter;
- D. The permittee shall cease soil disturbance activities upon discovery of any suspected unexploded ordnance. The permittee shall notify the Seaside police department, the Directorate of Law Enforcement at the Presidio of Monterey, the Army and DTSC of any suspected unexploded ordnance discovered during any excavation or soil removal immediately upon discovery. The permittee shall coordinate appropriate response actions with the Army and DTSC;
- E. No later than thirty days following the completion of the permitted soil disturbance activity, the permittee shall prepare and file with the director of community development, the Army and DTSC an after action report that shall state whether and where OE was

## **City of Seaside Municipal Code**

detected and the extent and depth of OE response actions undertaken and completed on the property that is the subject of the permit. The after action report shall be in the form provided as referenced in Exhibit "B" and shall include site maps to illustrate the information contained in the report. All after action reports prepared and filed in accordance with this chapter shall be deemed public records;

- F. The permittee agrees that as a condition of issuance of a permit to defend at its sole expense, indemnify and hold harmless from any liability the city, and reimburse the city for any expenses incurred resulting from or in connection with the approval of the project including any claim, suit or legal proceeding. The city may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this subsection. (Ord. 924 (part), 2004).

### **15.34.080 Term of permit.**

The permit shall be valid for one year from the date it is issued. (Ord. 924 (part), 2004).

### **15.34.090 Exceptions.**

Following consultation with and approval by DTSC, the city council may, upon a finding that the requirements of Section 15.34.070(C) are no longer necessary, designate by resolution any portion of the district as a "limited control district" and/or no longer subject to the provisions of this chapter. The holder of any permit issued for any limited control district shall not be subject to Section 15.34.070(C). (Ord. 924 (part), 2004).

### **15.34.100 Performance bond.**

Upon a finding by the director of community development that a permit should issue for excavation or grading on the proposed site, the director of community development may require that a surety bond, lien or other security guarantee conditioned upon the faithful performance and completion of the permitted excavation activity be filed with the city. Such surety shall be executed in favor of the city and shall be maintained in an amount prescribed by the director of community development sufficient to ensure the completion of the excavation of the site as prescribed in the approved permit. (Ord. 924 (part), 2004).

### **15.34.110 Amendments to permits.**

Request for amendments to an approved excavation permit may be submitted to the director of community development at any time, detailing proposed changes from the original permit. Deviations from the original permit shall not be undertaken until such amendment has been approved by the city in writing. Amendments to an approved permit shall be approved by the same procedure as prescribed for the approval of the original excavation permit. (Ord. 924 (part), 2004).

### **15.34.120 Appeals.**

Any person aggrieved by any determination of the director of community development in exercise of the authority granted in this chapter shall have the right to appeal to the city council.

## **City of Seaside Municipal Code**

Any appeal setting forth the contested decision and the reasons for contesting same must be filed within ten working days after the posting of the director of community development's decision at the places designated by Section 1.08.020 of this code. The city council shall render its decision within sixty days following the filing of the notice of appeal. The council may affirm, reverse or modify the decision of the director of community development. The council action shall be final upon issuance of its decision. (Ord. 924 (part), 2004).

### **15.34.130 Notification to property owners and other land users.**

- A. The city shall notify the owners of property designated as ordnance remediation districts and those utilities known to be providing service within the city, of the requirements of this chapter and provide those persons with the Safety Alert -- Ordnance and Explosives at Former Fort Ord, which is referenced hereto as Exhibit "C." The city shall annually notify the owners of the property as shown on the equalized tax rolls of the requirements of this chapter and provide those persons with a copy of the notice. Failure of any owner, occupant or user of such land to receive the notification shall not relieve that person from responsibility for compliance with this chapter.
- B. All owners, occupants or users of land subject to this chapter, including utilities, shall notify any subsequent owners, assigns, lessees or users of such land of the requirements of this chapter. Notification shall be made prior to transfer of the property in question.
- C. All persons identified in subsection A of this section shall deliver, at least annually, a copy of the safety alert to everyone whose work at OE sites includes disturbing soil and shall explain the contents thereof to those persons. (Ord. 924 (part), 2004).

### **15.34.140 Revision of chapter.**

This chapter shall not be revised without prior written notice to the DTSC. (Ord. 924 (part), 2004).

Exhibit A

Ordnance Remediation ("ORD") District Map

The Ordnance Remediation District includes all areas on the following map that are designated "OE Sites in Seaside" and "First Tee Boundary", except those OE areas located within areas designated "Parcels Retained by DOD"







Exhibit B

City of Seaside  
OE Construction Support After Action Report Form

1. Date \_\_\_\_\_.
2. Date Soil Disturbance occurred \_\_\_\_\_.
3. Were OE items or items suspected to be OE items found during the period of excavation?

No \_\_\_\_ If no, please skip to No. 7 below.

Yes \_\_\_\_ Please continue, and complete Part A of the attached Ordnance and Explosives Incident Reporting Form and deliver to the Presidio of Monterey Police Department.

4. Describe the OE items and suspected OE items below. If necessary, attach additional sheet.

Description of item found. Include whether the item was live, or whether the item was suspected OE, and proven not to be.	Depth below original round surface at which the item was found.	GPS coordinated of the item

5. Attach a site map with GPS coordinates describing items listed in #4 above.
6. Describe the final disposition of the items found.
7. By my signature below, I certify that the above information is true.

\_\_\_\_\_  
(Signed and dated by the UXO technician)

Exhibit C

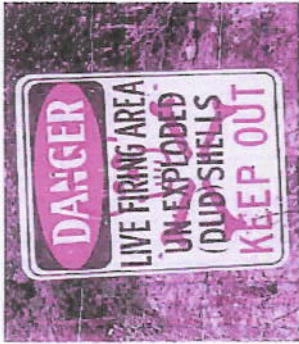
Safety Alert – Ordnance and Explosives at Former Fort Ord

## DANGER

Areas where unexploded ordnance may be present are posted with DANGER signs. Do not enter areas where you see signs like the ones below. Off-road vehicular traffic is prohibited on the former Fort Ord.

## PELIGRO

Las zonas donde podría estar presente material de artillería que aún no ha explotado están marcadas con letreros de PELIGRO. No entre en zonas donde vea letreros como los que se muestran abajo. El tráfico automotor fuera de la vía principal está prohibido en el antiguo Fort Ord.



If you have questions regarding the ordnance and explosives cleanup at the former Fort Ord, please contact:

Si tiene preguntas relacionadas con los armamentos y la erradicación de explosivos en el antiguo Fort Ord, por favor póngase en contacto con:

Directorate of Environmental and Natural Resources  
Management at the Presidio of Monterey (831) 242-7924

## SAFETY ALERT

### Ordnance and Explosives at former Fort Ord

If you discover any object that resembles those shown inside this brochure

#### DO NOT TOUCH IT!

Instead, **MARK THE LOCATION**, and **CALL THE FEDERAL POLICE**

at (831) 242-7851 or 242-7852 to report what you've found.

## ALERTA DE SEGURIDAD

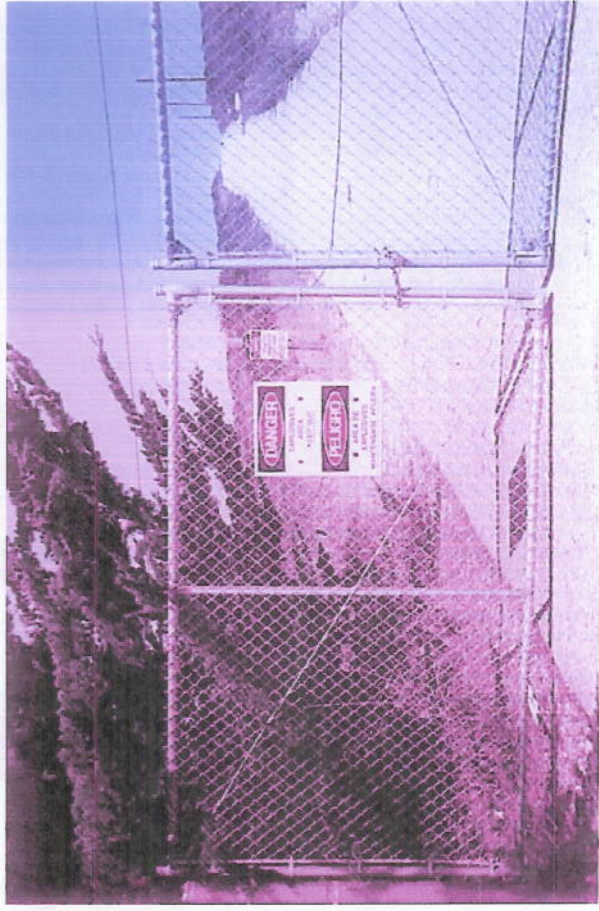
### Material de artillería y explosivos en el antiguo Fort Ord

Si descubre cualquier objeto que se asemeje a los que se muestran en este folleto

#### ¡NO LO TOQUE!

En su lugar, **MARQUE LA UBICACIÓN**, y **LLAME A LA POLICÍA FEDERAL**

al (831) 242-7851 ó 242-7852 para reportar lo que encontró.





# HISTORY

As an active U.S. Army post, Fort Ord's mission was to train soldiers to protect the interests of the United States. An important part of the mission was infantry and artillery training. As a result of this training, unexploded ordnance remains on portions of the now-closed Fort Ord.

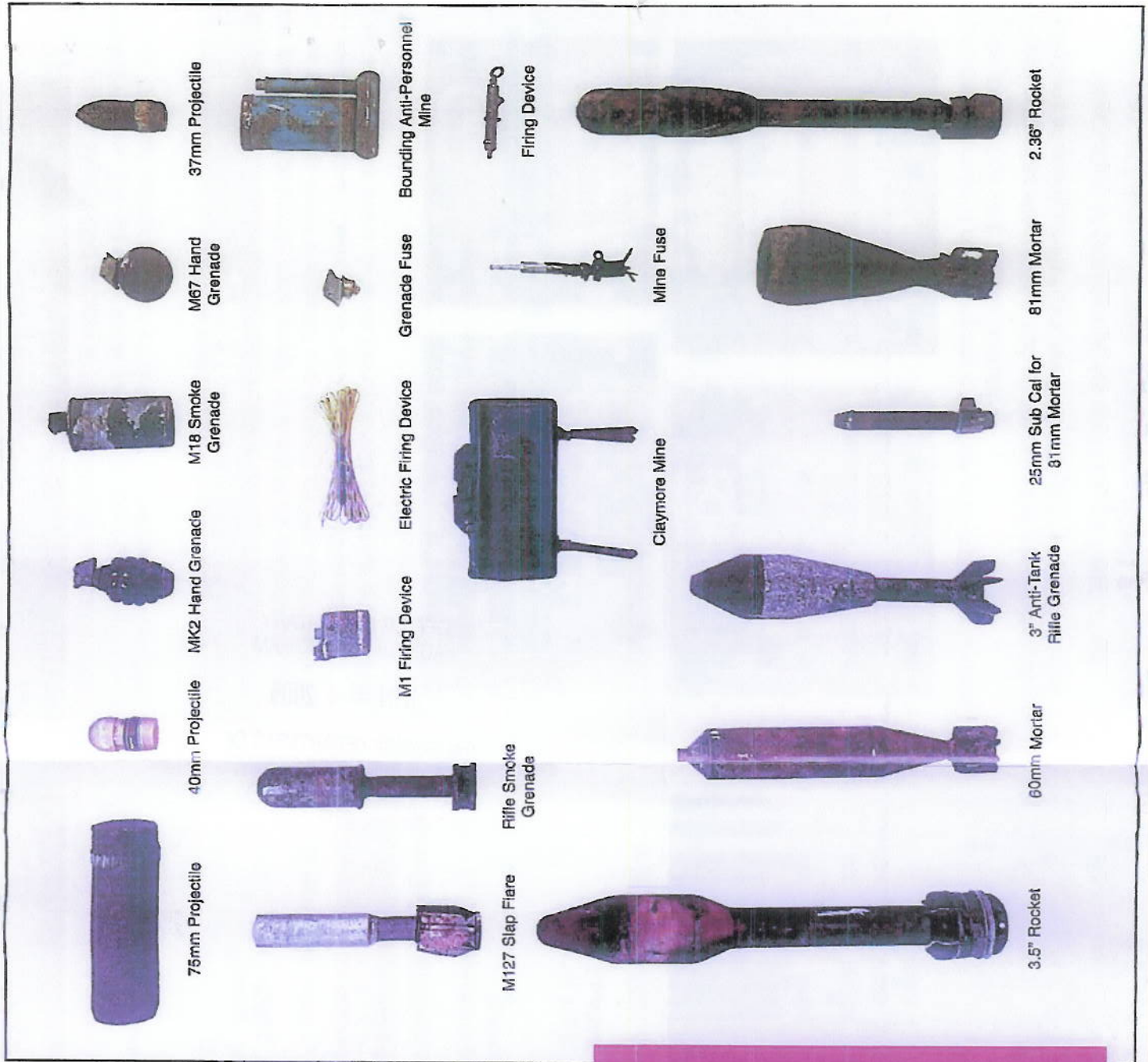
After reviewing the records of past training activities, the Army identified areas where ordnance may still remain and began conducting investigations and removing ordnance from those areas. Cleanup of all identified areas will not be completed for many years.

If you find an object (or even a piece of one) that resembles those shown in the photograph—

**Don't Touch It**  
**Mark the Location**  
**Call the Federal Police**  
 at (831) 242-7851 or 242-7852

Si descubre cualquier objeto que se asemeje a los que se muestran en este photographia—

**¡NO LO TOQUE!**  
**MARQUE LA UBICACIÓN**  
**LLAME A LA POLICÍA FEDERAL**  
 al (831) 242-7851 ó 242-7852.



Stephen L. Vagnini  
Monterey County Recorder  
Recorded at the request of  
**Chicago Title**

CRMELISSA  
5/08/2009  
8:00:00

RECORDING REQUESTED BY:

U. S. Army Corps of Engineers  
Real Estate Division, ATTN: CESP-K-RE-MC  
1325 J Street  
Sacramento, CA 95814-2922

DOCUMENT: **2009028281**



Titles: 1/ Pages: 40

Fees.....  
Taxes....  
Other...  
AMT PAID \_\_\_\_\_

WHEN RECORDED, MAIL TO:

ATTN: Anthony J. Landis, P.E.  
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

(Space Above This Line For Recorder's Use Only)

**COVENANT TO RESTRICT USE OF PROPERTY  
ENVIRONMENTAL RESTRICTION**

**CITY OF SEASIDE – MUNITIONS AND EXPLOSIVES OF CONCERN  
FORT ORD REUSE AUTHORITY (FORA) EARLY TRANSFER PARCELS**

Re: This Covenant and Agreement (“Covenant”) is for a portion of the former Fort Ord consisting of contiguous Parcels E18.1.1, E18.1.3, E18.4, E20c.2, E23.1, E23.2, E24, and E34 (the “Property”). The Property is described in the Finding of Suitability for Early Transfer (FOSET), Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume) (FOSET 5). Portions of the Property lie within one or more “Munitions Response Sites” (MRSs). The Property, described below and shown on Exhibit A, is within the jurisdiction of the City of Seaside, California.

This Covenant is made by and among The United States of America acting by and through the United States Department of the Army (also referred to herein as the “Covenantor”), the current owner of the herein described real property located in the County of Monterey, State of California, shown on Exhibit A and described in Exhibit B, attached hereto and incorporated herein by this reference (the “Property”), and the State of California acting by and through the Department of Toxic Substances Control (“Department”).

The United States Environmental Protection Agency (U.S. EPA) placed Fort Ord on the National

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
City of Seaside Group Parcels E18.1.1, E18.1.3, E18.4, E20c.2, E23.1, E23.2, E24, and E34

Priorities List (Superfund) in 1990. All of the former Fort Ord facility is subject to the requirements of the federal Comprehensive Environmental Compensation and Liability Act (“CERCLA”). The entire Property is undergoing the CERCLA remediation process, which will not be completed prior to transfer of the Property. Because the Covenantor intends to transfer this Property to the Fort Ord Reuse Authority (“FORA”) prior to the end of the CERCLA remediation process, and FORA has agreed to receive the Property under those conditions, such transfer must be pursuant to the CERCLA Section 120(h)(3)(C) “early transfer process”. CERCLA Section 120(h)(3)(A)(ii)(I) requires a separate federal deed covenant from the Covenantor warranting that all remedial action necessary to protect human health and the environment, with respect to any substances remaining on the Property, has been taken before the date of the transfer. The required covenant may be deferred when the federal deed or other agreements contain response action assurances, as specified in CERCLA Section 120(h)(3)(C)(ii)(I-IV), that:

1. Ensure the Property is suitable for the use intended by the transferee;
2. Use restrictions are in place to ensure the protection of human health and the environment;
3. Use restrictions will also ensure that transfer will not disrupt remedial activities; and
4. The federal deed or other agreements also contain an assurance from the Army that it will request adequate funds to address schedules for investigation and completion of all actions necessary to support the subsequent issuance of the required CERCLA 120(h)(3)(A)(ii)(I) covenant.

The Covenantor’s statutory authority for transferring this Property is the Defense Base Closure and Realignment Act of 1990 (P.L. 101-510, Title XXIX), as amended. As a part of the early transfer, the Covenantor issued FOSET 5 on November 15, 2007.

Pursuant to California Civil Code Section 1471, the Department has determined this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence of hazardous materials, as defined in the California Health and Safety Code Section 25260(d).

The Covenantor and the Department, collectively referred to as the “Parties”, hereby agree that the use of the Property will be restricted as set forth in this Covenant.

## **ARTICLE I**

### **STATEMENT OF FACTS**

1.01 The Property, consisting of eight (8) contiguous parcels and totaling approximately 598.403 acres, is more particularly depicted in Exhibit A and described in Exhibit B. The Property is located on the former Fort Ord, California and within the jurisdiction of the City of Seaside, California. The Property is summarized in the table below.

Parcel Number	Acres	Name on Legal Description in Exhibit B	Intended Reuse
E18.1.1	175.455	Parcel B, EDC E18.1.1, E18.1.3, E18.4, E20c.2	Veterans' Cemetery
E18.1.3			Residential
E18.4			Water Tank
E20c.2			Residential
E23.1	127.687	Parcel A, EDC E23.1 & E23.2	Right-of-way / Eucalyptus Road / Retail
E23.2			Right-of-way / Eucalyptus Road / Residential
E24	295.261	EDC Parcels E24 & E34	Right-of-way / General Jim Moore Boulevard /
E34			Residential

1.02 The Property includes all or portions of several Munitions Response Sites (MRSs) that have been evaluated for the presence of Munitions and Explosives of Concern (MEC). Based on a review of existing records and available information, as described in FOSET 5, there is evidence MEC are or may be present on the Property.

1.03 The Army and FORA entered into an Environmental Services Cooperative Agreement (ESCA), effective March 30, 2007, under which the Army will provide funds for FORA to conduct all response actions for the Property and obtain regulatory closure, except for those responsibilities the Army has retained.

1.04 The remedial action will be conducted pursuant to the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord between FORA, the U.S. EPA, and the Department, finalized on April 18, 2007. After all remedial actions are completed, the U.S. EPA, with consultation with the Department, will issue a Certificate of Completion.

1.05 The City adopted Ordinance No. 924, entitled "Digging and Excavation on the Former Fort Ord" amending the Municipal Code to add Chapter 15.34, which addresses the potential MEC risk by prohibiting excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit. A copy of Municipal Code Chapter 15.34 is attached to this Covenant as Exhibit C.

1.06 The Parties recommend reasonable and prudent precautions be taken when conducting intrusive operations, including providing the Army's MEC recognition and safety training, or equivalent, to any persons conducting such activities. In accordance with the Army's Fort Ord Munitions Response Site Security Program, dated April 2005, the Army offers MEC recognition and safety training to any persons conducting intrusive activities on the former Fort Ord. This training includes identification of MEC that might be found, the safety and notification procedures to follow if suspected MEC is found, and the distribution and explanation of "Safety Alert" brochures.

1.07 The Fort Ord Reuse Plan land use concept for Parcels E18.1.1, E18.4 and E23.1 does not include potential sensitive land uses, including residential, hospital, school or day care. Such uses are restricted as set forth in this Covenant.



1.08 The Fort Ord Reuse Plan land use concept for Parcels E18.1.3, E20c.2, E23.2, E24 and E34 includes residential. Such use is restricted as set forth in this Covenant.

1.09 Pursuant to FOSET 5, all buildings on Parcels E18.1.1, E18.1.3, E18.4, E23.1, E23.2, E24, and E34, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The FOSET provides that the federal deed include residential occupancy restrictions on these buildings until the Owner has performed, at its sole expense, the abatement required by all applicable federal, state and local laws pertaining to lead based paint and lead based paint hazards.

## ARTICLE II

### DEFINITIONS

2.01 AOC. "AOC" means the Administrative Order on Consent (AOC) for Cleanup of Portions of the Former Fort Ord between FORA, the U.S. EPA and the Department.

2.02 City. "City" means the City of Seaside.

2.03 County. "County" means the County of Monterey.

2.04 Covenantor. "Covenantor" means the United States of America acting through the Department of the Army.

2.05 Department. "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.06 FORA. "FORA" means the Fort Ord Reuse Authority and includes its successor entities, if any.

2.07 FOSET 5. "FOSET 5" means Finding of Suitability for Early Transfer, Former Fort Ord, California, Environmental Services Cooperative Agreement (ESCA) Parcels and Non-ESCA Parcels (Operable Unit Carbon Tetrachloride Plume).

2.08 Jurisdictions. "Jurisdictions" means the County of Monterey, the City of Del Rey Oaks, the City of Marina, the City of Monterey, the City of Seaside, California State University Monterey Bay, University of California Santa Cruz, and Monterey Peninsula College.

2.09 MEC. "MEC" means Munitions and Explosives of Concern, which are 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. For the purposes of the basewide Military Munitions Response Program (MMRP) being conducted for the former Fort Ord, MEC does not include small arms ammunition (i.e. ammunition without projectiles containing explosives, other than tracers, that is .50 caliber or smaller, or for shotguns).

2.10 Owner. "Owner" means the Covenantor's successors in interest, and their successors in interest, including heirs and assigns, during their ownership of all or any portion of the Property.

2.11 Occupant. "Occupant" means Owners and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property after the Covenantor has conveyed the Property.

2.12 U.S. EPA. "U.S. EPA" means the United States Environmental Protection Agency.

### ARTICLE III

#### GENERAL PROVISIONS

3.01 Restrictions to Run with The Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as "Restrictions"), subject to which the Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every Restriction: (a) runs with the land pursuant to Health and Safety Code Sections 25222.1, and 25355.5(a)(1)(c), and Civil Code Section 1471; (b) inures to the benefit of the Department and passes with each and every portion of Property; (c) is for the benefit of, and is enforceable by, the Department; and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.02 Binding upon Owners/Occupants. Pursuant to Health and Safety Code Sections 25222.1 and 25355.5(a)(1)(C) and Civil Code Section 1471, this Covenant binds all Owners and Occupants of the Property, and their heirs, successors, and assignees, and their agents, employees, and lessees. Pursuant to Civil Code Section 1471, all successive Owners and Occupants of the Property are expressly bound hereby for the benefit of the Department.

3.03 Accompaniment to Deeds and Leases. This Covenant shall accompany all deeds and leases for any portion of the Property.

3.04 Conveyance of Property. The immediate past Owner shall notify the Department of the conveyance of the Property and the name and address of the new Owner within one year of such conveyance. This requirement will be deemed satisfied if the annual reporting agreed to for the Property in the Memorandum of Agreement (MOA) described in Paragraph 5.01 has been completed for the year the conveyance occurred. The Department shall not have, by reason of this Covenant, authority to approve, disapprove, or otherwise affect any proposed conveyance, except as otherwise provided by law, by administrative order, or by a specific provision of this Covenant.

3.05 Costs of Administering this Covenant. The Department has incurred and will in the

future incur costs associated with the administration of this Covenant. Pursuant to California Code of Regulations, title 22, section 67391.1(h), the Department's costs associated with the administration of this Covenant must be paid. The Department has entered into a Memorandum of Agreement (MOA) dated February 27, 2008 with FORA and the Jurisdictions to pay the Department's costs associated with Covenants at the former Fort Ord. The MOA provides that the Department's costs associated with administering this and other Covenants will be paid by FORA until FORA ceases to exist, and then by the County thereafter. Cost recovery may also be pursued by the Department under CERCLA, Health and Safety Code Section 25360, or any other applicable state or federal statute or common law. Pursuant to the MOA, the Department will invoice FORA and the County for the Department's costs on a quarterly basis.

## **ARTICLE IV**

### **RESTRICTIONS**

#### **4.01 Prohibited Uses Prior to Certification of Completion of Remedial Action under the AOC.**

- (a) Except as provided below, Parcels E18.1.1, E18.1.3, E18.4, E20c.2 and the portions of Parcels E24 and E34 outside the historical boundaries of the Impact Area, shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC. This Restriction is not intended to limit use of existing public access roadways within the Property, including the limited use(s) associated with special events; provided that the use of roadways may be limited or restricted, as necessary, to provide the required minimum separation distance employed during intrusive MEC response actions, and in connection with prescribed burns that may be necessary for the purpose of MEC removal in adjacent areas.
- (b) Parcels E23.1, E23.2 and the portions of Parcels E24 and E34 inside the historical boundaries of the Impact Area shall not be used for any purposes other than activities associated with the investigation and remediation of MEC and installation of utilities and roadways until the U.S. EPA, in consultation with the Department, has certified the completion of remedial action in accordance with Section 58 of the AOC.
  - (1) Unauthorized personnel shall not be allowed access to the Property.
  - (2) Personnel authorized to access the Property shall:
    - i. Be provided MEC recognition training and a briefing on the potential explosive hazards present;
    - ii. Be either UXO qualified personnel or escorted by such personnel or by EOD personnel; and
    - iii. Coordinate with FORA's designated qualified Ordnance and Explosives Safety Specialist during activities on the Property.

**4.02 Prohibited Uses.** Continuing until this Covenant is terminated pursuant to Paragraph 6.02 herein, the Property shall not be used for any of the following purposes:

- (a) A residence, including any condominium, mobile home or factory built housing, constructed or installed for residential habitation.
- (b) A hospital (other than a veterinary hospital);
- (c) A public or private school for persons under the age of 21, except for post-secondary schools; and
- (d) A day care center for children.

4.03 Prohibited Activities/Soil Management Requirements. Prior to or after certification of completion of remedial action under the AOC, activities, including soil disturbance, in violation of the Excavation Ordinance (Exhibit C), as modified, are prohibited.

4.04 Written Notice of Presence of MEC. Prior to the sale, lease, or sublease of the Property, or any portion thereof; or the execution of a license or easement on the Property, the owner, lessor, or sub-lessor shall give the buyer, lessee, or sub-lessee written notice that there is the potential for the presence of MEC in the soil of the Property.

4.05 Access. The Department, Covenantor, and their contractors and agents shall have reasonable right-of-entry and access to the Property for inspection, monitoring, testing, sampling and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health and safety or the environment and oversee any required activities.

## **ARTICLE V**

### **IMPLEMENTATION AND ENFORCEMENT**

5.01 Implementation. Owner shall submit an annual report detailing compliance with Article IV of this Covenant, including an annual inspection, and check of county and city records. The submission of an annual report containing this information, as outlined in the MOA by FORA and the Jurisdictions, shall satisfy this requirement.

5.02 Enforcement. Failure of the Owner or Occupant to comply with any of the Restrictions specifically applicable to it shall be grounds for the Department, by reason of this Covenant, to require that the Owner or Occupant modify or remove any improvements (“Improvements” herein shall include, but are not limited to, all buildings, roads, driveways, and paved parking areas, water wells, and surface impoundments) constructed or placed upon any portion of the Property in violation of this Covenant. Violation of this Covenant shall be grounds for the Department to file civil or criminal actions against the Owner or Occupant as provided by law.

## **ARTICLE VI**

### **VARIANCE, TERMINATION AND TERM**

6.01 Variance. The Covenantor, any Owner or, with the Owner’s written consent, any Occupant of the Property, may apply to the Department for a written variance from the



To Department: 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

To U.S. EPA: 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

To FORA: Executive Officer  
Fort Ord Reuse Authority  
100 12<sup>th</sup> Street  
Marina, CA 93933-6006

Any party may change its address or the individual to whose attention a Notice is to be sent by giving written Notice in compliance with this paragraph.

7.05 Partial Invalidity. If any provision of this Covenant is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.06 Exhibits. All exhibits referenced in this Covenant are deemed incorporated into this Covenant by reference.

7.07 Section Headings. The section headings set forth in this Covenant are included for convenience and reference only and shall be disregarded in the construction and interpretation of any of the provisions of this Covenant.

7.08 Statutory References. All statutory references include successor provisions.

7.09 Representative Authority. The undersigned representative of each party to this Covenant certifies that he or she is fully authorized to enter into the terms and conditions of this Covenant and to execute and legally bind that party to this Covenant.

{Signatures follow}





NOTARY SEAL  
GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Kathleen C. Amcon

Commission Number 1628885

Date of Commission Expires 12/9/09

Place of Execution Sacramento Date 4/27/09

Signed Debra J. Smith



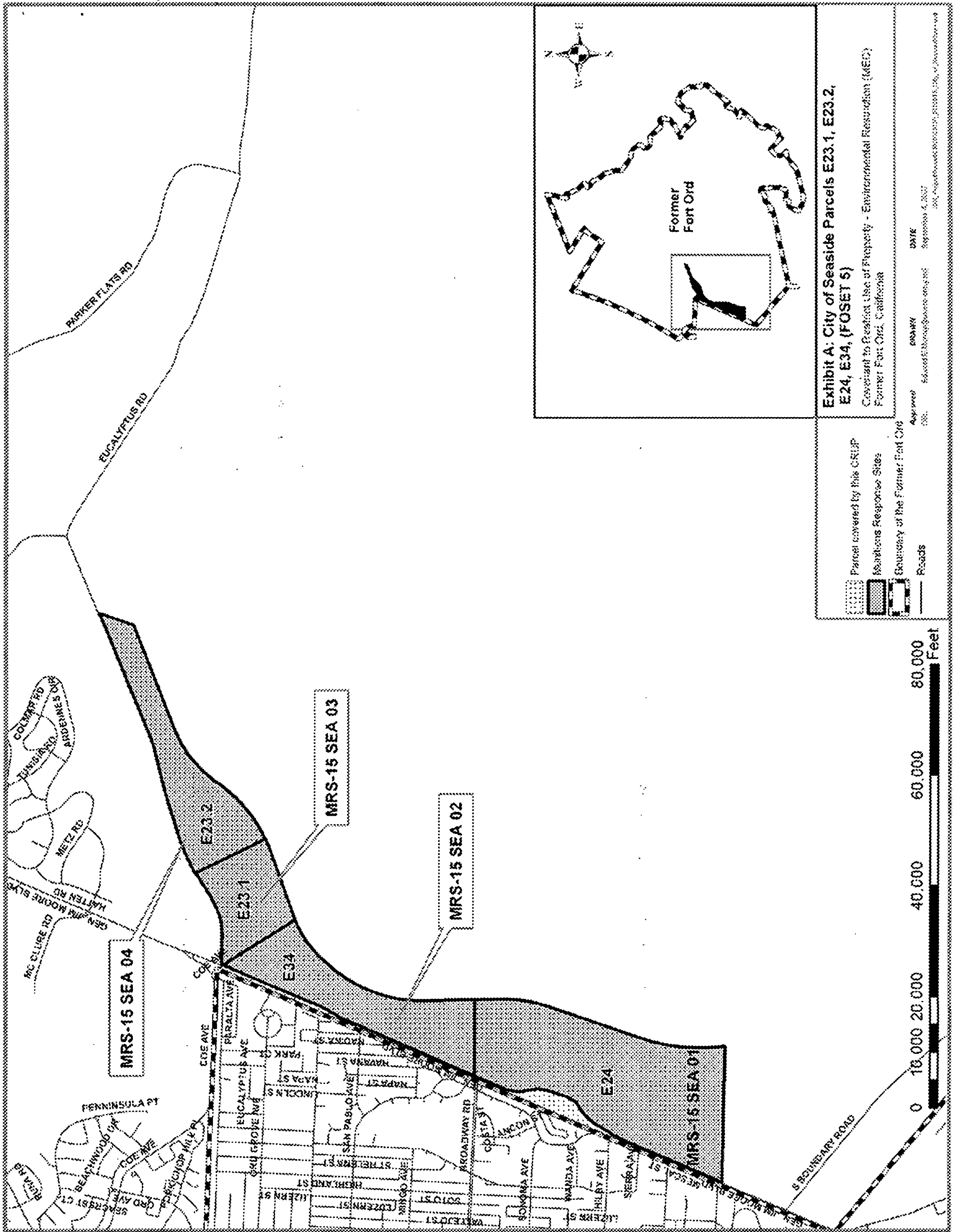
## **EXHIBIT A**

Plates showing the locations of parcels to be restricted by this covenant and the locations of Munitions Response Sites.

**EXHIBIT A**

CRUP – FOSET 5 (ESCA and OUCTP Parcels): MEC  
City of Seaside Group Parcels E18.1.1, E18.1.3, E18.4, E20c.2, E23.1, E23.2, E24, and E34





**Exhibit A: City of Seaside Parcels E23.1, E23.2, E24, E34, (FOSET 5)**  
 Covenant to Restrict Use of Property - Environmental Resursion (MER)  
 Former Fort Ord, California

- Parcel covered by this CNLUP
- Resursion Response Sites
- Boundary of the Former Fort Ord
- Roads

Approved: \_\_\_\_\_ DATE: September 4, 2007  
 By: Edward E. Monaghan, City Clerk

Scale: 1" = 10,000 Feet



## **EXHIBIT B**

Legal descriptions and records of survey of the parcels restricted by this covenant.

Notes to Exhibit B:

1. The Covenantor intends to transfer the parcels to the Fort Ord Reuse Authority (FORA).
2. FORA intends to transfer the parcels to the City of Seaside.

**EXHIBIT B**

Parcel B  
EDC E18.1.1, E18.1.3, E18.4, E20c.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE within a portion of Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at a point on the common boundary of said Parcel 1, "Seaside IV-A" and "Monterey County III", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, from which the most southerly common corner to said Parcel 1, "Seaside IV-A" and "Monterey County III" bears North 18° 59' 46" East 643.03 feet, thence from said Point of Beginning leaving said common boundary

1. South 67° 55' 10" West for a distance of 1349.12 feet; thence
2. North 23° 08' 25" East for a distance of 328.27 feet; thence
3. North 32° 56' 21" East for a distance of 191.85 feet; thence
4. North 15° 17' 52" East for a distance of 202.27 feet; thence
5. North 32° 02' 26" East for a distance of 81.20 feet; thence
6. North 55° 17' 38" East for a distance of 117.39 feet; thence
7. North 25° 17' 41" East for a distance of 86.21 feet; thence
8. North 08° 55' 19" East for a distance of 459.44 feet; thence
9. North 23° 46' 06" East for a distance of 325.93 feet; thence
10. North 09° 23' 24" East for a distance of 279.94 feet; thence
11. North 66° 58' 08" West for a distance of 344.31 feet; thence
12. North 80° 45' 00" East for a distance of 257.60 feet; thence
13. North 09° 15' 00" West for a distance of 201.11 feet; thence

Parcel B  
EDC E18.1.1, E18.1.3, E18.4, E20c.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

14. South  $80^{\circ} 45' 00''$  West for a distance of 200.81 feet; thence
15. North  $01^{\circ} 00' 07''$  East for a distance of 180.36 feet to an angle point on the common boundary of said "Seaside IV-A" and Parcel 1 "Monterey Institute of International Studies" as it is shown on that certain map recorded in Volume 19 of Surveys at Page 22; thence along said common boundary
16. North  $48^{\circ} 07' 00''$  East for a distance of 1064.32 feet; thence
17. North  $41^{\circ} 53' 00''$  West for a distance of 791.67 feet to the beginning of a tangent curve; thence
18. Along a curve to the right, through a central angle of  $30^{\circ} 00' 00''$ , having a radius of 150.00 feet, for an arc length of 78.54 feet, and whose long chord bears North  $26^{\circ} 53' 00''$  West for a distance of 77.65 feet to a point of intersection with a tangent line; thence
19. North  $11^{\circ} 53' 00''$  West for a distance of 74.90 feet to the beginning of a tangent curve; thence
20. Along a curve to the left, through a central angle of  $58^{\circ} 58' 20''$ , having a radius of 50.00 feet, for an arc length of 51.46 feet, and whose long chord bears North  $41^{\circ} 22' 10''$  West for a distance of 49.22 feet to a point of intersection with a tangent line on the southeasterly boundary of Parcel 10, as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence leaving said common boundary of "Seaside IV-A" and Parcel 1 "Monterey Institute of International Studies" and following said southeasterly boundary of Parcel 10
21. South  $70^{\circ} 51' 20''$  East for a distance of 85.39 feet; thence
22. North  $02^{\circ} 22' 00''$  East for a distance of 1023.31 feet to the beginning of a tangent curve; thence
23. Along a curve to the right, through a central angle of  $20^{\circ} 00' 00''$ , having a radius of 618.00 feet, for an arc length of 215.72 feet, and whose long chord bears North  $12^{\circ} 21' 60''$  East for a distance of 214.63 feet to a point of intersection with a non-tangential line; thence
24. North  $22^{\circ} 22' 00''$  East for a distance of 180.11 feet to the beginning of a tangent curve; thence
25. Along a curve to the left, through a central angle of  $01^{\circ} 16' 27''$ , having a radius of 812.00 feet, for an arc length of 18.06 feet, and whose long chord bears North  $21^{\circ} 43' 46''$  East for a distance of 18.06 feet to a point of intersection with a non-tangential line on the common

Parcel B  
EDC E18.1.1, E18.1.3, E18.4, E20c.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

boundary of said "Seaside IV-A" and Parcel 5, as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence leaving said southeasterly boundary of Parcel 10 and following said common boundary of "Seaside IV-A" and Parcel 5

26. South 56° 19' 00" East for a distance of 75.47 feet; thence
27. North 42° 00' 00" East for a distance of 367.65 feet to an angle point on the common boundary of said "Seaside IV-A" and Parcel 6, as it is shown on that certain map recorded in Volume 21 of Surveys at Page 83; thence leaving said common boundary of "Seaside IV-A" and Parcel 5 and following said common boundary of "Seaside IV-A" and Parcel 6
28. South 68° 35' 00" East for a distance of 295.00 feet; thence
29. South 87° 49' 30" East for a distance of 931.01 feet; thence
30. North 02° 13' 54" East for a distance of 590.93 feet; thence
31. South 87° 46' 06" East for a distance of 210.20 feet; thence
32. North 02° 13' 54" East for a distance of 238.37 feet to a point on the southerly boundary of EDC Parcel E18.2.1; thence leaving said common boundary of "Seaside IV-A" and Parcel 6 and following said southerly boundary
33. South 87° 45' 32" East for a distance of 599.31 feet to a point on said common boundary of "Seaside IV-A" and "Monterey County III"; thence leaving said southerly boundary of EDC Parcel E18.2.1 and following said common boundary
34. South 18° 59' 46" West a distance of 5994.12 feet to the POINT OF BEGINNING;

Containing an area of 175.455 acres, more or less.

This legal description was prepared by

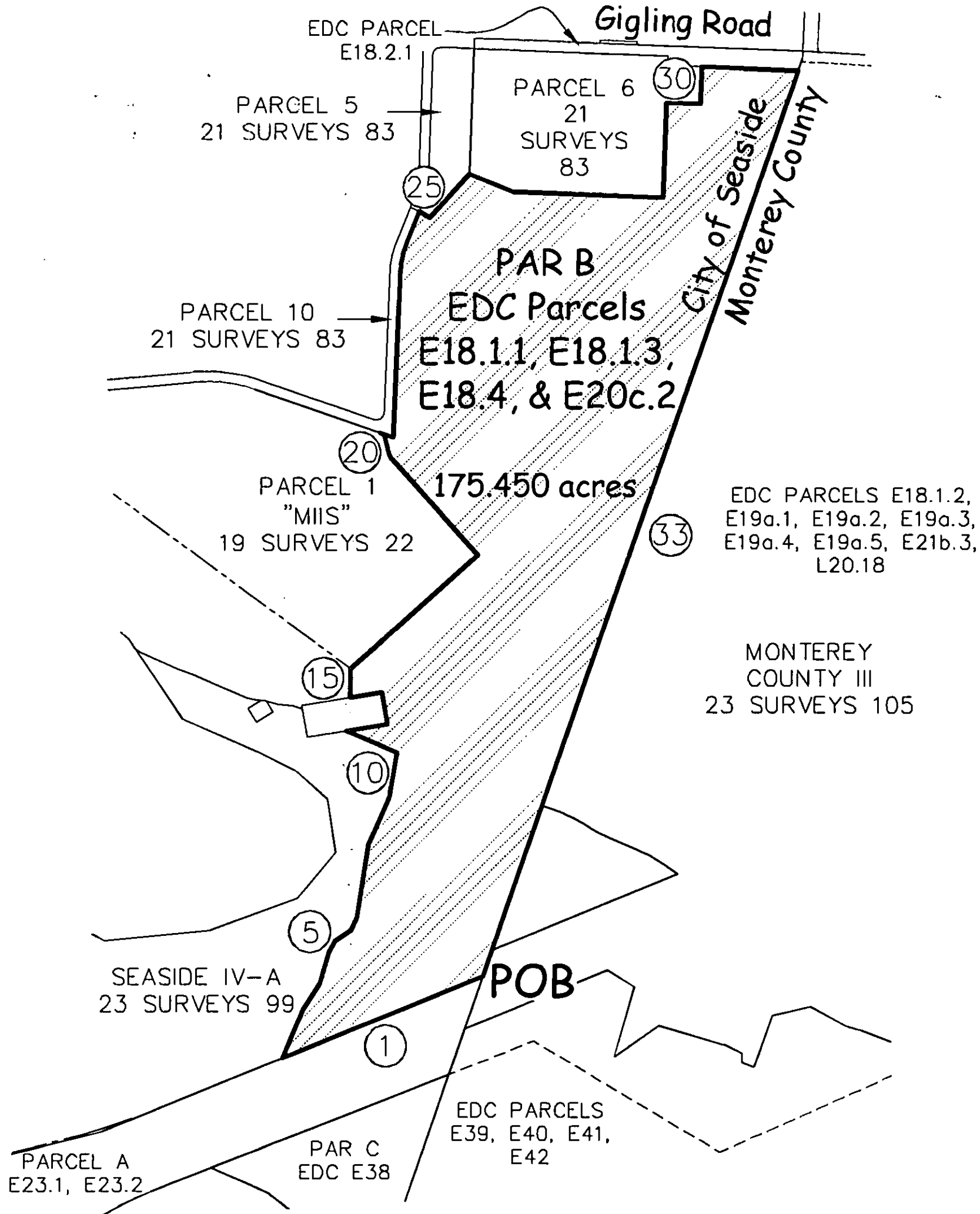
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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

**EXHIBIT**  
**of**  
**Parcel B**  
**EDC Parcels E18.1.1, E18.1.3, E18.4, E20c.2**  
**Being a Portion of**  
**Parcel 1, "Seaside IV-A" as shown on Vol. 23 of Surveys at Page 99**  
**Fort Ord FOSET 5**  
**City of Seaside Jurisdiction**  
**Lying within the Fort Ord Military Reservation**  
**as shown on Vol. 19 of Surveys at Page 1**  
**Being also within Monterey City Lands Tract No. 1**  
**Monterey County, California**



Not to Scale



Note: Course Numbers Refer to the Legal Description.



Parcel A  
EDC E23.1 & E23.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE within a portion of Parcel 1, "Seaside IV-A", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 99, being also a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being more particularly described as follows:

BEGINNING at the most southerly corner common to said Parcel 1, "Seaside IV-A" and "Monterey County III", as it is shown on that certain map recorded in Volume 23 of Surveys at Page 105, thence from said Point of Beginning along the southerly boundary of Parcel 1, "Seaside IV-A"

1. South 68° 33' 01" West for a distance of 1993.60 feet to the beginning of a tangent curve; thence
2. Along a curve to the left, through a central angle of 34° 11' 28", having a radius of 2075.00 feet, for an arc length of 1238.25 feet, and whose long chord bears South 51° 27' 17" West for a distance of 1219.96 feet to the beginning of a tangent reverse curve; thence
3. Along a curve to the right, through a central angle of 35° 52' 07", having a radius of 2535.00 feet, for an arc length of 1586.97 feet, and whose long chord bears South 52° 17' 36" West for a distance of 1561.19 feet to a point of intersection with a tangent line; thence
4. South 70° 13' 40" West for a distance of 1207.00 feet to the beginning of a tangent curve; thence
5. Along a curve to the left, through a central angle of 02° 21' 39" (shown on said map as 02° 20' 29"), having a radius of 1975.00 feet, for an arc length of 81.38 feet ( shown on said map as 80.71 feet), and whose long chord bears South 69° 02' 50" West for a distance of 81.38 feet to point of intersection with a non-tangential line at the most northeasterly corner of "Seaside IV-B" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 95; thence along the common boundary of said "Seaside IV-B" and "Seaside IV-A"
6. North 31° 56' 06" West for a distance of 1508.05 feet (shown on said map as North 31° 55' 36" West); thence leaving said common boundary
7. North 19° 26' 42" East for a distance of 17.69 feet to the beginning of a tangent curve; thence

Parcel A  
EDC E23.1 & E23.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

8. Along a curve to the right, through a central angle of  $71^{\circ} 46' 22''$ , having a radius of 30.00 feet, for an arc length of 37.58 feet, and whose long chord bears North  $55^{\circ} 19' 53''$  East for a distance of 35.17 feet to a point of intersection with a tangent line parallel with and forty feet southerly of the southerly boundary line of "Seaside III" as it is shown on that certain map recorded in Volume 23 of Surveys at Page 83 ; thence along said parallel line
9. South  $88^{\circ} 46' 56''$  East for a distance of 566.16 feet to the beginning of a tangent curve; thence
10. Along a curve to the left, through a central angle of  $24^{\circ} 54' 26''$ , having a radius of 740.00 feet, for an arc length of 321.69 feet, and whose long chord bears North  $78^{\circ} 45' 51''$  East for a distance of 319.16 feet to a point of intersection with a tangent line; thence
11. North  $66^{\circ} 18' 38''$  East for a distance of 90.01 feet to the beginning of a tangent curve; thence
12. Along a curve to the left, through a central angle of  $06^{\circ} 31' 23''$ , having a radius of 2040.00 feet, for an arc length of 232.25 feet, and whose long chord bears North  $63^{\circ} 02' 57''$  East for a distance of 232.13 feet to a point of intersection with a tangent line; thence
13. North  $59^{\circ} 47' 15''$  East for a distance of 91.01 feet to the beginning of a tangent curve; thence
14. Along a curve to the left, through a central angle of  $03^{\circ} 47' 15''$ , having a radius of 5040.00 feet, for an arc length of 333.17 feet, and whose long chord bears North  $57^{\circ} 53' 37''$  East for a distance of 333.11 feet to a point of intersection with a tangent line; thence
15. North  $56^{\circ} 00' 00''$  East for a distance of 132.41 feet to the beginning of a tangent curve; thence
16. Along a curve to the right, through a central angle of  $08^{\circ} 24' 41''$ , having a radius of 960.00 feet, for an arc length of 140.93 feet, and whose long chord bears North  $60^{\circ} 12' 21''$  East for a distance of 140.81 feet to a point of intersection with a tangent line; thence
17. North  $64^{\circ} 24' 41''$  East for a distance of 87.67 feet to the beginning of a tangent curve; thence
18. Along a curve to the right, through a central angle of  $08^{\circ} 11' 30''$ , having a radius of 3460.00 feet, for an arc length of 494.68 feet, and whose long chord bears North  $68^{\circ} 30' 26''$  East for a distance of 494.26 feet to a point of intersection with a tangent line; thence

Parcel A  
EDC E23.1 & E23.2  
FOSET 5  
City of Seaside  
Fort Ord Military Reservation  
Monterey County, California

19. North 72° 36' 11" East for a distance of 539.15 feet to the beginning of a tangent curve; thence
20. Along a curve to the right, through a central angle of 02° 58' 02", having a radius of 4960.00 feet, for an arc length of 256.87 feet, and whose long chord bears North 74° 05' 12" East for a distance of 256.84 feet to a point of intersection with a tangent line; thence
21. North 75° 34' 13" East for a distance of 101.08 feet; thence
22. North 75° 48' 43" East for a distance of 716.86 feet; thence
23. North 67° 55' 10" East for a distance of 2562.22 feet to a point on the common boundary of said "Seaside IV-A" and "Monterey County III"; thence along said common boundary
24. South 18° 59' 46" West a distance of 643.04 feet to the POINT OF BEGINNING.

Containing an area of 127.687 acres, more or less.

This legal description was prepared by

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Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007



EDC Parcels E24 & E34  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

Legal Description

SITUATE in a portion of the former Fort Ord Military Reservation as it is shown on that certain map recorded in Volume 19 of Surveys at Page 1, Official Records of Monterey County, being within Monterey City Lands Tract No. 1, County of Monterey, State of California; being all of Parcel 1 as it is shown on that certain map entitled "Seaside IV-B" recorded in Volume 23 of Surveys at Page 95; being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 1 being also the Northeast corner of Tract No. 355, Ord Terrace No. 11, as shown on that certain map recorded in Volume 7 of Cities and Towns at Page 1; thence from said Point of Beginning

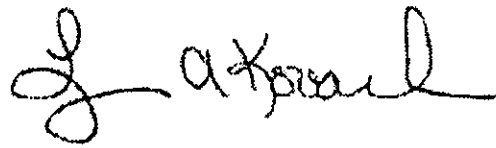
1. South  $31^{\circ} 55' 36''$  East for a distance of 1639.79 feet to the beginning of a non-tangential curve; thence
2. Along a curve to the left, the center of which bears South  $22^{\circ} 06' 46''$  East, 1975.00 feet, through a central angle of  $28^{\circ} 07' 58''$ , having a radius of 1975.00 feet, for an arc length of 969.75 feet, to a point of intersection with a tangent line; thence
3. South  $39^{\circ} 45' 19''$  West for a distance of 124.70 feet to the beginning of a tangent curve; thence
4. Along a curve to the left, through a central angle of  $41^{\circ} 00' 31''$ , having a radius of 2500.00 feet, for an arc length of 1789.34 feet, and whose long chord bears South  $19^{\circ} 15' 04''$  West for a distance of 1751.39 feet to a point of intersection with a tangent line; thence
5. South  $01^{\circ} 15' 12''$  East for a distance of 1340.63 feet to the beginning of a tangent curve; thence
6. Along a curve to the right, through a central angle of  $20^{\circ} 02' 22''$ , having a radius of 2500.00 feet, for an arc length of 874.39 feet, and whose long chord bears South  $08^{\circ} 45' 59''$  West for a distance of 869.94 feet to a point of intersection with a tangent line; thence
7. South  $18^{\circ} 47' 10''$  West for a distance of 1713.97 feet to the beginning of a tangent curve; thence

EDC Parcels E24 & E34  
FOSET 5  
Fort Ord Military Reservation  
Monterey County, California

8. Along a curve to the left, through a central angle of  $26^{\circ} 21' 02''$ , having a radius of 3310.00 feet, for an arc length of 1522.28 feet, and whose long chord bears South  $05^{\circ} 36' 39''$  West for a distance of 1508.90 feet to a point of intersection with a non-tangent line; thence
9. North  $88^{\circ} 47' 40''$  West for a distance of 2490.65 feet to a point on the easterly boundary of said former Fort Ord Military Reservation; thence along said easterly boundary
10. North  $23^{\circ} 14' 55''$  East for a distance of 9773.36 feet to the POINT OF BEGINNING;

Containing an area of 295.261 acres, more or less.

This legal description was prepared by



Lynn A. Kovach      L.S. 5321  
My license expires December 31, 2007

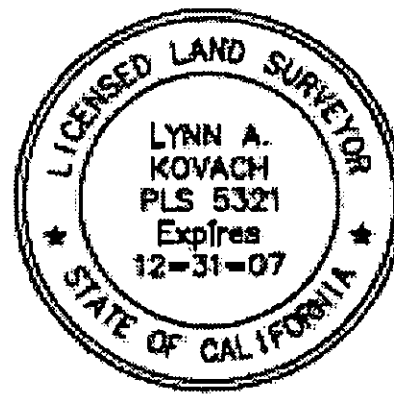
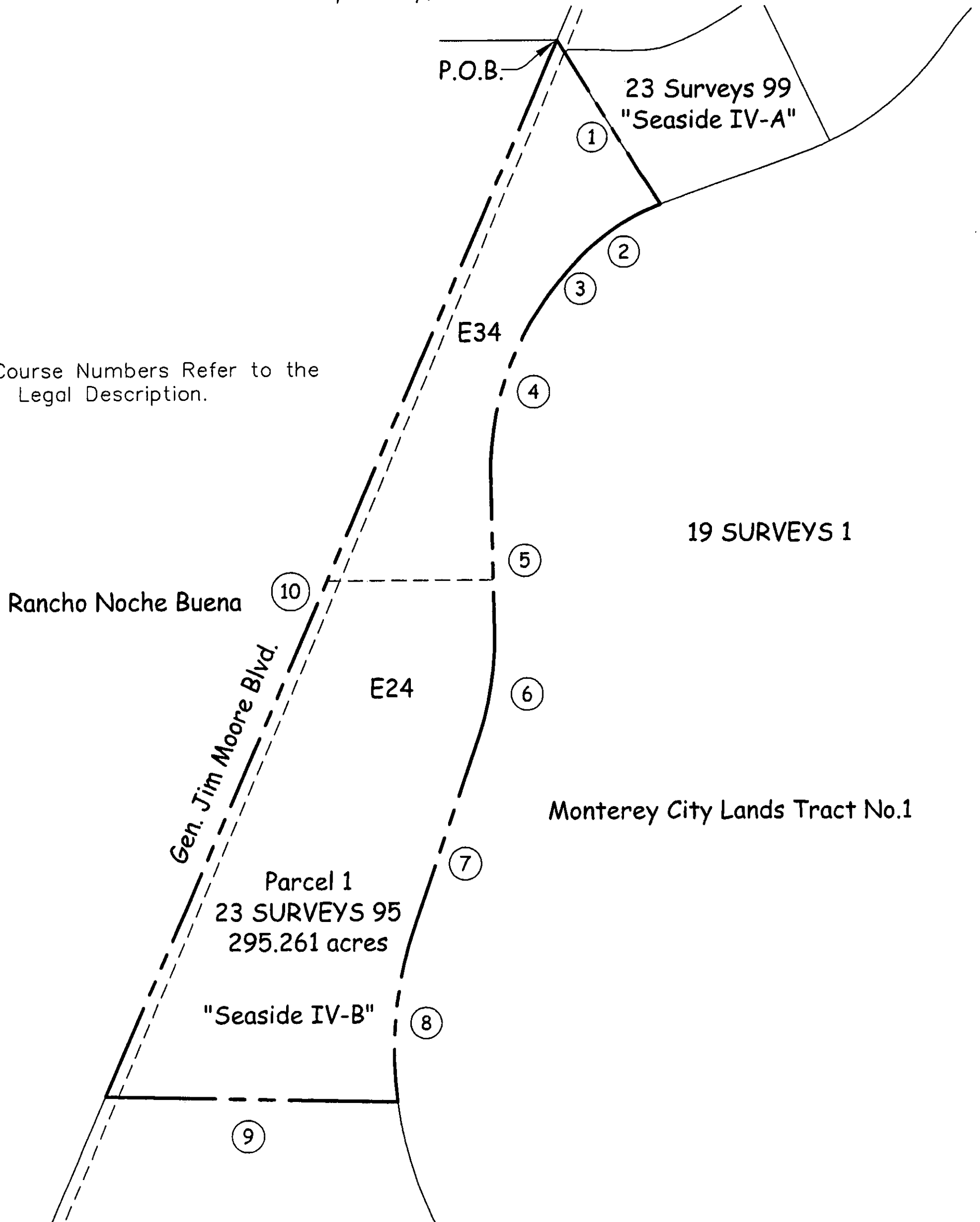
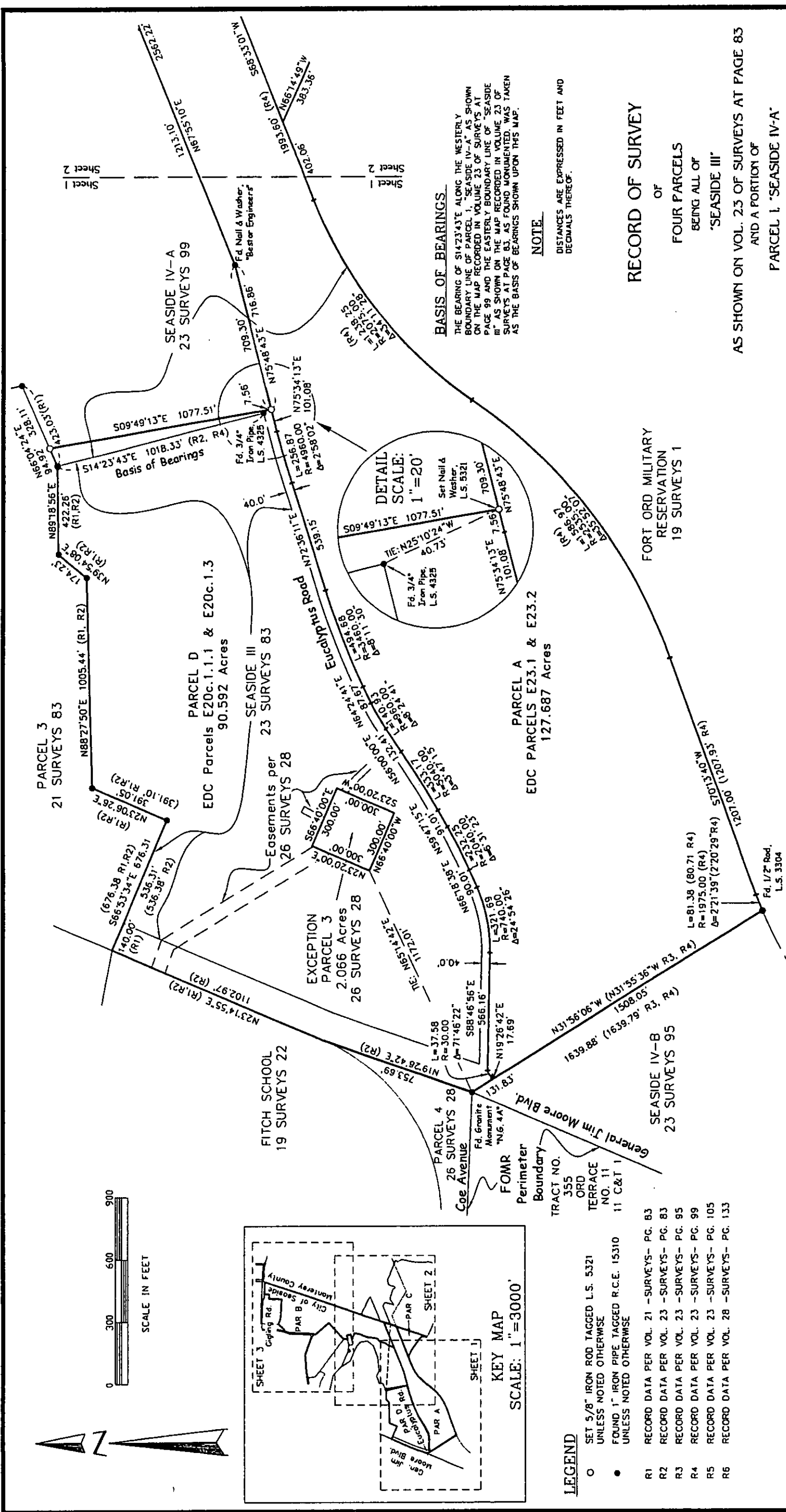


EXHIBIT  
of  
EDC Parcels E24 & E34  
Being Parcel 1 as shown on Vol. 23 of Surveys at Page 95  
City of Seaside Jurisdiction  
Fort Ord FOSET 5  
Lying within the Fort Ord Military Reservation  
as shown on Vol. 19 of Surveys at Page 1  
Being also within Monterey City Lands Tract No. 1  
Monterey County, California



Note: Course Numbers Refer to the  
Legal Description.



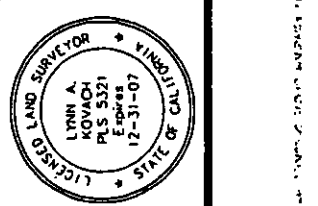


**SURVEYOR'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF FORA, IN SEPTEMBER, 2006.

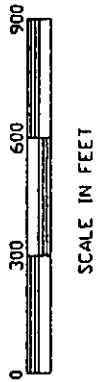
DATED \_\_\_\_\_  
LYNN A. KOVACH  
L.S. 5321  
MY REGISTRATION EXPIRES  
DECEMBER 31, 2007

**PREPARED FOR:** FORT ORD REUSE AUTHORITY  
**SURVEYED BY:** POLARIS CONSULTING  
P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

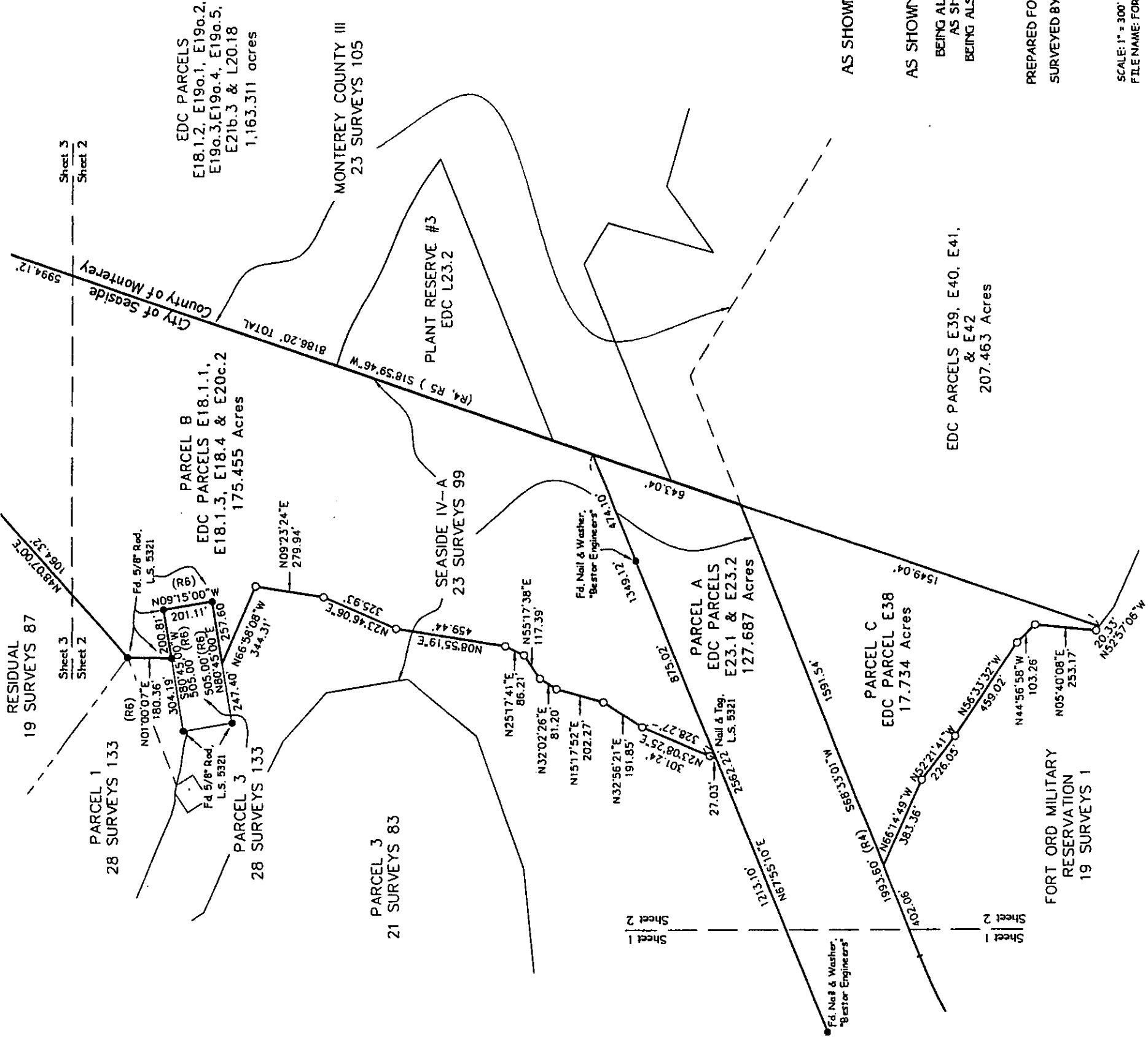
SCALE: 1" = 300' VIEW: ROSS SEA 1 DATE: APRIL 2, 2007  
FILE NAME: FORA FOSSET 5 E39D.W6 SHEET ONE OF THREE







SCALE IN FEET



**LEGEND**

- SET 5/8" IRON ROD TAGGED L.S. 5321 UNLESS NOTED OTHERWISE
- FOUND 1" IRON PIPE TAGGED R.C.E. 15310 UNLESS NOTED OTHERWISE
- R1 RECORD DATA PER VOL. 21 - SURVEYS - PG. 83
- R2 RECORD DATA PER VOL. 23 - SURVEYS - PG. 83
- R3 RECORD DATA PER VOL. 23 - SURVEYS - PG. 95
- R4 RECORD DATA PER VOL. 23 - SURVEYS - PG. 99
- R5 RECORD DATA PER VOL. 23 - SURVEYS - PG. 105
- R6 RECORD DATA PER VOL. 28 - SURVEYS - PG. 133

**RECORD OF SURVEY**

OF  
FOUR PARCELS  
BEING ALL OF  
"SEASIDE III"

AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 83  
AND A PORTION OF  
PARCEL 1 "SEASIDE IV-A"

AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 99,  
BEING ALSO WITHIN FORT ORD MILITARY RESERVATION  
AS SHOWN ON VOL. 19 OF SURVEYS AT PAGE 1  
BEING ALSO WITHIN MONTEREY CITY LANDS TRACT NO. 1

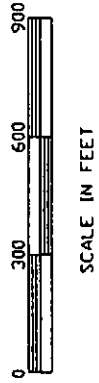
CITY OF SEASIDE  
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: FORT ORD REUSE AUTHORITY

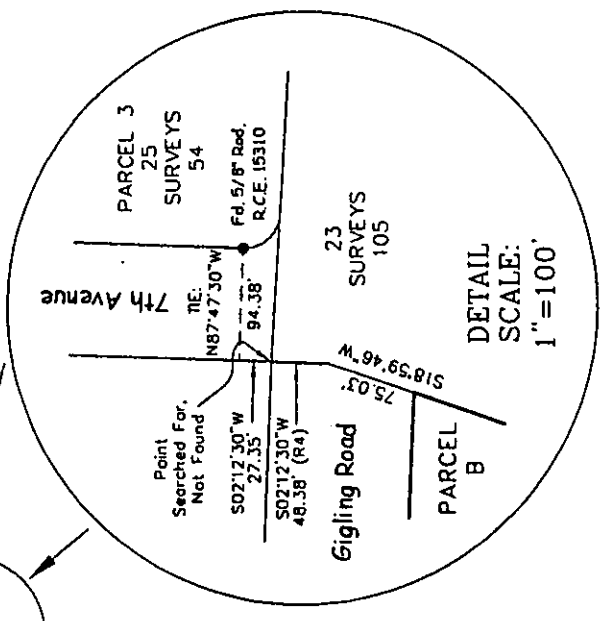
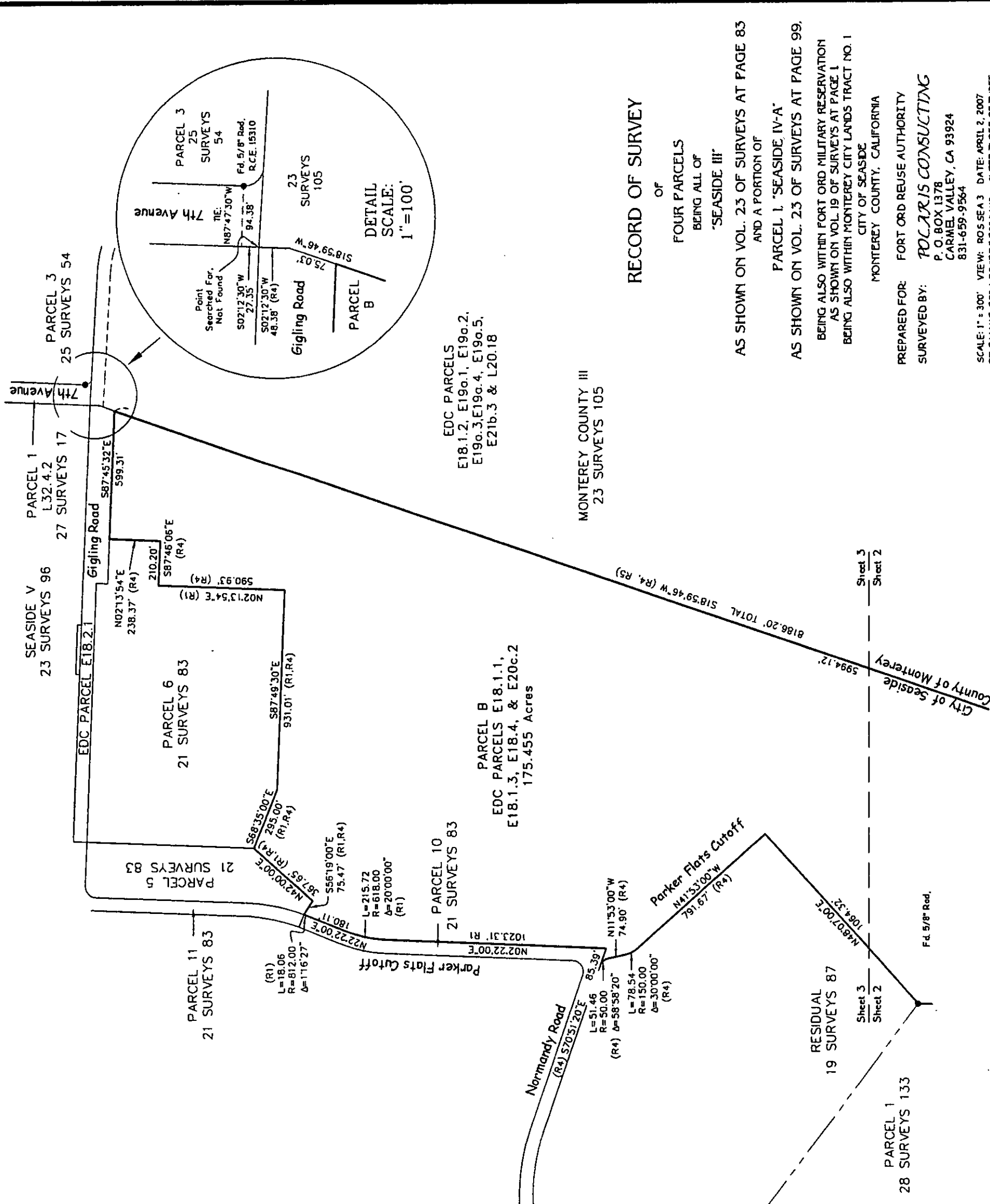
SURVEYED BY: **ROLARIS CONSULTING**

P. O. BOX 1378  
CARMEL VALLEY, CA 93924  
831-659-9564

SCALE: 1" = 300' VIEW: ROS SEA 2 DATE: APRIL 2, 2007  
FILENAME: FORA FOSSET 5 E39.DWG SHEET TWO OF THREE



SCALE IN FEET



DETAIL SCALE: 1"=100'

RECORD OF SURVEY

OF FOUR PARCELS BEING ALL OF "SEASIDE III"

AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 83 AND A PORTION OF

PARCEL 1, "SEASIDE, IV-A"

AS SHOWN ON VOL. 23 OF SURVEYS AT PAGE 99,

BEING ALSO WITHIN FORT ORD MILITARY RESERVATION AS SHOWN ON VOL. 19 OF SURVEYS AT PAGE 1 BEING ALSO WITHIN MONTEREY CITY LANDS TRACT NO. 1

CITY OF SEASIDE MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: FORT ORD REUSE AUTHORITY

SURVEYED BY: POLARIS CONSULTING

P. O. BOX 1378 CARMEL VALLEY, CA 93924 831-659-9564

SCALE: 1" = 300' VIEW: ROS SEA 3 DATE: APRIL 2, 2007 FILE NAME: FORA FOSSET 15 E39.DWG SHEET THREE OF THREE

EDC PARCELS E18.1.2, E19a.1, E19a.2, E19a.3, E19c.4, E19c.5, E21b.3 & L20.18

MONTEREY COUNTY III 23 SURVEYS 105

PARCEL B EDC PARCELS E18.1.1, E18.1.3, E18.4, & E20c.2 175.455 Acres

- LEGEND**
- SET 5/8" IRON ROD TAGGED L.S. 5321 UNLESS NOTED OTHERWISE
  - FOUND 1" IRON PIPE TAGGED R.C.E. 15310 UNLESS NOTED OTHERWISE
  - R1 RECORD DATA PER VOL. 21 - SURVEYS - PG. 83
  - R2 RECORD DATA PER VOL. 23 - SURVEYS - PG. 83
  - R3 RECORD DATA PER VOL. 23 - SURVEYS - PG. 95
  - R4 RECORD DATA PER VOL. 23 - SURVEYS - PG. 99
  - R5 RECORD DATA PER VOL. 23 - SURVEYS - PG. 105
  - R6 RECORD DATA PER VOL. 28 - SURVEYS - PG. 133

## EXHIBIT C

Municipal Code Chapter 15.34, titled "*Digging and Excavation on the Former Fort Ord*". Chapter 15.34 prohibits excavation, digging, development or ground disturbance of any type that involves the displacement of ten (10) cubic yards or more of soil on the former Fort Ord without a permit.

**EXHIBIT C**

## **City of Seaside Municipal Code**

### Title 15 BUILDINGS AND CONSTRUCTION

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#### **Chapter 15.34 DIGGING AND EXCAVATION ON THE FORMER FORT ORD**

- 15.34.010 Citation and authority.
- 15.34.020 Purpose and intent.
- 15.34.030 General.
- 15.34.040 Designation and applicability.
- 15.34.050 Excavation and digging restrictions.
- 15.34.060 Permit requirements.
- 15.34.070 Permit procedure.
- 15.34.080 Term of permit.
- 15.34.090 Exceptions.
- 15.34.100 Performance bond.
- 15.34.110 Amendments to permits.
- 15.34.120 Appeals.
- 15.34.130 Notification to property owners and other land users.
- 15.34.140 Revision of chapter.

##### **15.34.010 Citation and authority.**

The ordinance codified in this title is adopted to establish a regulatory framework for subsequent agreements between the city of Seaside ("city"), the redevelopment agency of the city of Seaside ("City RDA"), the Fort Ord Reuse Authority ("FORA") and the California environmental protection agency, department of toxic substances control ("DTSC") related to digging and excavation on approximately one thousand five hundred eighty-one acres of the former Fort Ord military installation ("Fort Ord") that are known or suspected to be contaminated with ordnance and explosives ("OE") (Exhibit "A"). This chapter may be cited as the "Ordnance Remediation District Regulations of the City." (Ord. 924 (part), 2004).

##### **15.34.020 Purpose and intent.**

The United States Army ("Army") is in the process of transferring portions of the former Fort Ord to the city. Some parcels of the former Fort Ord were contaminated with OE, which is a hazardous waste. The Army will not transfer those parcels until it has cleared those parcels of OE to its standard. Even following the Army's completion of OE response activities, it is possible that some OE materials may remain on those parcels. The DTSC has statutory responsibility to oversee cleanup of releases of hazardous substances, which includes hazardous waste. DTSC cannot certify that all OE has been cleared and it will require a land use covenant to be recorded with the Monterey county recorder on these parcels to provide additional controls and restrictions to protect the public health and safety. The city will also enter into an agreement with DTSC to provide additional safety measures, reporting, etc. (Ord. 924 (part), 2004).

##### **15.34.030 General.**

The city council finds and determines that those properties formerly included within the Fort Ord military installation which are suspected of containing OE require special standards and procedures for digging and excavation in addition to those contained in the Building and Construction Code, to ensure that:

## **City of Seaside Municipal Code**

- A. Neither digging or excavation nor development of such properties occurs until ordnance or explosive remediation thereon is completed;
- B. Potential purchasers or developers of sites which may contain OE and those persons whose work at such sites includes disturbing soil, are aware of the potential that OE may be located on these properties and are aware of the requirements for OE precautions prior to any digging, excavation or ground disturbance thereon; and
- C. DTSC should be continuously involved in the establishment of controls for those properties because it has statutory oversight responsibility with respect to hazardous substance response actions. (Ord. 924 (part), 2004).

### **15.34.040 Designation and applicability.**

The city council, with the concurrence of DTSC, designates all real property within the city's land use jurisdiction which was formerly part of Fort Ord and which has been identified in the archives search report and supplement, dated 1997, or otherwise identified, as the possible location of unexploded ordnance or explosives as an "ordnance remediation district" ("District"). Such district is depicted on the map included as Exhibit "A" to this chapter and includes all areas on the map that are within map legend designations "OE sites in Seaside" and "first tee boundary," except those OE areas located within map legend designation "parcels retained by DOD."

- A. Such district shall be depicted on the city zoning map by an "ORD" suffix to indicate the existence of ordnance precaution remediation obligations on such property. The city shall notify DTSC of any change in the permitted land uses in the district within thirty days after it adopts any change.
- B. The regulations in this chapter shall apply throughout the district and shall be in addition and subject to all provisions of the Municipal Code including Title 17 -- Zoning and Title 15 -- Building and Construction, Chapter 15.32 -- Standards to Control Excavation, Grading, Clearing and Erosion. (Ord. 924 (part), 2004).

### **15.34.050 Excavation and digging restrictions.**

It is unlawful for any person, including utilities, to engage in any of the following activities on any property located within a district unless that person is acting pursuant to a valid permit issued pursuant to this chapter: excavation, digging, development or ground disturbance of any type involving the displacement of ten cubic yards or more of soil. (Ord. 924 (part), 2004).

### **15.34.060 Permit requirements.**

An owner or user of real property located within the district who desires to conduct the activities described in Section 15.34.050 of this chapter shall apply to the director of community development for a permit. The application shall be on a form approved by the city, may be combined with an application for grading pursuant to Chapter 15.32 of this code, shall be signed by the permit applicant, and shall contain the following information:

- A. A description of any previous OE excavation or removal activity conducted other than by the Army on the property whose soil is proposed to be excavated, moved or graded;
- B. A description of the property, whose soil is proposed to be excavated, moved or graded. The description shall include a drawing with dimensions to a scale which sets forth the

## City of Seaside Municipal Code

- size and details of all proposed excavation activity, including any proposed cut and fill, trenching, well drilling, mineral excavation, post hole drilling, or other activity of any sort whenever the applicant proposes to disturb ten cubic yards or more of soil;
- C. A statement that the person submitting the application acknowledges liability if the person removes any detected unexploded ordnance or otherwise violates this chapter and/or the permit. The Army will continue to have the liability to remove any ordnance items found. The person submitting the application is responsible to follow the procedures for notification of DTSC and the Army upon finding an ordnance item set out in Section 15.34.070 of this chapter;
  - D. A statement by the person submitting the application that he or she has, within the preceding twelve months, delivered a copy of the safety alert required by Section 15.34.130 of this chapter to everyone whose work at the property described in subsection B of this section includes disturbing soil;
  - E. Any other information which the director of community development may require as pertinent to the determination of the adequacy of the proposed plan;
  - F. Payment of the permit fee, as established by the city council, at the time of filing the application for the permit. (Ord. 924 (part), 2004).

### 15.34.070 Permit procedure.

The director of community development shall review the permit application and shall approve the permit unless evidence is available which indicates that the proposed grading or excavation will create an undue risk to the health and safety of the public at large. Prior to acting on any such permit, the director of community development, in his or her sole discretion, may set and conduct a public hearing for the purpose of receiving comments on the proposed grading and excavation. Any permit issued hereunder shall be subject to the following conditions:

- A. All excavation and grading shall be performed solely in accordance with the permit approved by the city and in accordance with the permit as issued by the city;
- B. Prior to movement of any soil on any property located within the district, the permittee or designee shall personally deliver to each person who intends to work on the property described in the permit the Safety Alert -- Ordnance and Explosives at former Fort Ord which is referenced hereto as Exhibit "C," and explain to each such person the information set forth in that notice;
- C. The permittee may not move or disturb any soil unless the permittee is in compliance with the requirements placed on the property by an agreement executed between the city, the city RDA, FORA and DTSC. The agreement shall, as a minimum, include OE construction support ("construction support") and shall be attached to and become a part of any permit issued pursuant to this chapter;
- D. The permittee shall cease soil disturbance activities upon discovery of any suspected unexploded ordnance. The permittee shall notify the Seaside police department, the Directorate of Law Enforcement at the Presidio of Monterey, the Army and DTSC of any suspected unexploded ordnance discovered during any excavation or soil removal immediately upon discovery. The permittee shall coordinate appropriate response actions with the Army and DTSC;
- E. No later than thirty days following the completion of the permitted soil disturbance activity, the permittee shall prepare and file with the director of community development, the Army and DTSC an after action report that shall state whether and where OE was

## **City of Seaside Municipal Code**

detected and the extent and depth of OE response actions undertaken and completed on the property that is the subject of the permit. The after action report shall be in the form provided as referenced in Exhibit "B" and shall include site maps to illustrate the information contained in the report. All after action reports prepared and filed in accordance with this chapter shall be deemed public records;

- F. The permittee agrees that as a condition of issuance of a permit to defend at its sole expense, indemnify and hold harmless from any liability the city, and reimburse the city for any expenses incurred resulting from or in connection with the approval of the project including any claim, suit or legal proceeding. The city may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the permittee of its obligations under this subsection. (Ord. 924 (part), 2004).

### **15.34.080 Term of permit.**

The permit shall be valid for one year from the date it is issued. (Ord. 924 (part), 2004).

### **15.34.090 Exceptions.**

Following consultation with and approval by DTSC, the city council may, upon a finding that the requirements of Section 15.34.070(C) are no longer necessary, designate by resolution any portion of the district as a "limited control district" and/or no longer subject to the provisions of this chapter. The holder of any permit issued for any limited control district shall not be subject to Section 15.34.070(C). (Ord. 924 (part), 2004).

### **15.34.100 Performance bond.**

Upon a finding by the director of community development that a permit should issue for excavation or grading on the proposed site, the director of community development may require that a surety bond, lien or other security guarantee conditioned upon the faithful performance and completion of the permitted excavation activity be filed with the city. Such surety shall be executed in favor of the city and shall be maintained in an amount prescribed by the director of community development sufficient to ensure the completion of the excavation of the site as prescribed in the approved permit. (Ord. 924 (part), 2004).

### **15.34.110 Amendments to permits.**

Request for amendments to an approved excavation permit may be submitted to the director of community development at any time, detailing proposed changes from the original permit. Deviations from the original permit shall not be undertaken until such amendment has been approved by the city in writing. Amendments to an approved permit shall be approved by the same procedure as prescribed for the approval of the original excavation permit. (Ord. 924 (part), 2004).

### **15.34.120 Appeals.**

Any person aggrieved by any determination of the director of community development in exercise of the authority granted in this chapter shall have the right to appeal to the city council.

## **City of Seaside Municipal Code**

Any appeal setting forth the contested decision and the reasons for contesting same must be filed within ten working days after the posting of the director of community development's decision at the places designated by Section 1.08.020 of this code. The city council shall render its decision within sixty days following the filing of the notice of appeal. The council may affirm, reverse or modify the decision of the director of community development. The council action shall be final upon issuance of its decision. (Ord. 924 (part), 2004).

### **15.34.130 Notification to property owners and other land users.**

- A. The city shall notify the owners of property designated as ordnance remediation districts and those utilities known to be providing service within the city, of the requirements of this chapter and provide those persons with the Safety Alert -- Ordnance and Explosives at Former Fort Ord, which is referenced hereto as Exhibit "C." The city shall annually notify the owners of the property as shown on the equalized tax rolls of the requirements of this chapter and provide those persons with a copy of the notice. Failure of any owner, occupant or user of such land to receive the notification shall not relieve that person from responsibility for compliance with this chapter.
- B. All owners, occupants or users of land subject to this chapter, including utilities, shall notify any subsequent owners, assigns, lessees or users of such land of the requirements of this chapter. Notification shall be made prior to transfer of the property in question.
- C. All persons identified in subsection A of this section shall deliver, at least annually, a copy of the safety alert to everyone whose work at OE sites includes disturbing soil and shall explain the contents thereof to those persons. (Ord. 924 (part), 2004).

### **15.34.140 Revision of chapter.**

This chapter shall not be revised without prior written notice to the DTSC. (Ord. 924 (part), 2004).



**Exhibit A**

**Ordnance Remediation ("ORD") District Map**

The Ordnance Remediation District includes all areas on the following map that are designated "OE Sites in Seaside" and "First Tee Boundary", except those OE areas located within areas designated "Parcels Retained by DOD"



**Exhibit B**

**City of Seaside**  
**OE Construction Support After Action Report Form**

1. Date \_\_\_\_\_.
2. Date Soil Disturbance occurred \_\_\_\_\_.
3. Were OE items or items suspected to be OE items found during the period of excavation?

No \_\_\_\_\_ If no, please skip to No. 7 below.

Yes \_\_\_\_\_ Please continue, and complete Part A of the attached Ordnance and Explosives Incident Reporting Form and deliver to the Presidio of Monterey Police Department.

4. Describe the OE items and suspected OE items below. If necessary, attach additional sheet.

Description of item found. Include whether the item was live, or whether the item was suspected OE, and proven not to be.	Depth below original ground surface at which the item was found.	GPS coordinated of the item

5. Attach a site map with GPS coordinates describing items listed in #4 above.
6. Describe the final disposition of the items found.
7. By my signature below, I certify that the above information is true.

\_\_\_\_\_  
(Signed and dated by the UXO technician)

Exhibit C

Safety Alert – Ordnance and Explosives at Former Fort Ord

END OF DOCUMENT

**APPENDIX G**

**Safety Alert – Ordnance and Explosives at former Fort Ord Pamphlet**

## DANGER

Areas where unexploded ordnance may be present are posted with DANGER signs. Do not enter areas where you see signs like the ones below. Off-road vehicular traffic is prohibited on the former Fort Ord.

## PELIGRO

Las zonas donde podría estar presente material de artillería que aún no ha explotado están marcadas con letreros de PELIGRO. No entre en zonas donde vea letreros como los que se muestran abajo. El tráfico automotor fuera de la vía principal está prohibido en el antiguo Fort Ord.



*If you have questions regarding the ordnance and explosives cleanup at the former Fort Ord, please contact:*

*Si tiene preguntas relacionadas con los armamentos y la erradicación de explosivos en el antiguo Fort Ord, por favor póngase en contacto*

**Fort Ord Base Realignment and Closure Field Office  
831-393-1284**

## SAFETY ALERT

### Ordnance and Explosives at former Fort Ord

If you discover any object that resembles those shown inside this brochure

#### **DO NOT TOUCH IT!**

Instead, **MARK THE LOCATION,**  
and **CALL THE POLICE - 911**

to report what you've found.

## ALERTA DE SEGURIDAD

### Material de artillería y explosivos en el antiguo Fort Ord

Si descubre cualquier objeto que se asemeje a los que se muestran en este folleto

#### **¡NO LO TOQUE!**

En su lugar, **MARQUE LA UBICACIÓN,**  
y **LLAME A LA POLICÍA - 911**





# HISTORY

As an active U.S. Army post, Fort Ord's mission was to train soldiers to protect the interests of the United States. An important part of the mission was infantry and artillery training. As a result of this training, unexploded ordnance remains on portions of the now-closed Fort Ord.

After reviewing the records of past training activities, the Army identified areas where ordnance may still remain and began conducting investigations and removing ordnance from those areas. Cleanup of all identified areas will not be completed for many years.

If you find an object (or even a piece of one) that resembles those shown in the photograph —

**Don't Touch It  
Mark the Location  
Call 911**

Si descubre cualquier objeto que se asemeje a los que se muestran en este photographía —

**¡NO LO TOQUE!  
MARQUE LA UBICACIÓN  
LLAME AL 911**



75mm Projectile



40mm Projectile



MK2 Hand Grenade



M18 Smoke Grenade



M67 Hand Grenade



37mm Projectile



M127 Slap Flare



Rifle Smoke Grenade



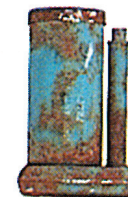
M1 Firing Device



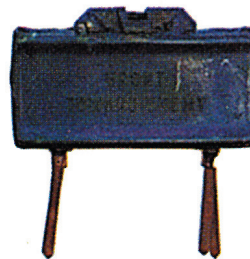
Electric Firing Device



Grenade Fuse



Bounding Anti-Personnel Mine



Claymore Mine



Firing Device



3.5" Rocket



60mm Mortar



3" Anti-Tank Rifle Grenade



22mm Sub Cal for 81mm Mortar



81mm Mortar



2.36" Rocket

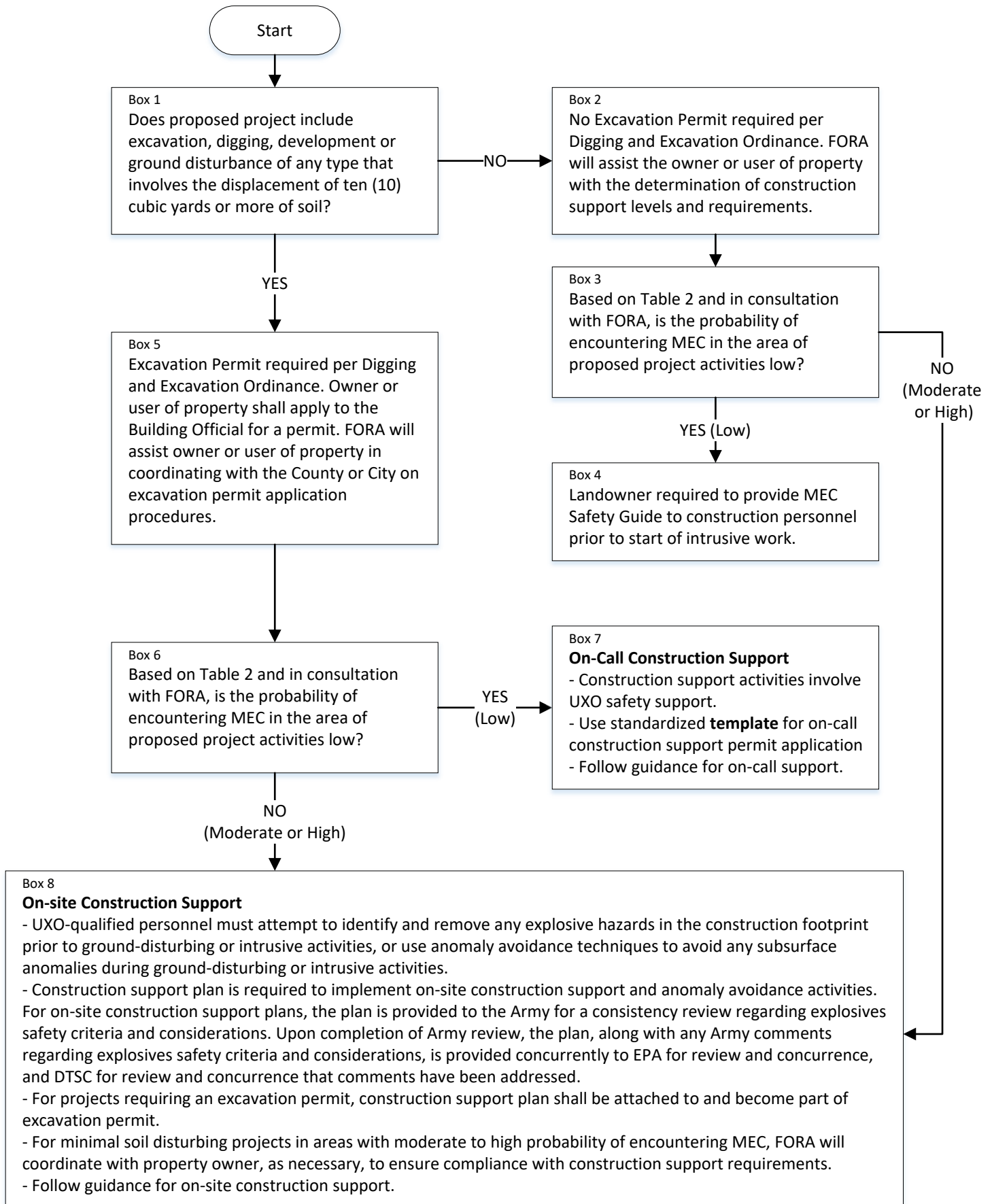
## APPENDIX H

### Decision Trees

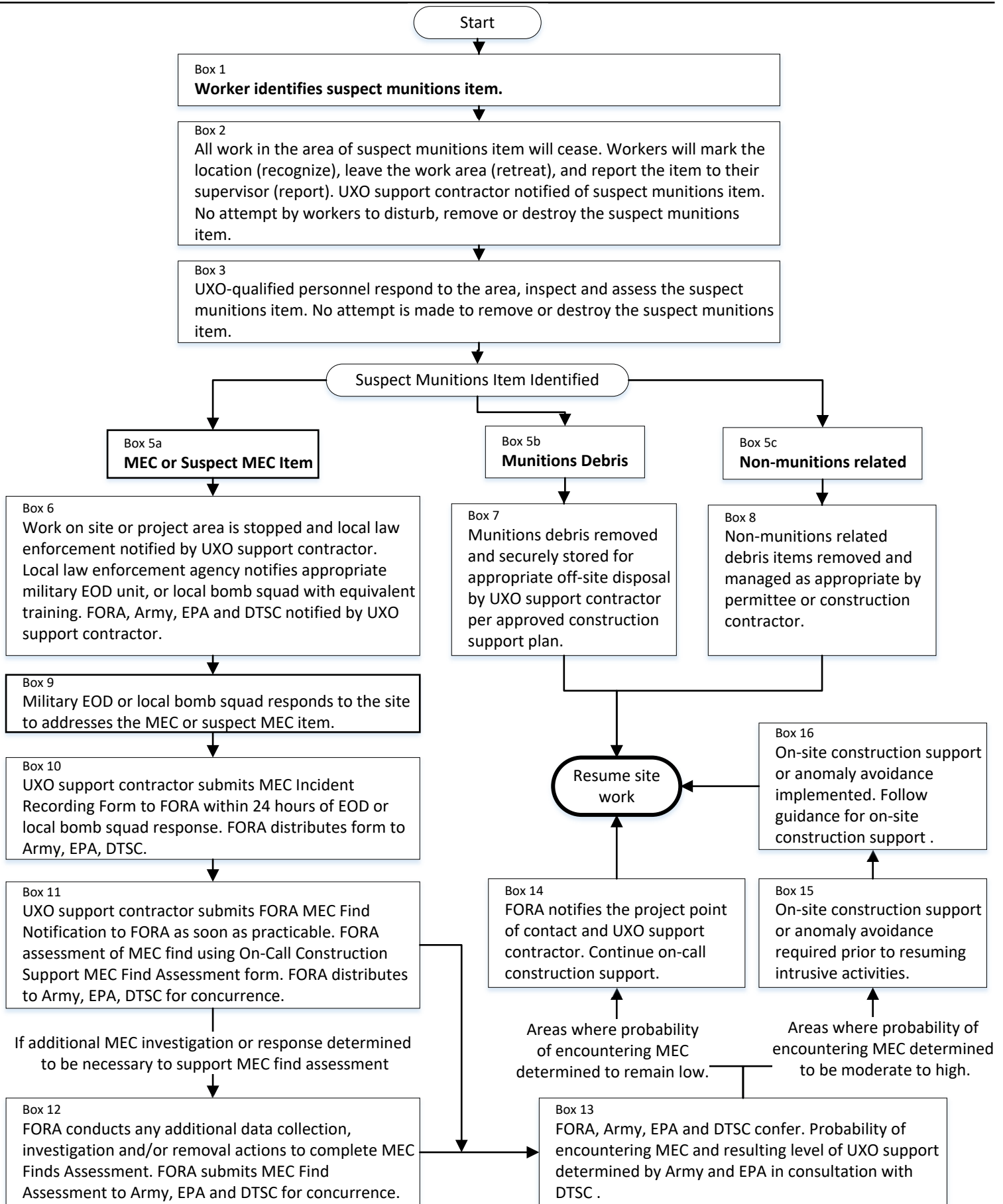
Construction Support Implementation Requirements  
On-site Construction Support Process  
Response to Suspect Munitions during On-Call Construction Support



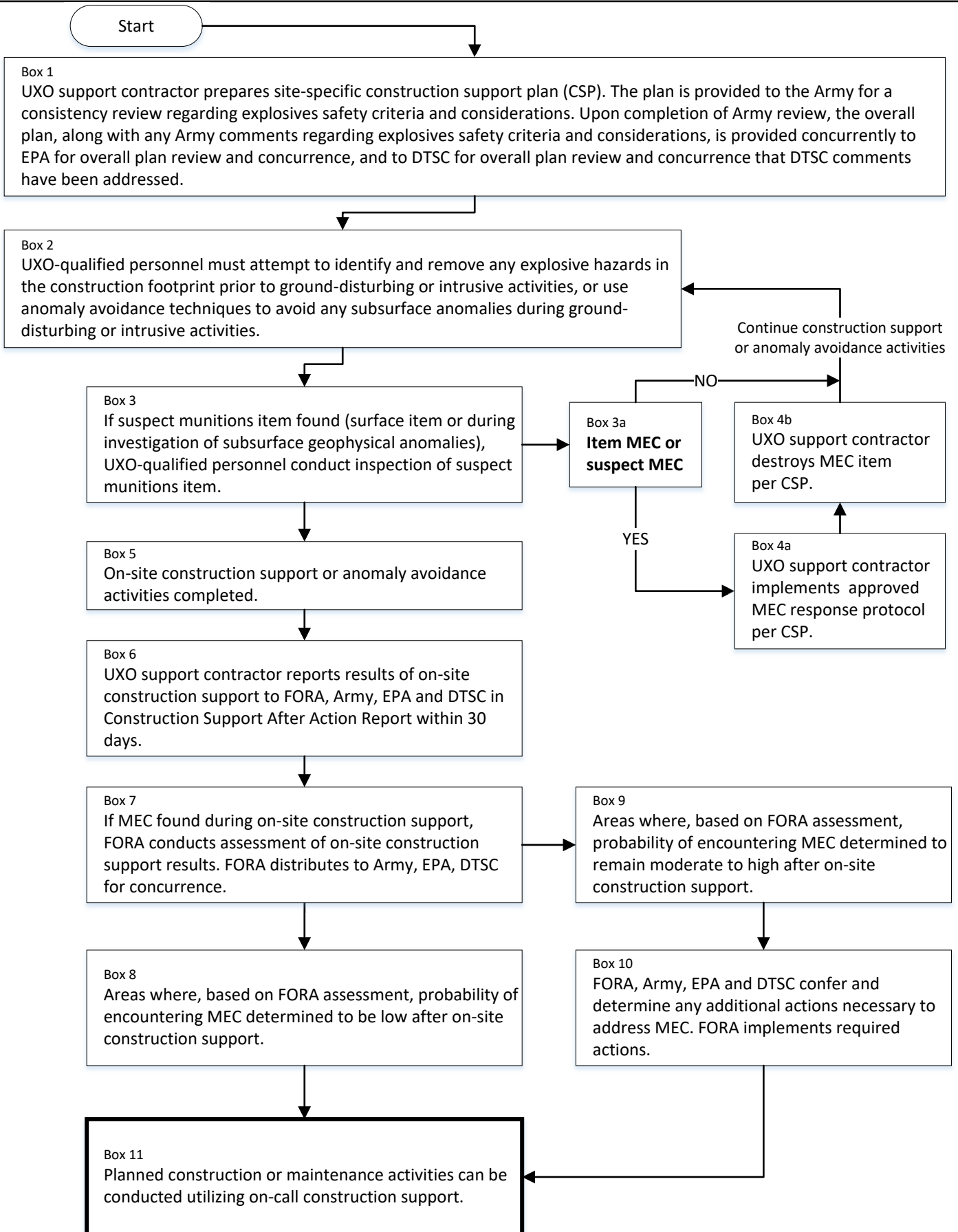
# Decision Tree: Construction Support Implementation Requirements



# Decision Tree: Response to Suspect Munitions during On-Call Construction Support



# Decision Tree: On-site Construction Support Process



## APPENDIX I

### Templates and Forms

On-call Construction Support Plan Template  
MEC Find Notification to FORA Form  
FORA MEC Finds Assessment Form  
Construction Support After Action Report Form  
Army's Fort Ord MEC Incident Recording Form

## On-Call Construction Support Plan

[Project Name]

[Plan Date]

Prepared for:

[Property Owner / Excavation Permit Holder Names & Addresses]

Prepared by:

[UXO Support Contractor Name & Address]

Instructions: This template has been developed to facilitate the development of Construction Support Plans to implement on-call construction support to fulfill the requirement for UXO construction support on certain areas of the Former Fort Ord, Monterey County, California. Construction support is required on those properties formerly within the Fort Ord military installation that are suspected of containing UXO.

This template is specifically designed for projects at sites where the probability of encountering MEC is low and on-call construction support is appropriate. The template is intended to be completed by UXO support contractors to guide the development of UXO Construction Support Plans. However, the template is only a guide. The appropriate level of construction support and procedures to implement support are both project- and site-specific. It is anticipated that project-specific requirements and procedures may vary from those identified in this template.

The template includes instruction boxes to provide guidance in developing each section of the plan; black text as suggested basic text and blue text to be replaced with project-specific information.

On-call construction support plans must be provided to the Army, EPA and DTSC for review and comment. Upon resolution of comments, the final construction support plan must be provided to the Army, EPA and DTSC for concurrence that comments have been resolved. The on-call construction support plan will be final upon resolution of Army, EPA, and DTSC comments.

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## 1. INTRODUCTION

Instructions: In this section, provide general project identification information along with confirmation that the current probability of encountering MEC on the site is low and on-call construction support is appropriate. Suggested text documents the purpose of the plan, regulatory authorities, plan submission and finalization, and general disclaimer on the use of this template.

This On-Call Construction Support Plan (CSP) has been prepared to support the [project name]. The [project name] is being conducted by the [property owner name/permittee name] on [enter Former Fort Ord Munitions Response Area (MRA) name]. The [MRA name] is shown in Figure 1 [Project Location Map]. The [project name] is located in [local jurisdiction name(s)] jurisdictional boundaries and subject to excavation permit requirements as identified in [enter local jurisdiction(s) municipal digging and excavation on Former Fort Ord Ordinance code] (i.e., the digging and excavation ordinance). The purpose of this plan is to identify the construction support requirements and activities for ground-disturbing and intrusive activities conducted within the [MRA name] MRA boundaries during the [project name] in accordance with the digging and excavation ordinance.

The project site occupies land that is formerly part of the former Fort Ord Army Installation and was historically used for military training. Because of the former military use at the project site, munitions response actions were completed to remove detected Munitions and Explosives of Concern (MEC). Even with completion of munitions response actions, there is potential for MEC to be encountered.

The probability of encountering MEC on the project site is considered low; therefore, on-call construction support is appropriate for this construction project (Section 2). Under certain circumstances, anomaly avoidance techniques will be implemented by Unexplode Ordnance (UXO)-qualified personnel to avoid subsurface anomalies during specific ground-disturbing or intrusive activities (e.g., [specific activities were anomaly avoidance techniques can be implemented]), if appropriate (Section 3.2). The basis for the low probability of encountering MEC was determined through review of the of [reference source of low probability determination (Remedial Investigation / Feasibility Study [RI/FS]), Land Use Control Implementation Plan and Operation and Maintenance Plan [LUCIP/OMP], etc.), including determinations made by the County or City in consultation with DTSC and any FORA assessments or determinations].

The federal, state and local government agencies (i.e., U.S. Department of the Army [Army], U.S. Environmental Protection Agency [EPA], and California Department of Toxic Substances Control [DTSC]) and other interested parties involved with this CSP for the [project name] are summarized below:

- Army – Ensures FORA [or FORA’s Successor in Interest name] compliance with the ESCA
- EPA – Provides regulatory review of this CSP
- DTSC – Provides regulatory review of this CSP

- Property Owner – Ensures [permittee name] is in compliance with the [local jurisdiction name(s)] digging and excavation ordinance requirements; and provides the UXO support contractor to support preparation and submittal of this CSP, and associated reporting, to regulatory agencies and the Army for comment and/or concurrence
- FORA [or FORA’s Successor in Interest name] (as party to the ESCA and Administrative Order on Consent [AOC]) – Conducts MEC find assessment for the probability of encountering MEC in the event confirmed MEC or suspect MEC find is encountered during activities related to this CSP and any additional requirements to ensure that the probability of encountering MEC is low prior to construction activities resuming following a confirmed MEC or suspect MEC find
- [local jurisdiction name(s)] – Enforces the digging and excavation ordinance
- [permittee name] – Complies with the [local jurisdiction name(s)] digging and excavation ordinance
- [construction contractor] – Complies with this CSP on behalf of [permittee name] in support of the [project name]

This plan is limited to on-call construction support [and anomaly avoidance, if applicable] during [project name] ground-disturbing and intrusive activities to be conducted in the [insert general area; i.e., north, south, central, etc.] of the [MRA name] (Figure 2). In addition, this plan describes the munitions recognition and safety training program to be provided to construction workers conducting ground-disturbing and intrusive activities, the procedures for conducting construction support, and the procedures for initiating a response if a suspect munitions is encountered. The construction support requirements that will be implemented for the [project name] include:

- Munitions recognition and safety training – to ensure that workers involved in ground-disturbing or intrusive activities are educated about the possibility of encountering munitions and to ensure that workers involved in ground-disturbing or intrusive activities know to stop the activity if a suspect munitions is encountered and report the suspect munitions to the appropriate personnel.
- On-call construction support and anomaly avoidance – to ensure ground-disturbing or intrusive activities are coordinated with UXO-qualified personnel, ensure that encountered suspect munitions items are evaluated as confirmed or suspect MEC, munitions debris (MD) or non-munitions debris (e.g., metal scrap), and that suspect munitions items are reported and managed appropriately. No attempt will be made by workers to disturb, remove, or destroy a suspect munitions item. UXO-qualified personnel may visually assess the suspect munition item to determine whether it poses or may pose an explosive hazard. Under certain circumstances, anomaly avoidance techniques will be implemented by UXO-qualified personnel to avoid subsurface anomalies during specific ground-disturbing or intrusive activities (e.g., [specific activities were anomaly avoidance techniques can be implemented]), if appropriate.



This CSP will be present at the project site with the [project name] construction contractor responsible personnel during ground-disturbing or intrusive activities on former FORA ESCA property. This CSP will also be present with the UXO-qualified personnel at all times during ground-disturbing or intrusive activities on former FORA ESCA property. Copies of the CSP will be provided to responsible personnel for [property owner name/permittee name], [local jurisdiction name(s)], [UXO Support Contractor], FORA [or FORA's Successor in Interest name], Army, EPA and DTSC. This CSP will be amended as site conditions change, if determined to be necessary.

### 1.1. Site Description

**Instructions:** In this section provide a brief description of the location of the property on which the project will occur including: 1) a locator map (see Figure 1) and 2) project site map (Figure 2). Provide a description of the project footprint and detailed description of the areas where intrusive or ground-disturbing activities will occur. Identify any building, roadway or utility demolition activities anticipated during the project. Identify any areas where temporary ground-disturbing activities may occur during the project. Provide any additional Figures necessary to identify the extent of the project and locations of all potential intrusive or ground-disturbing activities, including impacts to adjacent property.

The project site is located in the [MRA name and parcel number], which is located in the [insert general area; i.e., north, south, central, etc.] portion of the former Fort Ord (Figure 1). The project site is within the boundaries of the [MRA name] [insert designated land use area] (Figure 2), which is wholly contained within the jurisdictional boundaries of the [local jurisdiction name(s)]. The [MRA name] is bordered by [insert bordering land marks (i.e., city name, road name, MRAs, etc.)].

The portion of the project site located on former FORA ESCA property generally consists of [insert types of vegetation habitats identified for the area (i.e., maritime chaparral with patches of non-native grassland and scattered stands of coastal and inland coast live oak woodlands)] [reference source (i.e., RI/FS, LUCIP/OMP, etc.)].

### 1.2. Construction Project Description

**Instructions:** In this section provide a brief overview of the construction project that this UXO Construction Support Plan will be supporting. Describe the footprint of the project, general construction sequence, construction schedule and any other project-specific information pertinent to providing UXO construction support. Describe major intrusive or ground-disturbing activities, the soil management plan, and their timing within the construction sequence. Describe any vegetation cutting or removal activities to be conducted.

[Property owner name/permittee name] is constructing [insert what is being constructed; i.e., housing development, commercial development, well development, etc.] as part of the [project name] (Figures 2 and 3). The [project name] will be conducted [insert brief project description]. A description of the ground-disturbing and intrusive activities, which will exceed 10 cubic yards, and the soil management plan are provided below in Sections [insert relevant section number(s)] and in

Attachment A, if applicable. The [project name] is anticipated to start in [insert anticipated start month and year] and be completed in [insert anticipated completion month and year].

### 1.2.1 Ground-Disturbing and Intrusive Activities

[Insert type of ground-disturbing and intrusive activities to be conducted (i.e., vegetation clearing, grading, drilling, etc.)] to include the following (Figure 3):

- [insert bullet list of specific ground-disturbing and intrusive activities to be conducted (i.e., surveying and boundary staking, grading of existing access roads, if necessary, and clearing, grubbing and grading of work area, etc.)]

[Permittee name anticipates having UXO-qualified personnel provide anomaly avoidance for [insert specific activities where anomaly avoidance techniques can be implemented, if applicable] to ensure potential subsurface anomalies are avoided (Section 3.2)]. On-call construction support will be provided for the ground-disturbing and intrusive activities (Section 3). No attempt will be made by workers to disturb, remove, or destroy a suspect munitions item.

### 1.2.2 Soil Management Plan

Ground-disturbing and intrusive activities within the former FORA ESCA property are subject to the following soil management practices [examples are provided below, but practices are project- and site-specific]:

- Soils within the project site may not leave the [MRA name], with the exception of small quantities of soil to allow for laboratory analysis under a chain-of custody protocol, for purposes of well design
- Importing fill material, if needed, will be conducted in accordance with the Department of Toxic Substance Control (DTSC) Information Advisory for Clean Imported Fill Material.
- Separate soil management practices are established for the residential reuse areas and non-residential development reuse areas ensuring that soils from non-residential development reuse areas are not staged, stockpiled or spread within the designated residential reuse areas
- Grading and compacting of soil along access routes will remain within the designated reuse areas
- Excess soils and cuttings generated during ground-disturbing and intrusive operations will be stockpiled on the ground surface within the designated work area.
- Best management practices will be implemented to avoid erosion
- Prior to project completion stockpiles will be spread evenly within the designation work area insuring soils are not relocated outside the designated reuse area.

### 1.3. Organizational Roles and Responsibilities

[Property owner name/permittee name] and their construction contractors are the primary organizations involved with construction activities and have their own construction-related roles and responsibilities. [Property owner name/permittee name] and their construction contractors will require site visitors and subcontractors to check in with the field office prior to entering the project site and will ensure that all project person expected to conduct ground-disturbing and intrusive activities have received munitions recognition and safety training prior to allowing site access.

The following table identifies and documents the general roles and responsibilities of both the construction support contractor (i.e., UXO-qualified personnel) and [property owner name/permittee name] and their construction personnel during ground-disturbing and intrusive activities on the project site.

Project Personnel	Role	Responsibilities
[Construction contractor] On-Site Construction Supervisor	<p>Site Access</p> <p>On-call construction support plan compliance</p> <p>Primary contact to coordinate UXO-qualified personnel response</p>	<ul style="list-style-type: none"> <li>• Maintain site access restrictions</li> <li>• Coordinate and ensure munitions recognition and safety training has been received by any and all workers expected to conduct ground-disturbing and intrusive activities</li> <li>• Maintain munitions recognition and safety training records</li> <li>• If a suspect munitions item is encountered, ensure area of item is secured and clearly marked to prevent unauthorized access to the location, and all site workers have vacated the area</li> <li>• Contact UXO-qualified personnel when a suspect munitions item is encountered</li> <li>• Notify construction workers when work can resume</li> </ul>
Ground-disturbing and/or Intrusive Site Workers	<p>Munitions recognition and safety training</p> <p>Suspect munitions item notification to Site Construction Supervisor</p>	<ul style="list-style-type: none"> <li>• Receive and acknowledge an understanding of the munitions recognition and safety training</li> <li>• Stop work if a suspect munitions item is encountered, retreat to a safe location, and report encounter to the site construction supervisor</li> <li>• Do not re-enter the area of the suspect munitions item until authorized by the site construction supervisor</li> </ul>
UXO Support Contractor	Munitions recognition and safety training confirmation	<ul style="list-style-type: none"> <li>• Confirm munitions recognition and safety training was provided to workers expecting to conduct ground-disturbing or intrusive activities</li> </ul>

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	<p>Identify construction support requirements</p> <p>Construction support plan implementation and compliance</p>	<ul style="list-style-type: none"> <li>• Review munitions-related background and munitions use information to verify probability of encountering MEC</li> <li>• Identify appropriate construction support requirements for ground-disturbing and intrusive activities</li> <li>• Develop construction support plan</li> <li>• Ensure proper implementation and compliance of the construction support plan</li> <li>• Complete Army MEC Incident Recording Form for confirmed or suspect MEC items</li> <li>• Complete FORA MEC Notification Form for confirmed or suspect MEC items</li> <li>• Complete FORA MEC Assessment Form for confirmed or suspect MEC items</li> <li>• Complete Construction Support After Action Report</li> </ul>
<p>UXO-Qualified Personnel (UXO Technician II or III) – [UXO Contractor]</p>	<p>Construction support during ground-disturbing or intrusive activities</p> <p>Notify Local Law Enforcement Agency of confirmed or suspect MEC</p>	<ul style="list-style-type: none"> <li>• Respond to suspect munitions items, ensure that suspect munitions items are evaluated and classified as confirmed or suspect MEC, MD or non-munitions debris (e.g., scrap metal). No attempt will be made to disturb, remove, or destroy a suspect munitions item.</li> <li>• Manage removal, storage, and appropriate off-site disposal of MD finds</li> <li>• Notify [local jurisdiction name(s)] Local Law Enforcement Agency of confirmed or suspect MEC finds</li> <li>• Notify UXO Support Contractor and [property owner name/permittee name] of confirmed or suspect munitions finds</li> </ul>
<p>[Property Owner Name/Permittee Name]</p>	<p>Construction support plan compliance</p>	<ul style="list-style-type: none"> <li>• Ensure compliance of the construction support plan</li> <li>• Review and submit the Army MEC Incident Recording Form for confirmed or suspect MEC items</li> <li>• Review and submit FORA MEC Notification Form for confirmed or suspect MEC items</li> <li>• Review and submit FORA MEC Assessment Form for confirmed or suspect MEC items</li> <li>• Review and submit Construction Support After Action Report</li> </ul>
<p>FORA [or FORA's Successor in Interest name]</p>	<p>Munitions recognition and safety training</p>	<ul style="list-style-type: none"> <li>• Provides munitions recognition and safety training to workers expecting to conduct ground-disturbing or intrusive activities</li> </ul>

	materials and access  Construction support plan compliance	<ul style="list-style-type: none"><li>• Ensure compliance of the construction support plan</li><li>• MEC find and probability of encountering MEC assessment for confirmed MEC or suspect MEC find, and document the assessment and proposed determination on the FORA MEC Find Assessment Form for submittal to Army, EPA, and DTSC.</li></ul>
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Additional information on construction support, including on-call construction support after-action reporting, and responses to suspect munitions items is provided in Sections 3 and 4 of this CSP, respectively.

## 2. MILITARY MUNITIONS BACKGROUND

**Instructions:** Section provides a summary of the military munitions background information considered by the UXO construction support contractor in preparing this plan. The purpose of this section is to document the known historical military training on the site, types of munitions known to be used at the site and the munitions investigation and removal actions conducted. Information on the types of munitions previously used and removed from the site, along with the level of previous investigation and MEC removal actions. This information provides the basis for the UXO Construction Support Plan. This information is available in various document contained in the Fort Ord Administrative Record, including the Remedial Investigation / Feasibility Study, Proposed Plan, and Record of Decision documents.

The [project name] is located within the [general area; i.e., north, south, central, etc.] portion of the [MRA name] where MEC were found and MEC removal actions were completed. The [general area; i.e., north, south, central, etc.] portion of the [MRA name] contains portions of munitions response sites (MRSs) that were used for military training with military munitions (Section 2.1). These MRSs were the subject of investigations and removal actions with all detected MEC removed (Section 2.2). In addition, the previous military use of the area and effectiveness of the MEC removal actions to reduce MEC risks to levels acceptable for construction and maintenance personnel with the appropriate levels of construction support has been documented for the [MRA name], which encompasses the [project name] site (Section 2.2).

### 2.1. Historical Military Training

**Instructions:** Provide a brief summary of the types of military training that historically occurred on the project site, the types of munitions used as these are items most likely to be encountered during construction. Include in the summary identification of Munitions Response Sites (MRS) present on or near the project site and provide a brief description of each. Provide a Table or listing identifying the types of munitions and munitions related debris most likely to be encountered during the project. Do not submit a full accounting of every munitions item removed from the site.

The [MRA name] is approximately [insert acreage of MRA] acres in size and had previously been used for [insert historical military use of the MRA per the reference source (RI/FS, LUCIP/OMP, etc.)]. [insert number munitions response sites (MRSs) located within the MRA and identify by name (ex: MRS-42)] with historical ranges and uses were identified in the project site (Figure 4) and are as follows:

- [insert bullet points identifying ranges and types of historical training conducted (i.e., troop training, practice hand grenade training, etc.)]

The types of MEC items most likely to be encountered within [X feet] of the project site include, but are not limited to, the following:

- [List types of MEC items encountered at the site]

## 2.2. Summary of Previous Munitions Response Actions

Instructions: Provide a brief summary of the munitions response actions conducted on the site, including the date of the action, objective of the action and MEC detection instruments used. Identify any areas where previous MEC removal actions were not completed (i.e., under roadways, building or other obstructions) and any areas with potential for uncertainty or elevated concern regarding potential for residual MEC to be present (i.e., tree roots, steep slopes or other potential technical challenges). Provide a scale map of the project site with plots of recovered MEC items and description. Map should ideally include an overlay of the Army 100x100 foot grid system with reference grid numbers. This map will be used to plot and report any MEC items found during construction efforts and by FORA for MEC find assessment.

The [reference source of MEC data and MEC-related risks (RI/FS, LUCIP/OMP, etc.)] summarized the available data and evaluated MEC-related risks for the [MRA name]. The following bullet points summarize the MEC investigation and removal actions conducted at the project site based on the following referenced documents and shown on Figure 4:

- [list and provide brief description of all relevant MEC investigations conducted for the project site]

The MEC recovered during previous investigation and removal actions within the project site are shown in Figure 5.

Based on an evaluation of the [reference source of MEC data and MEC-related risks (RI/FS, LUCIP/OMP, etc.)], the following conclusions support a low probability of encountering MEC determination in the [project name] construction areas:

- [use bullet points to summarize the reference source probability of encountering MEC determination conclusions]

### 3. CONSTRUCTION SUPPORT PROCEDURES

Instructions: This section identifies activities to be conducted during on-call construction support and procedures for conducting them. The template provides minimum requirements and should be considered a baseline. The determination of UXO construction support procedures is site- and project-specific and must be made by the UXO support contractor with review and concurrence from the Army, EPA and DTSC. Additional procedures and requirements may be added to those identified in this template, based on site-specific considerations including the desire to minimize potential disruptions to project field activities and construction schedules.

Training and construction support will be provided for ground-disturbing and intrusive activities to fulfill the requirements of the excavation permit under the [local jurisdiction name(s)] Excavation and Digging on the Former Fort Ord Ordinance [insert jurisdiction name(s) ordinance code], and includes:

- Munitions Recognition and Safety Training (Section 3.1)
- On-Call Construction Support (Section 3.2)
- After-Action Reporting (Section 3.3)

#### 3.1. Munitions Recognition and Safety Training

Excavation permitting requirements indicate that all personnel involved in ground-disturbing or intrusive activities obtain munitions recognition and safety training. Site workers involved in ground-disturbing or intrusive activities will be provided munitions recognition and safety training by FORA [or FORA's Success in Interest name] in English and Spanish (translation of additional languages may be available upon request). The objective of munitions recognition and safety training is to ensure that site workers involved in ground-disturbing or intrusive activities are educated about the possibility of encountering MEC and ensure that they stop ground-disturbing or intrusive activities when suspect munitions are encountered.

The munitions recognition and safety training is provided through a web-based training video that covers the below topics:

- Background Information
  - Who is the training for and why is training needed?
  - What are munitions and types of munitions used on Fort Ord?
  - What was done to remove munitions?
  - If munitions cleanup occurred, why training is still needed?
  - What should you do if you find a suspect munitions item?
- Munitions recognition and hazard awareness
  - Dangerous items may not look dangerous



- Fort Ord specific munitions recognition (by type)
- Munition hazard identification
- Details of munitions safety – emphasizing the 3Rs
  - Recognize (when you may have encountered a munitions item and that munitions are dangerous)
  - Retreat (do not approach, touch, remove, or disturb it, but carefully leave the area)
  - Report (notify your site supervisor to contact the UXO-qualified personnel)

[Property owner name/permittee name] and their construction contractors will ensure that site workers conducting ground-disturbing or intrusive activities have received the required munitions recognition and safety training from FORA [or FORA's Successor in Interest name]. Site workers receiving munitions recognition and safety training will be required to log-in to the web-based training acknowledging their attendance and successful completion of the training and associated knowledge checks to demonstrate an understanding of the training material. The training records are required to be maintained by each contractor on site and be available for inspection upon request by the Army, EPA and/or DTSC. Copies of the training records will also be maintained by [property owner name/permittee name] and provided to the UXO-qualified personnel for tracking and on-call construction support after-action reporting.

### 3.2. On-Call Construction Support

Instructions: In this section identify the activities to be conducted by UXO-qualified personnel to complete the construction support requirements. Provide standard operating procedures (SOPs) where appropriate as Attachments to the Construction Support Plan.

This section presents procedures for implementing on-call construction support for a project site where the probability of encountering MEC is low (Section 2). On-call construction support is being provided by UXO-qualified personnel consistent with safety criteria and considerations provided in Department of Defense (DoD) and Army explosives safety standards and guidelines and will consist of UXO-qualified personnel (UXO Technician II or III. UXO-qualified personnel will possess the appropriate training to include 40-hour Hazardous Waste Operations and Emergency Response and associated 8-hour Hazardous Waste Operations and Emergency Response refresher course (within the past 12 months), and appropriate qualifications of an UXO Technician II or III. UXO-qualified personnel will comply with any [permittee name] and their construction contractors approved safety plans and also conduct responses in accordance with applicable company health and safety requirements.

UXO-qualified personnel will be on standby (i.e., on call) and available to assist if a suspect munitions item is encountered. Support can be from offsite when called or be on location and available to provide immediate support if a suspect munitions item is encountered. [permittee and their construction contractors may elect to have UXO-qualified personnel available on-location for a portion of the ground-disturbing and intrusive activities to expeditiously facilitate a response if a

suspect munitions item is encountered (Section 4.1).] The UXO-qualified personnel responsibilities will include the following tasks:

- Maintain a copy of this CSP while on-location and in-hand at all times while on-call
- Maintain a copy of Munitions Recognition and Safety Training attendance logs
- Conduct anomaly avoidance activities if applicable
- If on the project site, attend daily informational and/or tailgate safety briefings conducted by [permittee name] and their construction contractors
- Respond to suspect munitions items as described below and in Section 4 of this CSP
- Produce daily field reports of on-call/on-location activities and submit to the [property owner name/permittee name] on a weekly basis
- After-action reporting to construction support contractor [UXO support contractor name] as described in Section 3.3

[insert example, if applicable: Anomaly avoidance will consist of a technology-aided surface inspection using a handheld geophysical detection instrument (e.g., magnetometer and Whites All-Metals detector) for certain ground-disturbing/intrusive activities to avoid contact with potential subsurface anomalies. If an anomaly is detected, the anomaly location will be cordoned off, if necessary, to prevent disturbance and ground-disturbing/intrusive activities will be relocated in coordination with project personnel.]

If a suspect munitions item is encountered during ground-disturbing or intrusive activities, it is imperative that the item not be disturbed and be reported immediately to the site construction supervisor. Workers should:

- Mark or otherwise note the location of the suspect munitions item (Recognize)
- Stop work, take a photograph of the item, if possible, but do not approach the item to get a better view, and leave the work area (Retreat)
- Report the suspect munitions item to their on-site construction supervisor (Report)

The site construction supervisor will ensure that all construction-related activities within a [X-foot area] of the suspect munitions item cease, the [X-foot area] area is cleared of all workers, and the [X-foot area] area is secured from unauthorized entry. The on-site construction supervisor will then contact the UXO-qualified personnel for support. [Insert rationale for specified stop work area.]

UXO-qualified personnel will respond to the area, and inspect and assess the suspect munitions item. No attempt will be made by workers to disturb, remove, or destroy the suspect munitions item. UXO-qualified personnel will ensure that encountered suspect munitions items are evaluated and classified as confirmed or suspect MEC, MD or non-munitions related debris (e.g., scrap metal). UXO-qualified personnel may visually assess the suspect munitions item during inspection and will follow the appropriate procedure identified in Section 4 of this CSP, which generally include:

- If the encountered item is classified as confirmed or suspect MEC by UXO-qualified personnel, the procedures presented in Section 4.2 will be implemented.
- If the encountered item is classified as MD by UXO-qualified personnel, the item will be removed from the project site by the UXO-qualified personnel and securely stored for appropriate off-site disposal at project conclusion. Following removal of the MD, the UXO-qualified personnel will notify the site construction supervisor that ground-disturbing or intrusive activity may resume at the site. The UXO-qualified personnel will contact FORA as an informational notification of any MD finds. Recovered MD will be certified as materials documented as safe (MDAS) and free from explosives (FFE) by the construction support contractor using Form 1348 prior to releasing the MD to an appropriate foundry or recycler at project conclusion (Section 3.3).
- If the encountered item is classified as non-munitions related debris (e.g., scrap metal) by the UXO-qualified personnel, the item will be removed from the project site by the construction contractor and managed as appropriate. Following removal of the non-munitions related debris, the UXO-qualified personnel will notify the site construction supervisor that ground-disturbing or intrusive activity may resume at the project site. Notification to FORA regarding non-munitions related debris or inclusion of non-munitions related debris in the on-call construction support after-action report is not required.

### 3.3. After-Action Reporting

Instructions: In this section identify the activities to be conducted to complete the on-call construction support notification and reporting requirements. Provide standard operating procedures (SOPs) where appropriate as Attachments to the Construction Support Plan.

Following completion of the construction support activities conducted on former FORA ESCA property, [UXO support contractor name] will submit an on-call construction support after-action report to the [property owner name/permittee name] excavation permitting agency, Army, EPA, and DTSC (Attachment B). The on-call construction support after-action report will be submitted within 30 days of project completion and will include at a minimum: a map of the excavation footprint with any MEC finds plotted; table summarizing any MEC, munitions debris, or military training related items recovered from the project site; applicable munitions recognition and safety training logs; and applicable UXO construction support daily reports.

## 4. RESPONSE TO SUSPECT MUNITIONS ITEM PROCEDURES

Instructions: In this section provide a concise description of the actions, roles and responsibilities for response to suspect munitions items and confirmed MEC finds. The intent is for this section to provide a single point of reference and clearly communicate the actions to be taken in response to a suspect munitions item find on the project site. Several of the procedures discussed in this section were also presented in Section 3 UXO Support Procedures. They may be repeated here for ease of reference and clarity in suspect munitions and MEC response protocol.

Response to suspect munitions items will only be conducted by the UXO-qualified personnel. The suspect munitions item response procedures are presented in this section and are summarized as follows:

- Response to Suspect Munitions Item (Section 4.1) – In the event a suspect munitions item is encountered by site workers (i.e., Recognize), work within a [X-foot area] will immediately cease (i.e., Retreat) and the UXO-qualified personnel will be notified (i.e., Report).
- Response to Confirmed or Suspect MEC Item (Section 4.2) – In the event the encountered item is classified by the UXO-qualified personnel as a confirmed or suspect MEC item work outside the [X-foot area] may continue; however, work should not interfere with security measures set in place for the suspect munitions item or authority's response to the suspect munitions item. UXO-qualified personnel will immediately notify the [local jurisdiction name(s)] Local Law Enforcement Agency (Table 1) followed by [property owner name] of the confirmed or suspect MEC find. [Property owner name] will immediately contact the Army, EPA and DTSC of the confirmed or suspect MEC find.
- MEC Find Notification Form (Section 4.3) – If, after disposal, the suspect item is confirmed to be MEC or remains a suspect MEC by Explosive Ordnance Disposal (EOD) personnel, or local bomb squad with equivalent training, the UXO-qualified personnel will complete the Army MEC Incident Recording Form (Attachment C) and MEC Find Notification to FORA Form (Attachment D) and transmit the two forms to [property owner].
- MEC Find Assessment Form (Section 4.4) – If, after disposal, the suspect MEC item is confirmed to be MEC or remains a suspect MEC by EOD personnel, or local bomb squad with equivalent training, FORA [or FORA's Successor in Interest name] will assess the probability of encountering MEC and will submit the assessment to Army, EPA and DTSC for concurrence using the FORA MEC Find Assessment Form (Attachment E).
- Restart of Work after MEC Find (Section 4.5) – Work will not resume within the [X-foot area, entire project site, or other; to be determined based on project- and site-specific information] exclusion zone until any additional necessary investigation is completed based on the MEC find assessment and Army, EPA and DTSC concurrence that the probability of encountering MEC is low.

#### 4.1. Response to Suspect Munitions Item

Instructions: In this section, provide a concise description of the actions, roles, and responsibilities for response to suspect munitions items. The intent is for this section to provide a single point of reference and clearly communicate the actions to be taken in response to suspect munitions items on the project site. Several of the procedures discussed in this section were also presented in Section 3 UXO Support Procedures. They are repeated here for ease of reference and clarity in MEC response protocol.

Each individual is responsible for reporting suspect munitions items discovered during construction activities. If a suspect munitions item is discovered at the project site (i.e., Recognize), all work activities will cease within a [X-foot area] of the suspect munitions item and all site workers will vacate the [X-foot area] area (i.e., Retreat). No attempt should be made by workers to disturb, remove, or destroy the suspect munitions item. The site workers will notify their on-site construction supervisor, who will contact the UXO-qualified personnel to mobilize to the project site and assess the suspect munitions item (i.e., Report). Contact information is provided in Table 1.

The general sequence of work stoppage in response to a suspect munitions item is as follows:

- Ground-disturbing and intrusive activities will cease, heavy equipment and/or site vehicles are to stay in place, and site workers are to vacate the area within a [X-foot area].
  - If feasible and safe to do, the general location of the suspect munitions item should be marked, global position system (GPS) coordinates should be recorded and pictures of the item taken.
- Site personnel will immediately contact the on-site construction supervisor to report the suspect munitions item.
- site construction supervisor will confirm that all work has stopped within a [X-foot area] of the suspect munitions item and all site workers have retreated to a safe location at least [X feet] from the suspect munitions item.
- site construction supervisor will immediately contact the on-call UXO-qualified personnel (Table 1) and provide GPS coordinates and/or pictures of the suspect munitions item, if available.
  - If the UXO-qualified personnel cannot respond within the normal work day, [property owner name/permittee name] and their construction contractors will maintain control of the [X-foot area] area to prevent unauthorized entry.
- On-call UXO-qualified personnel will mobilize to the location of the suspect munitions item and ensure the item is evaluated and classified as confirmed or suspected MEC, MD, or non-munitions related debris (e.g., scrap metal).
  - If feasible, a visual assessment of any photographs will be conducted by the UXO-qualified personnel prior to mobilization to the site to determine if the item is munitions-related or non-munitions-related debris (e.g., metal scrap).

- **If the item is classified by the UXO-qualified personnel as confirmed or suspect MEC, the UXO-qualified personnel will implement the procedures outlined in Section 4.2.**
- If the item is classified by the UXO-qualified personnel as MD, the item will be removed from the project site by the UXO-qualified personnel and securely stored for appropriate off-site disposal at project conclusion.
  - Following removal of the MD, the UXO-qualified personnel will notify the site construction supervisor that ground-disturbing and intrusive activities may resume at the project site.
  - Following notification that ground-disturbing and intrusive activities may resume, the UXO-qualified personnel will contact [property owner] within 24 hours as an informational notification of the MD find. A summary of the recovered MD will be provided in the on-call construction support after-action report (Section 3.3).
- If the item is confirmed to be non-munitions-related debris (e.g., scrap metal), the item will be removed from the project site by the construction contractor and managed as appropriate.
  - Following removal of the non-munitions-related debris, the UXO-qualified personnel will notify the on-site construction supervisor that ground-disturbing and intrusive activities may resume at the project site.
  - Notification to [property owner] regarding non-munitions-related debris or inclusion of non-munitions-related debris in the on-call construction support after-action report is not required.

#### 4.2. Response to Confirmed or Suspect MEC Item

Instructions: In this section provide a concise description of the actions, roles and responsibilities for response to confirmed or suspect MEC items. The intent is for this section to provide a single point of reference and clearly communicate the actions to be taken in response to an item which cannot be verified as safe by UXO-qualified personnel (i.e., MEC or suspect MEC) on the project site. Several of the procedures discussed in this section were also presented in Section 3 UXO Support Procedures. They are repeated here for ease of reference and clarity in MEC response protocol.

At no time should a confirmed or suspect MEC item be disturbed, removed, or destroyed by unauthorized personnel. If an item is classified as a confirmed or suspect MEC item by the UXO-qualified personnel, all work within the [X-foot area] may not resume until further notice. If it is determined that the confirmed MEC or suspect munitions item requires detonation by EOD personnel, or local bomb squad with equivalent training, all work on the entire project site will immediately cease and all site workers will gather at a location designated by the construction contractor under their emergency evacuation plan.

The general sequence of work stoppage and construction support actions in response to a confirmed or suspect MEC item is as follows:

- All work activities within a [X-foot area] of the confirmed or suspect MEC item will stop and all affected site workers will retreat to a safe location at least [X feet] from the confirmed or suspect MEC item. Work outside the [X-foot area] may continue; however, work should not interfere with security measures set in place for the confirmed or suspect MEC item or authority's response to the item.
- UXO-qualified personnel will secure the location of the confirmed MEC or suspect munitions item to prevent unauthorized access.
- UXO-qualified personnel will record the GPS location and take photographs of the confirmed or suspect MEC item.
- UXO-qualified personnel will immediately contact the [local jurisdiction name(s)] Local Law Enforcement Agency to mobilize to the project site and secure the location of the confirmed or suspect MEC item.
- Upon arrival, the [local jurisdiction name(s)] Local Law Enforcement Agency will secure the area, consult with the UXO-qualified personnel on confirmed or suspect MEC item identification and request EOD personnel, or local bomb squad with equivalent training, respond to address the item.
  - If the [local jurisdiction name(s)] Local Law Enforcement Agency and/or EOD personnel, or local bomb squad with equivalent training, cannot respond within the normal work day, [property owner name/permittee name] and their construction contractors will maintain control of the [X-foot area] area to prevent unauthorized entry.
- UXO-qualified personnel will immediately contact [property owner name] and [UXO support contractor name] of the confirmed or suspect MEC item and provide status of the [local jurisdiction name(s)] Local Law Enforcement Agency/EOD personnel or local bomb squad response.
- [Property owner name] will immediately contact the Army, EPA, and DTSC regarding the confirmed or suspect MEC item.
- If the confirmed or suspect MEC item requires detonation by EOD personnel, or local bomb squad with equivalent training, all work activities within the project site will stop and affected site workers will gather at a location designated by the construction contractor under their emergency evacuation plan for accurate head-count.
- After the confirmed or suspect MEC item has been addressed by EOD personnel, or local bomb squad with equivalent training, the UXO-qualified personnel will assist [UXO support contractor name] with completion of necessary notifications and reporting (Section 4.3).
  - If determined to be MEC, or remains a suspect MEC, by EOD personnel, or local bomb squad with equivalent training, site work may not resume within the [X-foot area, entire project site, or other; to be determined based on project- and site-specific information] of the item location until the appropriate reporting in accordance with Section 4.3 has been completed; any additional necessary investigation is completed based on the MEC find assessment; and Army, EPA and DTSC concurrence that the probability of encountering MEC remains low to support



continuation of activities within the [X-foot area, entire project site, or other; to be determined based on project- and site-specific information].

- If determined to be MD by EOD personnel, or local bomb squad with equivalent training, site work may resume within the [X-foot] area as described in Section 4.1.

### 4.3. MEC Find Notification to FORA Form

Instructions: In this section provide a concise description of the actions, roles and responsibilities for notification and reporting of MEC item finds. The intent of this section is to provide a single point of reference and clearly communicate MEC find notification and reporting requirements. Several of the procedures discussed in this section were also presented in Section 3 UXO Support Procedures. They may be repeated here for ease of reference and clarity in MEC response protocol.

If after disposal, the item is confirmed to be MEC or determined by EOD personnel, or local bomb squad with equivalent training, to remain a suspect MEC and, therefore, assumed to be MEC, the construction support contractor (i.e., [UXO support contractor name]) in coordination with the UXO-qualified personnel will complete an Army MEC Incident Recording Form (Attachment C) and a MEC Find Notification to FORA Form (Attachment D), and submit the forms to [property owner] for distribution to FORA [or FORA's Successor in Interest], Army, EPA, and DTSC. The Army MEC Incident Recording Form will be submitted to [property owner] within 24 hours of MEC item disposal. [Property owner] will distribute the completed MEC Incident Recording Form to FORA [or FORA's Successor in Interest], Army, EPA and DTSC with 48 hours of MEC item disposal. The construction support contractor will provide FORA [or FORA's Successor in Interest] with the MEC Find Notification to FORA Form within 48 hours of MEC item disposal to support the MEC find assessment (Section 4.4).

### 4.4. MEC Find Assessment Form

Instructions: In this section provide a concise description of the actions, roles and responsibilities for the UXO Support Contractor to provide information to FORA in support of a FORA MEC Finds Assessment. The intent of this section is to provide a single point of reference and clearly communicate the information and actions to be conducted to support the FORA MEC Finds Assessment. Several of the procedures discussed in this section were also presented in Section 3 UXO Support Procedures. They may be repeated here for ease of reference and clarity in MEC response protocol.

After a MEC find, the probability of encountering MEC will be reassessed by FORA [or FORA's Successor in Interest]. FORA [or FORA's Successor in Interest] will assess the probability of encountering additional MEC. FORA [or FORA's Successor in Interest] will propose to the Army, EPA, and DTSC an appropriate probability of encountering MEC (low or moderate/high) and a recommendation for the level of construction support (on-call or on-site) appropriate for the site conditions. FORA [or FORA's Successor in Interest] will document the MEC find assessment and proposed determination on the FORA MEC Find Assessment Form (Attachment E) and will submit



the form with required attachments to the Army, EPA, and DTSC for review within 20 days of a MEC find.

The probability of encountering MEC and the resulting level of construction support will be jointly determined by the Army, EPA, and DTSC. If determined that additional investigation is required as part of the assessment, FORA [or FORA's Successor in Interest] will conduct the investigation in accordance with an approved work plan, if within the scope of its obligations. Army, EPA, and DTSC will review the results of the investigation to support the MEC find assessment.

If the probability of encountering MEC is determined to remain low, ground-disturbing and intrusive activities may resume using on-call construction support and this CSP (Section 4.5). FORA [or FORA's Successor in Interest] will receive written determination from the Army, EPA, and DTSC on the MEC finds assessment completion and provide a copy of the written determination to [property owner name/permittee name] and their construction contractors prior to resuming ground-disturbing and intrusive activities.

If the probability of encountering MEC is determined to be moderate to high, on-site construction support or other actions may be required prior to resuming ground-disturbing and intrusive activities. [Property owner name/permittee name] will prepare an on-site CSP consistent with the explosives safety criteria and considerations provided in DoD and Army explosives safety standards and guidelines for Army, EPA, and DTSC review and comment, as necessary, or FORA [or FORA's Successor in Interest] will conduct any additional investigation required by Army, EPA, and DTSC in accordance with an approved work plan, if within the scope of its obligations. Army, EPA, and DTSC will jointly evaluate the results of the additional investigation. The agency consultation process will be completed as expeditiously as practicable. Site work on the former FORA ESCA property may not restart until the assessment is completed, the Army, EPA, and DTSC have made a determination of the probability of encountering MEC, and any required additional action has been conducted by FORA [or FORA's Successor in Interest]. FORA [or FORA's Successor in Interest] will receive written determination from the Army, EPA, and DTSC on the MEC finds assessment completion and provide a copy of the determination to [property owner name/permittee name] and their construction contractors prior to resuming ground-disturbing and intrusive activities on the former FORA ESCA property using on-call construction support and this CSP (Section 4.5).

#### 4.5. Restarting Work after a MEC Find

Instructions: In this section provide a concise description of the actions, roles and responsibilities for restarting work after completion of a FORA MEC Finds Assessment. The intent of this section is to provide a single point of reference and clearly communicate the information and actions to be conducted before restarting work. Several of the procedures discussed in this section were also presented in Section 3 UXO Support Procedures. They are repeated here for ease of reference and clarity in MEC response protocol.

Site work may not resume within a [X-foot area, entire project site, or other; to be determined based on project- and site-specific information] of the MEC item until the MEC find assessment has

been completed, the Army, EPA and DTSC have concurred with the assessment, and any required addition actions have been conducted. FORA [or FORA's Successor in Interest] will receive written determination from the Army, EPA, and DTSC on the MEC finds assessment completion and provide a copy of the determination to the [property owner name/permittee name] prior to resuming ground-disturbing or intrusive site activities using on-call construction support and this CSP.

## 5. REFERENCES

## 6. ATTACHMENTS [EXAMPLES]

Table 1 – List of Contacts

Figure 1 – Site locator map

Figure 2 – Munitions Response Area project site map with project footprint showing the designated future land uses

Figure 3 – Project Site map providing details of the project site showing the designated future land uses.

Figure 4 – Project vicinity map identifying MRS present on or near the project site. Map should also identify areas where MEC removal were completed.

Figure 5 – Construction site grading map showing past MEC finds plotted. Map should identify the project site with plots of recovered MEC items and descriptions. This map will be used to plot and report any MEC items found during construction efforts and for an MEC find assessment.

- A Project Site Grading and Soil Management Specifications (as applicable)
- B On-Call Construction Support After-Action Report
- C Army MEC Incident Recording Form (<http://www.fodis.net/mec/public>)
- D FORA MEC Find Notification Form
- E FORA MEC Find Assessment Form
- F Regulatory Concurrence Letters

# FORM LUC-02

## MEC Find Notification to FORA

### During Construction Support Projects

**Application:** This form shall to be utilized by UXO Construction Support contractors to notify FORA of MEC finds during construction support activities pursuant to a final Construction Support Plan. The form is to be finalized as soon as possible after the MEC incident response is complete and the MEC item removed by military EOD, or local bomb squad with equivalent training. This form is in addition to the Army MEC Incident Recording form, which must be submitted to FORA within 24 hours of a MEC find. This form documents the MEC find in support of FORA’s MEC Finds Assessment.

Suspect munitions items should be inspected and assessed by UXO-qualified personnel. No attempt should be made by UXO support contractor to disturb, remove or destroy a suspect munitions item. Non-MEC items do not require a MEC Find Notification to FORA Form. If a suspect munitions item cannot be verified as safe (i.e., MEC or suspect MEC items) by UXO-qualified personnel, all intrusive or ground-disturbing work on site must remain stopped and local law enforcement notified by the UXO support contractor. Local law enforcement immediately notifies appropriate military EOD personnel, or local bomb squad with equivalent training, who will respond to the site and remove the suspect munitions item. Upon completion of military EOD or local bomb squad response, if the suspect munitions item is determined to be MEC, the UXO support contractor must submit this MEC Find Notification to FORA Form, along with the Army’s MEC Incident Recording Form, to FORA documenting the MEC incident and initiating FORA’s MEC Find Assessment. An assessment of MEC finds must be completed and approved prior to restarting work on the site.

**Instructions:** Line-by-line instructions are provided at the end of this form. UXO support contractor must complete the required MEC Find Notification to FORA Form and submit to FORA as soon as practicable after a MEC find incident. If all information is not immediately available, a partially completed form may be submitted, however all required information must be submitted to support the FORA MEC Finds Assessment. A copy of the completed FORA MEC Finds Assessment and Army, EPA and DTSC concurrence must be received by FORA prior to providing permission to resume intrusive site work. For purposes of this form, the terminology of “FORA” refers to obligations or requirements that are currently assigned to FORA, but will eventually transfer to FORA’s successor in interest.

#### PROJECT DESCRIPTION AND CONTACT INFORMATION (Use information from Construction Support Plan)

Project Name		Excavation / Grading Permit Number	
Project Support Start Date		Monterey County Real Estate Parcel	
Project Support End Date		COE Real Estate Parcel Number	
Project Contact		Contact Phone	

Project Location

Brief Project Description (attach project site map from Construction Support Plan):

Construction Support Contractor		UXO Safety Officer Name / Contact Phone	
Construction Support Contractor Address			

#### MEC INCIDENT RESPONSE SUMMARY INFORMATION

Person Reporting Date & Time		Contact Phone	
Final MEC Item Description		MEC Find Date & Time	
Law Enforcement Response Date & Time		EOD Response Date & Time	

**FORM LUC-02**  
**MEC Find Notification to FORA**  
**During Construction Support Projects**

Final MEC Disposition:			
CONSTRUCTION SUPPORT ACTIVITY DETAILS			
Construction Support Plan / Date		Probability of Encountering MEC	
Level of soil disturbance at time of MEC find	<input type="checkbox"/> Shallow surface disturbances (less than 6-inches); Maximum depth: _____ <input type="checkbox"/> Isolated hand digging / post holes / drilling or bore holes <input type="checkbox"/> Linear trench excavation or underground utilities <input type="checkbox"/> Excavation of construction footprint (building foundation, roadway, etc.) <input type="checkbox"/> Site wide grading / large scale excavation <input type="checkbox"/> Other _____		
Description of soil disturbance at time of MEC find:			
Level of Construction Support utilized at time of MEC find	<input type="checkbox"/> On-call UXO-qualified personnel support <input type="checkbox"/> On-site construction support by UXO-qualified personnel <input type="checkbox"/> Anomaly avoidance by UXO-qualified personnel <input type="checkbox"/> Other _____		
Description of actions taken by UXO-qualified personnel in response to MEC find:			
Actions taken to secure site:			
Current Site Status	<input type="checkbox"/> Work currently stopped on entire project site as result of MEC find. <input type="checkbox"/> Work currently stopped on following portion of project site as result of MEC find: _____		

**FORM LUC-02  
MEC Find Notification to FORA  
During Construction Support Projects**

Other information regarding Construction Support Activities:

**MEC FIND DETAILED INFORMATION**

MEC item found (include model number, if known):

Brief description of MEC find (attach applicable UXO contractor field notes and use map from Construction Support Plan Section 2.2, Summary of Previous Munitions Response Actions with plot identifying location of current MEC item):

MEC find type of munition:  UXO     DMM     ISD

- Pyrotechnic
- Projectile
- Mortar

- Hand Grenade
- Rifle Grenade
- Rocket

- Pre-WWII munition item
- Mine & Booby Trap
- Other \_\_\_\_\_

Total number of MEC items recovered during this project to date: \_\_\_\_\_

List items and dates recovered:

Other munitions related items or evidence of munitions use recovered in the area during construction support:

**FORM LUC-02**  
**MEC Find Notification to FORA**  
**During Construction Support Projects**

Description of any follow-on actions conducted by construction support personnel in response to MEC find (attach applicable data, maps, and reports):

**DETAILED MEC INCIDENT RESPONSE INFORMATION**

Responding Local Law Enforcement Agency		Incident / Report Number	
Responding Officer		Date / Time of Response	

Description of Local Law Enforcement Response (attach report if available):

Responding EOD Unit		EOD Incident / Report Number	
Responding EOD Unit Leader / Contact		Date / Time of Response	

Description of EOD Response (attach EOD report if available):

Final Disposition of Item(s) (include disposition of any munitions debris):

**FINAL MEC ITEM IDENTIFICATION DETAILS**

Person making final identification:  
 Position / Company  
 Contact phone/email:

Final Identification of Item(s) Found (provide make and model if available):



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**MEC Find Notification to FORA**  
**During Construction Support Projects**

Rationale in Support of Final MEC Item Determination (If identification is revised from preliminary identification, provide reason for revision.):

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Unexploded Ordnance (UXO) | <input type="checkbox"/> Discarded Military Munitions (DMM) | <input type="checkbox"/> Insufficient Data to make determination (ISD) |
|--|---|--|

MEC find type of munition:

- |                                      |  |   |
|--------------------------------------|--|---|
| <input type="checkbox"/> Pyrotechnic | <input type="checkbox"/> Hand Grenade  | <input type="checkbox"/> Pre-WWII munition item |
| <input type="checkbox"/> Projectile  | <input type="checkbox"/> Rifle Grenade | <input type="checkbox"/> Mine & Booby Trap      |
| <input type="checkbox"/> Mortar      | <input type="checkbox"/> Rocket        | <input type="checkbox"/> Other _____            |

**REQUIRED ATTACHMENTS**

Attachments to report (check all that apply)

- Map of extent of ground-disturbing or intrusive activity (i.e., excavation footprint) indicating completed areas and planned areas with excavation depths
- UXO Daily Reports and field logs for MEC find response
- Map of location of MEC find
- Local law enforcement MEC response report
- Military EOD MEC response report
- Army's Fort Ord MEC Incident Recording Form
- Other \_\_\_\_\_

**REPORT DISTRIBUTION**

Report Distribution list:

- Local Building Department, Attention: Fort Ord Excavation Permit Point of Contact
- Fort Ord Reuse Authority, Attention: ESCA Program Manager
- U.S. Army – BRAC Office
- U.S. Environmental Protection Agency, Region IX, Superfund Division, Attention: Fort Ord Project Manager
- State of California, Department of Toxic Substances Control, Attention: Fort Ord Project Manager
- Other \_\_\_\_\_

# FORM LUC-03

## FORA MEC Finds Assessment Report

### On-Call Construction Support Projects

**Application:** This form shall be utilized by FORA to document required evaluation of MEC finds reported during construction support activities. An assessment of MEC finds must be completed by FORA with concurrence by the Army, EPA and DTSC prior to restarting work on the site.

**Instructions:** Line-by-line instructions are provided at the end of this form. FORA must complete the required MEC find assessment and submit FORA recommendation to Army, EPA and DTSC within 20 days of a MEC find. Form must be submitted with all attachments to the Army, EPA and DTSC. FORA must receive written concurrence with assessment findings before work can resume on the site. A copy of the completed assessment and Army, EPA and DTSC concurrences will be provided prior to receiving permission to resume intrusive site work. For purposes of this form, the terminology of "FORA" refers to obligations or requirements that are currently assigned to FORA, but will eventually transfer to FORA's successor in interest.

#### PROJECT DESCRIPTION AND CONTACT INFORMATION (Use information from MEC Find Notification Report)

Project Name		Excavation / Grading Permit Number	
Project Support Start Date		Monterey County Real Estate Parcel	
Project Support End Date		COE Real Estate Parcel Number	
Project Contact		Contact Phone	

Project Location

Brief Project Description (attach project site map from MEC Find Notification Report):

Construction Support Contractor		UXO Safety Officer Name / Contact Phone	
---------------------------------	--	---	--

Construction Support Contractor Address			
---	--	--	--

#### CONSTRUCTION SUPPORT ACTIVITIES (Use information from MEC Find Notification Report)

Level of Construction Support utilized at time of MEC find	<input type="checkbox"/> On-call UXO-qualified personnel support <input type="checkbox"/> On-site construction support by UXO-qualified personnel <input type="checkbox"/> Anomaly avoidance by UXO-qualified personnel <input type="checkbox"/> Other _____
Level of Soil Disturbance at time of MEC find	<input type="checkbox"/> Shallow surface disturbances (less than 6-inches); Maximum depth: _____ <input type="checkbox"/> Isolated hand digging / post holes / drilling or bore holes <input type="checkbox"/> Linear trench excavation or underground utilities <input type="checkbox"/> Excavation of construction footprint (building foundation, roadway, etc.) <input type="checkbox"/> Site wide grading / large scale excavation <input type="checkbox"/> Other _____
Current Site Status	<input type="checkbox"/> Work currently stopped on entire project site as result of MEC find. <input type="checkbox"/> Work currently stopped on following portion of project site as result of MEC find: _____

**FORM LUC-03  
FORA MEC Finds Assessment Report  
On-Call Construction Support Projects**

MEC FIND INFORMATION		
MEC item found (include model number if known):		
Probability of Encountering MEC at time of MEC find: <input type="checkbox"/> Low <input type="checkbox"/> Moderate to High Rationale supporting probability of encountering MEC:		
Brief description of MEC find (attach applicable MEC Find Notification to FORA Form and map of item location with past finds):		
MEC find type of munition: <input type="checkbox"/> UXO <input type="checkbox"/> DMM <input type="checkbox"/> ISD		
<input type="checkbox"/> Pyrotechnic <input type="checkbox"/> Projectile <input type="checkbox"/> Mortar	<input type="checkbox"/> Hand Grenade <input type="checkbox"/> Rifle Grenade <input type="checkbox"/> Rocket	<input type="checkbox"/> Pre-WWII munition item <input type="checkbox"/> Mine & Booby Trap <input type="checkbox"/> Other _____
MEC item disposal information (attach local law enforcement and EOD incident reports):		
Total number of MEC items recovered during this project to date: _____ List items and dates recovered:		
Other munitions related items or evidence of munitions use recovered in the area during construction support:		
Description of any follow-on actions conducted by construction support personnel in response to MEC find (attach applicable data, maps, and reports):		

**FORM LUC-03  
 FORA MEC Finds Assessment Report  
 On-Call Construction Support Projects**

**MUNITIONS SITE BACKGROUND INFORMATION**

Historical military training in project area and/or Munitions Response Sites (see RI/FS):

List previous MEC removal actions in project area and detection equipment used for removals (see RI/FS):

Historical types of munitions recovered from site (check all that apply):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Pyrotechnic<br><input type="checkbox"/> Projectile<br><input type="checkbox"/> Mortar | <input type="checkbox"/> Hand Grenade<br><input type="checkbox"/> Rifle Grenade<br><input type="checkbox"/> Rocket | <input type="checkbox"/> Pre-WWII munition item<br><input type="checkbox"/> Mine & Booby Trap<br><input type="checkbox"/> Other _____ |
|--|--|---|

Is MEC find consistent with previous site use? (Yes / No) Explain:

Historical evidence of use of this type of munitions in the vicinity of the site:

Is there specific evidence or reason to believe that additional residual MEC of this type may be present? (Yes / No) Explain:

**FORA RECOMMENDATION BASED ON MEC FIND**

Based on this MEC find, is the current level of construction support appropriate? (Yes / No)  
 Current construction support level: \_\_\_\_\_  
 Revised construction support level: \_\_\_\_\_

**FORM LUC-03**  
**FORA MEC Finds Assessment Report**  
**On-Call Construction Support Projects**

FORA MEC find assessment recommendation:

- Probability of encountering MEC determined to remain low. Work can resume with current level of construction support.
- Probability of encountering MEC determined to be moderate to high. On-site construction support required prior to resuming any intrusive activities.
- Additional MEC investigation or response determined to be necessary.
- Other: \_\_\_\_\_

Assessment Form Distribution:

- U.S. Army – BRAC Office
- U.S. Environmental Protection Agency, Region IX, Superfund Division, Attention: Fort Ord Project Manager
- State of California, Department of Toxic Substances Control, Attention: Fort Ord Project Manager
- Other: \_\_\_\_\_

**FORM REVIEW AND APPROVAL DOCUMENTATION**

FORA MEC Finds Assessment Tracking:

- Completed form submitted by FORA to Army, EPA, and DTSC (Date: \_\_\_\_\_)
- Agency Concurrence Received (attach documentation)
- Approved to resume work with current construction support level
- Approved to resume work with additional conditions  
Required additional conditions: \_\_\_\_\_
- Other: \_\_\_\_\_

**FORM LUC-03  
FORA MEC Finds Assessment Report  
On-Call Construction Support Projects**

<b>Line-by-Line Instructions</b>	
<b>PROJECT DESCRIPTION AND CONTACT INFORMATION (From Construction Support Plan)</b>	
Project Name	Enter the name for the Project (or portion thereof) for which this FORA MEC Find Assessment Report is being submitted.
Excavation Permit Number	This is the Excavation Permit number provided by the Permitting Authority under the applicable local building code (i.e., Digging and Excavation on Fort Ord)
Monterey County Real Estate Parcel	Provide the Monterey County Real Estate Parcel number(s) for the property for which this FORA MEC Find Assessment Report is being submitted.
COE Real Estate Parcel	Provide the U.S. Army Corps of Engineers Real Estate Parcel number(s) for the property for which this FORA MEC Find Assessment Report is being submitted. The parcel number is available in the Federal Deeds and property transfer documents.
Construction Support Project Start and End Dates	Provide the dates when construction support services were in place for the project. For on-call support, report the date range during which on-call support services were available regardless of whether a call was made or support was utilized. For on-site support, report the first and last day construction support personnel were physically on-site providing support.
Project Contact, Contact Phone	Provide the name and contact phone number for the person submitting the FORA MEC Find Assessment Report.
Project Location	Provide a physical address for the project site. If an address is not available, provide the nearest cross streets and a description of the physical location.
Project Description	Provide a brief description of the permitted project. The description should be limited to a few sentences. The full description and details regarding the project are documented in the excavation permit and do not need to be repeated here.
Construction Support Contractor	Provide the name of the contractor providing construction support for the project.
UXO Safety Officer Contact Phone	Provide the name and contact phone number for the UXO Safety Officer for the project.
Construction Support Contractor Address	Provide the permanent mailing address and contact information for the contractor providing construction support for the project.
<b>CONSTRUCTION SUPPORT ACTIVITIES (from MEC Find Notification Form)</b>	
Level of Construction Support utilized at time of MEC find (check all that apply)	This box identifies the general category of construction support provided at the time of the MEC find. Check the box(es) which best describe the level of construction support utilized on this project at the time of the MEC find. If multiple levels of construction support were provided, check the box for each type utilized. The methods and details regarding implementation of construction support are not provided here as they are documented in the project's Construction Support Plan.
Level of Soil Disturbance at time of MEC find	This box identifies the general category and level of soil disturbance for which construction support was provided at time of MEC find. Check the box(es) which best describe the level of soil disturbance at time of MEC find. If multiple levels of soil disturbance occurred, check each box that is applicable.
Current Site Status	Provide the current status of activities at the project site and site of the MEC find.
<b>MEC FIND INFORMATION (from MEC Find Notification Form)</b>	
MEC Item found	Provide the type of MEC item recovered including model number, if known.

**FORM LUC-03  
FORA MEC Finds Assessment Report  
On-Call Construction Support Projects**

Probability of Encountering MEC at time of MEC find	Provide the probability of encountering MEC (i.e., low, moderate, high) at the project site at the time of the MEC find and supporting rationale for the determined probability of encountering MEC.
Brief description of MEC find	Provide a description of the activities being performed at the time of the MEC find and the response actions taken. Attach applicable MEC Find Notification to FORA Form and map of item location showing past finds.
MEC find type of munition	Check the box appropriate box indicating the type of munition recovered (UXO, DMM, or ISD) and the box that corresponds most closely with the category of the munitions item.
MEC item disposal information	Describe how the munitions item was disposed of and attach local law enforcement and EOD incident reports.
Total number of MEC items recovered during this project to date	In this box, provide a tally of the total number of MEC items recovered to date during construction support on this project. Provide a listing of previous MEC items recovered during construction support on this project, including the date of recovery and a brief summary of each MEC find incident from the Fort Ord MEC Incident Recording Form. Attach a table listing previous MEC items, if necessary.
Other munitions related items or evidence of munitions use recovered in the area during construction support	Provide a brief summary of the evidence of past military munitions or military training activities recovered during construction support. The summary should be limited to concise statements regarding the evidence identified and types of training indicated.
Description of any follow-on actions conducted by construction support personnel in response to MEC find	Describe any follow-on actions conducted by construction support personnel in response to MEC find (attach applicable data, maps, and reports).
<b>MUNITIONS SITE BACKGROUND INFORMATION</b>	
Historical military training in project area and/or Munitions Response Sites (see RI/FS)	Provide a brief summary of past military training activities in the project area, including any Munitions Response Sites (MRS) or former ranges. The summary should be limited to concise statements regarding the identified training areas and/or MRS, types of training, and types of munitions used. This information is documented in the Remedial Investigation/Feasibility Study (RI/FS) Report available on the Administrative Record.
List previous MEC removal actions in project area with detection equipment used for removals (see RI/FS)	Provide a list and summary of previous MEC removal actions in the project area. The summary should include the date of the action, objective of the action, and technology used for the action. This information is documented in the Remedial Investigation/Feasibility Study (RI/FS) Report available on the Administrative Record.
Historical types of munitions recovered from site (check all that apply):	Check boxes for each category of munitions recovered from the project site.
Is MEC find consistent with previous site use? (Yes / No) Explain	Indicate if the MEC find is consistent with the documented historical use of the site. Past military training areas and/or MRS, types of training, and types of munitions used are documented in the Remedial Investigation/Feasibility Study (RI/FS) Report available on the Administrative Record.

**FORM LUC-03  
FORA MEC Finds Assessment Report  
On-Call Construction Support Projects**

Historical evidence of use of this type of munitions in the vicinity of the site	Provide historical evidence of the use of the MEC find type at the site. Past military training areas and/or MRS, types of training, and types of munitions used are documented in the Remedial Investigation/Feasibility Study (RI/FS) Report available on the Administrative Record.
Is there specific evidence or reason to believe that additional residual MEC of this type may be present? (Yes/No) Explain	Indicate if there is or is not evidence or reason to believe that additional residual MEC of this type may be present at the site and provide supporting rationale.
<b>FORA RECOMMENDATION BASED ON MEC FIND</b>	
Based on this MEC find, is the current level of construction support appropriate?	State if, based on this MEC find, the current level of construction support is or is not appropriate. State the level of construction support at the time of the MEC find and the revised level of construction support, if applicable.
FORA MEC find assessment recommendation	Check the box that describes FORA's recommendation regarding probability of encountering MEC at the site and actions to be taken, if any.
Assessment Form Distribution	This box is used to identify the specific organizations receiving a copy of this MEC Find Assessment.
<b>FORM REVIEW AND APPROVAL DOCUMENTATION</b>	
FORA MEC Finds Assessment Tracking	This box is used to indicate the steps completed during the MEC Finds Assessment review and approval process.



# Construction Support After Action Report Form

## Fort Ord Digging & Excavation Permit

### On-Call and On-site Construction Support Projects

**Application:** This form shall to be utilized by Permittee to provide required After Action Reporting for Fort Ord Digging and Excavation Permits on projects where On-Call Construction Support, Anomaly Avoidance and/or On-site Construction Support was implemented. The form shall also be utilized for non-permitted (i.e., de minimis) On-call Construction Support projects.

**Instructions:** Line-by-line instructions are provided at the end of this Form. Permittee must complete this Form and submit the requested project information within 30 days of project completion. Form must be submitted with all required attachments to the permitting Agency and FORA, as required under the Fort Ord Digging and Excavation Ordinance. FORA uses information provided in this Form to complete required annual reporting. Required attachments are identified at the end of this Form and include a map of the final ground disturbance footprint with excavation depths, a table summarizing any munitions debris or other military training related items recovered from the project site, copies of applicable training logs and applicable UXO Construction Support daily reports. For purposes of this form, the terminology of "FORA" refers to obligations or requirements that are currently assigned to FORA, but will eventually transfer to FORA's successor in interest.

#### PROJECT DESCRIPTION AND CONTACT INFORMATION

Project Name		Excavation Permit Number	
Construction Support Start Date		Monterey County Real Estate Parcel	
Construction Support End Date		COE Real Estate Parcel Number	
Project Contact:		Contact Phone	

Project Location

Project Description (attach map of final ground disturbance footprint with excavation depths):

Construction Support Contractor		UXO Safety Officer Contact Phone	
Construction Support Contractor Address			

#### CONSTRUCTION SUPPORT ACTIVITIES

Munitions Recognition and Safety Training (attach training logs)	<input type="checkbox"/> On-site training – number trained _____ <input type="checkbox"/> On-line training – number trained _____ <input type="checkbox"/> Other _____ - number trained _____	<b>Total Trained</b> _____
Level of Construction Support Utilized for Project (check all that apply)	<input type="checkbox"/> On-call UXO-qualified personnel support <input type="checkbox"/> Anomaly avoidance by UXO-qualified personnel <input type="checkbox"/> On-site construction support by UXO-qualified personnel <input type="checkbox"/> Other _____	
Level of Soil Disturbance (check all that apply)	<input type="checkbox"/> Shallow surface disturbances (less than 6-inches); Maximum depth: _____ <input type="checkbox"/> Isolated hand digging / post holes / drilling or bore holes <input type="checkbox"/> Linear trench excavation or underground utilities <input type="checkbox"/> Excavation of construction footprint (building foundation, roadway, etc.) <input type="checkbox"/> Site wide grading / large scale excavation <input type="checkbox"/> Other _____	

**Construction Support After Action Report Form  
Fort Ord Digging & Excavation Permit  
On-Call and On-site Construction Support Projects**

Level of Effort for Construction Support During Project (attach daily reports and field logs)	<ul style="list-style-type: none"><li><input type="checkbox"/> Idle on-call support days (days without a UXO support request) _____</li><li><input type="checkbox"/> Non-idle on-call support days (days with one or more calls for UXO-qualified personnel to respond to site and assess suspect munitions items) _____</li><li><input type="checkbox"/> Anomaly avoidance support days _____</li><li><input type="checkbox"/> On-site construction support days _____</li></ul>
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# Construction Support After Action Report Form

## Fort Ord Digging & Excavation Permit

### On-Call and On-site Construction Support Projects

<b>CONSTRUCTION SUPPORT RESULTS</b>	
Were military munitions related items (MEC or MD) or other evidence of military training identified? (Yes) / (No) [If no, skip remainder to Certification section.] (Attach map identifying locations of recovered munitions related items and a table listing items recovered along with item size, weight and recovery depth.)	
Total number of MEC items recovered (attach applicable MEC Incident Reports): _____	
Summary of MEC find assessment(s) (Attach applicable FORA MEC Find Assessment reports)	
Summary of evidence of military munitions or military training activities found during project	
Total number of munitions debris items recovered _____ and approximate total weight _____ (lbs)	
Disposition of munitions debris items recovered (attach certifications and manifests)	<input type="checkbox"/> Munitions debris inspected, certified free from explosive hazards, and transferred to appropriate munitions debris recycling facility <input type="checkbox"/> Munitions debris transferred to U.S. Department of Defense (i.e., EOD Unit) <input type="checkbox"/> Munitions debris transferred to local civil authority <input type="checkbox"/> Other _____
<b>UXO CONTRACTOR REPORT CERTIFICATION</b>	
I hereby certify that the information submitted in the report is true and complete.	
Name, Title _____	
Signature _____, Date _____	
<b>REQUIRED ATTACHMENTS</b>	
Attachments to report (check all that apply) <ul style="list-style-type: none"> <li><input type="checkbox"/> Map of extent of ground disturbing activity (i.e., excavation footprint) with excavation depths</li> <li><input type="checkbox"/> Munitions Recognition and Safety Training logs</li> <li><input type="checkbox"/> UXO Daily Reports and field logs</li> <li><input type="checkbox"/> Map of locations of recovered munitions related items</li> <li><input type="checkbox"/> Table listing munitions related items (MEC and MD) recovered, including size, weight and recovery depth</li> <li><input type="checkbox"/> Applicable MEC Incident Recording forms</li> <li><input type="checkbox"/> Disposition of munitions debris (applicable certifications and recycling records)</li> <li><input type="checkbox"/> Applicable FORA MEC Find Assessment reports with attached Army, EPA and DTSC concurrences and notices to resume work</li> </ul>	

**Construction Support After Action Report Form  
Fort Ord Digging & Excavation Permit  
On-Call and On-site Construction Support Projects**

**REPORT DISTRIBUTION**

Report Distribution list:

- Local Building Department, Attention: Fort Ord Excavation Permit Point of Contact
- Fort Ord Reuse Authority, Attention: ESCA Program Manager
- U.S. Army – BRAC Office
- U.S. Environmental Protection Agency, Region IX, Superfund Division, Attention: Fort Ord Project Manager
- State of California, Department of Toxic Substances Control, Attention: Fort Ord Project Manager
- Other \_\_\_\_\_

# Construction Support After Action Report Form

## Fort Ord Digging & Excavation Permit

### On-Call and On-site Construction Support Projects

<b>Line-by-Line Instructions</b>	
<b>PROJECT DESCRIPTION AND CONTACT INFORMATION</b>	
Project Name	Enter the name for the Project (or portion thereof) for which this Construction Support After Action Report is being submitted.
Excavation Permit Number	This is the Excavation Permit number provided by the Permitting Authority under the applicable local building code (i.e., Digging and Excavation on Fort Ord)
Monterey County Real Estate Parcel	Provide the Monterey County Real Estate Parcel number(s) for the property for which this Construction Support After Action Report is being submitted.
COE Real Estate Parcel	Provide the U.S. Army Corps of Engineers Real Estate Parcel number(s) for the property for which this Construction Support After Action Report is being submitted. The parcel number is available in the Federal Deeds and property transfer documents.
Construction Support Project Start and End Dates	Provide the dates when Construction Support services were in place for the project. For On-Call support, report the date range during which On-Call support services were available regardless of whether a call was made or support was utilized. For On-site support, report the first and last day Construction Support personnel were physical on-site providing support.
Project Contact Contact Phone	Provide the name and contact phone number for the person submitting the Construction Support After Action Report.
Project Location	Provide a physical address for the project site. If an address is not available, provide the nearest cross streets and a description of the physical location.
Project Description	Provide a brief description of the permitted project and ground-disturbing activities being conducted at the site. Attach a map of planned ground-disturbing activity footprint, including expected depth of soil disturbance. The full description and details regarding the project are documented in the excavation permit and do not need to be repeated here.
Construction Support Contractor	Provide the name of the contractor providing construction support for the project.
UXO Safety Officer Contact Phone	Provide the name and contact information for the construction support contractor's UXO Safety Officer for the project.
Construction Support Contractor Address	Provide the permanent mailing address and contact information for the UXO support contractor.
<b>CONSTRUCTION SUPPORT ACTIVITIES</b>	
Munitions Recognition and Safety Training	This box documents required munitions recognition and safety training. Provide the number of people trained and the type of training received. The total trained should tally the total number of people who received the training, regardless of the format or number of trainings each individual attended. Attach required training logs and training certificates documenting training compliance.
Level of Construction Support Utilized for Project (check all that apply)	This box identifies the general category of Construction Support provided on the project. Check the box(s) which best describe the level of construction support utilized on this project during the timeframe of this report. If multiple levels of construction support were provided, check the box for each type utilized. The methods and details regarding implementation of construction support are not provided here as they are documented in the project's Construction Support Plan.
Level of Soil Disturbance (check all that apply)	This box identifies the general category and level of soil disturbance for which Construction Support was provided during the project. Check the box(s) which best describe the level of soil disturbance on this project during the timeframe of this report. If multiple levels of soil disturbance occurred, check each box that is applicable. The locations of soil disturbance

# Construction Support After Action Report Form

## Fort Ord Digging & Excavation Permit

### On-Call and On-site Construction Support Projects

	during the project must also be identified on the map of the project's final excavation footprint with depths of excavation or soil disturbance.
Level of Effort for Construction Support During Project (attach daily reports and field logs)	This box summarizes the actual level of effort utilized in providing construction support for the project. Check the box(s) which best describe the level of effort for construction support utilized on this project during the timeframe of this report. Provide the number of days each level of effort was utilized. If multiple levels of construction support were provided, check the box for each type utilized. If multiple levels of effort were implemented on the same day, tally that day in the higher level of effort. Idle on-call support days are days when UXO-qualified personnel are on-call to support the project but their support is not requested. Non-idle on-call support days are days when on-call UXO-qualified personnel respond to the site to assess one or more suspect munitions items. Multiple calls occurring on the same day should be tallied as one day. If UXO-qualified personnel provide construction monitoring during on-call construction support, provide the number of days for which construction monitoring was provided. Construction monitoring days should not be tallied as on-call support days. If on-site construction support is provided on the project, report the number of days in which on-site support was provided. On-site construction support days should not be tallied as on-call or construction monitoring days.
Were military munitions related items (MEC or MD) or other evidence of military training identified?	This box should be checked in the affirmative (Yes) if evidence of military munitions or other evidence of military training was identified during construction support utilized on this project during the timeframe of this report. If no evidence of military munitions or other evidence of military training was identified, the remainder of this section should be skipped. If evidence is identified, the following information is required to be submitted as attachments to this report: 1) A scaled map identifying the locations of recovered munitions related items, and 2) a table detailing the items recovered (item description, size, weight and recovery depth).
Total number of MEC items recovered	In this box provide a tally of the total number of MEC items recovered during construction support on this project during the timeframe of this report. When a suspected munitions item has been encountered during on-call construction support and confirmed as MEC, a MEC Incident Recording form must be completed and submitted to FORA and the Army. Copies of applicable MEC Incident Recording forms from on-call construction support must also be attached to this report.
Total number of munitions debris items recovered and approximate total weight	Munitions debris items are not reported as MEC incidents during the construction support project. In this box provide a tally of the total number of munitions debris items recovered and an estimate of the approximate total weight (in pounds) of munitions debris items recovered during construction support on this project during the timeframe of this report.
Disposition of munitions debris items recovered	Check all boxes that apply regarding disposition of munitions debris items recovered during construction support on this project during the timeframe of this report. Munitions debris must be inspected and certified as free from explosives by UXO-qualified personnel prior to transfer to an appropriate munitions debris recycling facility and applicable certification records attached to this report. The DoD (i.e., EOD Unit) and civilian authorities may choose to take possession of specific munitions debris items during a MEC incident response. Any such items should be documented and the documentation attached to this report.
Summary of MEC find assessment(s)	This box provides a summary of the results of MEC Find Assessments conducted by FORA for MEC items recovered during construction support on this project during the timeframe of this report. MEC Find Assessments are required to be completed prior to restarting work after a MEC find. The completed FORA MEC Find Assessment forms must be attached to this report. If no MEC are recovered, enter "Not Applicable" in this box.

**Construction Support After Action Report Form  
 Fort Ord Digging & Excavation Permit  
 On-Call and On-site Construction Support Projects**

Summary of evidence of military munitions or military training activities found during project	Provide brief summary of the evidence of past military munitions or military training activities recovered during construction support on this project during the timeframe of this report. The summary should be limited to concise statements regarding the evidence identified and types of training indicated. The Remedial Investigation/Feasibility Study Report for the property provides a summary of known military training and munitions used.
<b>REPORT CERTIFICATION</b>	
After Action Report Certification and Signature	The box is used to provide certification of the submitted report and true and accurate. The report must be certified by the UXO support contractor representative identified in the project Contact box above.
<b>REQUIRED ATTACHMENTS</b>	
Attachments to the Report	This box is used to identify the specific attachments included with this Construction Support After Action Report.
Report Distribution List	This box is used to identify the specific organizations receiving a copy of this Construction Support After Action Report.

## FORT ORD MUNITIONS INCIDENT FORM

If you recognize any object that resembles munitions or explosives on or near former Fort Ord property, retreat to a safe location, and **report the finding to 911 or the appropriate agency immediately** (see below). **You must telephone 911 to report suspected munitions or explosives on other than US Army property.**

This form can be submitted online at <http://fodis.net/mec/public/>. Completing this form does not constitute emergency (911) notification. This form is used to assist in the recording and investigation of MEC incidents.

### CONTACT THE APPROPRIATE AGENCIES IMMEDIATELY:

Location of Item	Contact Number	Date & Time Called
Public / Private / Unknown Property	Phone: 911*	
US Army, Fort Ord	MMRP Site Security Manager: (831) 242-7919	

**\* If 911 is contacted please notify the Fort Ord MMRP Site Security Manager afterward:**

Fax/email this form with **Part A** completed to: (831) 393-9188 / [Natalie.n.gordon2.ctr@mail.mil](mailto:Natalie.n.gordon2.ctr@mail.mil)

### A. To be completed by person reporting the incident

Name of Person Reporting:	Telephone:
Agency/Affiliation of person reporting:	Email Address:
Date & Time of Incident/Discovery:	
Description of Item Found (refer to the "Safety Alert" pamphlet if possible):	
Location (direction and distance from nearest road/building, attach map if possible):	
GPS Coordinate Location Type of Instrument: Coordinate System:	Northing/Latitude and Easting/Longitude:
Describe how the item was found (e.g. activity leading to discovery, persons involved, etc.):	



**B. To be completed by the Fort Ord MMRP Site Security Manager when response/investigation is complete**

Report Received By:	Date & Time:
Nomenclature of Item Found: Quantity: (Attach photo if possible)	Type (UXO/DMM/MD/Other): Depth:
Disposition of Item (e.g. detonated, removed to scrap, etc):	Name of digital file for picture (date):
Investigation Summation:	
Regulatory Agencies Notified:	Date:

**APPENDIX J**

**Former Fort Ord Land Use Covenant Report Outline [Revised]**

**Former Fort Ord**  
**Land Use Covenant Report Outline**

**Annual Status Report for**  
**\_\_\_\_\_ (Jurisdiction)**  
**on Land Use Covenants**  
**Covering July 1, \_\_\_\_\_ to June 30, \_\_\_\_\_.**

(See Parcel and LUC lists in MOA Table 3-1)

**This form is to be submitted by each Jurisdiction to:**

**Fort Ord Reuse Authority**

**By**

**September 1, \_\_\_\_\_\***

**DATE OF REPORT: \_\_\_\_\_**

**PARCELS ADDRESSED IN REPORT: \_\_\_\_\_**

**SUBMIT TO: Fort Ord Reuse Authority**  
**Attn: \_\_\_\_\_**  
**920 2<sup>nd</sup> Avenue, Suite A**  
**Marina, CA 93933**

## Former Fort Ord

### Land Use Covenant Report Outline

#### **GENERAL:**

Has jurisdiction staff previously provided a compliance summary in regards to the local digging and excavation ordinances, including the number of permits issued?

yes or  no

Has jurisdiction staff provided an annual update of any changes to applicable digging and excavation ordinances?

yes or  no

Has jurisdiction staff provided an annual update of any changes to the Monterey County Groundwater Ordinance No. 4011?

yes or  no

#### **PARCELS:**

Have any parcels in the jurisdiction with covenants been sub-divided or split into two or more parcels since the last annual report?

yes or  no

If yes, please reflect the split(s) and new parcel designations in reporting on compliance with section 2.1.2 of the MOA in Table 3-1.

Have any land use covenants, controls, or restrictions been modified or removed from any parcels in the jurisdiction?

yes or  no

If you answered yes, please provide a list of the LUC modifications, impacted parcels, and approval document references along with updated Table 3-1.

# Former Fort Ord

## Land Use Covenant Report Outline

### **GROUND WATER COVENANTS:**

Is a ground water covenant applicable in your jurisdiction?

yes or  no

(if you answered no, skip questions 1 through 4)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with ground water covenants? Such visual inspection shall include observed groundwater wells, and any other activity that would interfere with or adversely affect the groundwater monitoring and remediation systems on the Property or result in the creation of a groundwater recharge area (e.g., unlined surface impoundments or disposal trenches).

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no wells or recharge basins such as surface water infiltration ponds were built within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no well permits were granted or recharge basins requested within your jurisdiction?

yes or  no

4. Did jurisdiction staff review the County well permit applications pertaining to your jurisdiction to ensure that no wells have been dug or installed in violation of the ordinance or the ground water covenants?

yes or  no

If you answered yes to any questions 1 through 4 above, please note and describe violations with USACE parcel numbers and street addresses (Use additional sheets if needed.)

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# Former Fort Ord

## Land Use Covenant Report Outline

### LANDFILL BUFFER COVENANTS:

Is a landfill buffer covenant applicable in your jurisdiction?

yes or  no

(if you answered no, skip questions 1 through 3)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with landfill buffer covenants? Such visual inspection shall include observation of any structures and any other activity that would interfere with the landfill monitoring and remediation systems on the Property.

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were built on the restricted parcels within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no other structures were built without protection for vapors in accordance with the landfill buffer covenants.

yes or  no

If you answered yes to any questions 1 through 3 above, please note and describe violations with street addresses. (Use additional sheets if needed.)

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## Former Fort Ord

### Land Use Covenant Report Outline

#### **SOIL COVENANTS (MEC LAND USE CONTROLS ANNUAL REPORTING):**

Is a soil covenant (i.e., MEC land use control, restriction or CRUP) applicable to parcels within your jurisdiction (see Table 3-1)?

yes or  no

If you answered no, skip questions 1 through 10, and answer questions 11 through 13 under MEC Incident Reporting.

*Annual MEC LUC compliance requirements include on-site inspections of parcels and the review of local building and planning department records; munitions recognition and safety training records; excavation permits issues under the local digging and excavation ordinance; MEC Construction Support After Action Reports; and MEC Incident Recording Forms and emergency 911 call records. MEC LUC annual inspections and records review results are documented and summarized through the following questions.*

#### **Munitions Recognition and Safety Training**

*People involved in ground-disturbing or intrusive operations within parcels subject to the munitions recognition and safety training LUC are required to have munitions recognition and safety training to increase their awareness of and ability to identify suspect munitions items, ensure they are educated about the possibility of encountering MEC, and ensure that they stop intrusive activity when a suspect munitions item is encountered and report the encounter to the appropriate authority. The local digging and excavation ordinances require local jurisdictions (County or City) to provide annual notification to property owners of the requirements of the digging and excavation ordinance, including the requirements for munitions recognition and safety training, and excavation permits. Copies of the MEC Safety Guide and Army Safety Alert are also required to be included in the annual notifications. Further, property owners are required to notify any subsequent owners, lessees or users of the requirements. The MEC Safety Guide must be delivered and explained, at least annually, to everyone whose works at the site includes disturbing soil. Additional questions regarding munitions recognition and safety training monitoring and reporting are addressed under Construction Support.*

Question 1 – Did jurisdiction staff provide annual notification to all parcel owners of record within the portion of the Fort Ord Ordnance Remediation District in their jurisdiction of the requirements of the digging and excavation ordinance, including the requirements for excavation permits, munitions recognition and safety training, notification of the availability of munitions recognition and safety training, and copies of the MEC Safety Guide and Army Safety Alert?

yes or  no

# Former Fort Ord

## Land Use Covenant Report Outline

If you answered yes, please provide the date(s) of the annual notification and attach an example of the notification letter.

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If you answered no, please provide the reason that annual notification was not provided. For example, if FORA or jurisdiction is sole property owner of record.

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### **Construction Support by UXO-Qualified Personnel for Ground-disturbing or Intrusive Activities**

*The digging and excavation ordinances prohibit excavation, digging, development or ground disturbance of any kind within property on the former Fort Ord known or suspected of containing MEC that involves the displacement of ten (10) cubic yards or more of soil without a valid excavation permit and identify that construction support is a permit requirement. Ground-disturbing or intrusive activities involving less than ten (10) cubic yards of soil disturbance do not require a digging and excavation permit. However, ground-disturbing or intrusive activities involving less than ten (10) cubic yards of soil disturbance in areas with a moderate to high probability of encountering MEC are required to follow DDESB requirements for on-site construction support or anomaly avoidance. Ground-disturbing or intrusive activities involving less than ten (10) cubic yards of soil disturbance in areas with a low probability of encountering MEC require distribution of the MEC Safety Guide to construction personnel prior to start of ground-disturbing or intrusive activity work. Construction support must be arranged through a UXO support contractor during the planning stages of the construction or maintenance project, prior to the start of any intrusive or ground-disturbing activities. Construction support plans must be coordinated through the County or the City for review and approval by the Army, EPA and DTSC prior to the issuance of an excavation permit. The jurisdictions monitor and report on compliance with excavation permits and associated construction support plans including required munitions recognition and safety training, construction support by UXO-qualified personnel, notification of response to suspect munitions items, FORA MEC find assessments, and construction support after action reporting. The jurisdictions also monitor and report on compliance with on-site construction support requirements for projects involving less than ten (10) cubic yards of soil disturbance.*



## Former Fort Ord

### Land Use Covenant Report Outline

Question 2 - Did jurisdiction staff visually inspect the parcels subject to the local digging and excavation ordinance to verify that no intrusive or ground-disturbing activities were conducted or are occurring without an excavation permit and associated construction support plan?

yes or  no

If you answered yes, please provide the date(s) of the annual visual inspections and attach annual visual inspection report.

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If you answered no, please provide the reason that annual visual inspection was not conducted.

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Question 2a – Did jurisdiction staff identify any evidence that intrusive or ground-disturbing activities may have been conducted without required excavation permit or construction support?

yes or  no

If you answered yes, please provide details regarding evidence that intrusive or ground-disturbing activities may have been conducted without required excavation permit or construction support.

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Question 3 – Did jurisdiction staff check with the applicable local building department and FORA to verify that required excavation permits, including approved construction support plans, were issued for any approved projects or activities involving disturbance of ten (10) cubic yards or more soil, per the digging and excavation ordinance; and that required on-site construction support plans were approved for any projects involving less than ten (10) cubic yards of soil disturbance in areas with moderate to high probability of encountering MEC?

# Former Fort Ord

## Land Use Covenant Report Outline

yes or  no

If you answered yes, please provide the date(s) of the checks with the local building department and FORA, and attach documentation of the checks.

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If you answered no, please provide the reason that annual checks with the local building department and/or FORA were not conducted.

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Question 3a – Did the local building department issue excavation permits per the digging and excavation ordinance this year or do any prior year excavation permits remain active?

yes or  no

Question 3b – Did FORA coordinate Army, EPA and DTSC approval of construction support plans for any on-site construction support plans for projects involving less than ten (10) cubic yards of soil disturbance this year, or do any prior year on-site construction support plans for projects involving less than ten (10) cubic yards of soil disturbance remain active?

yes or  no

If you answered no to both questions 3a and 3b, skip to question 4.

Question 3c – Do all excavation permits issued by the local building department include required construction support plans and documentation of coordination and approval of construction support plans by Army, EPA and DTSC?

yes or  no

If you answered yes, please attach a list of approved construction support plans along with the level of construction support for each project. Include approved construction support plans for any on-site construction support projects involving less than ten (10) cubic yards of soil disturbance in this reporting.

## Former Fort Ord

### Land Use Covenant Report Outline

If you answered no, you must also provide a list of all excavation permits issued without construction support plans and the reasons why construction support plans were not required.

Question 3c – Do all excavation permits and construction support plans include requirement that all personnel working on the project site complete munitions recognition and safety training, and that records documenting successful completion of the training requirements be reported in the Construction Support After Action Report?

yes or  no

If you answered yes, please provide the following munitions recognition and safety training statistics from eLearning system or other equal training, and available Construction Support After Action Reports:

- 1) Number of people trained: \_\_\_\_\_
- 2) Number of people completing web-based eLearning course: \_\_\_\_\_
- 3) Number of people completing job site specific training: \_\_\_\_\_

If you answered no, provide a list of all excavation permits issued without training requirements and the reasons why training requirements were not required.

Question 4 – Were Construction Support After Action Reports received by local building department at completion of construction support projects under excavation permits issued per the local digging and excavation ordinance or in support of on-site construction support projects involving less than ten (10) cubic yards of soil disturbance?

yes or  no

If you answered yes, please attach a Table identifying the Construction Support After Action Reports along with types of construction support (on-call or on-site), if MEC items were found, and the amount and types of MEC items found.

### Access Management Measures

*Access management measures (applicable to habitat reserve areas where subsurface removal of military munitions was not conducted), including informational displays, are monitored annually to ensure compliance. Annual monitoring includes physical inspection of informational displays, such as signs, kiosks, and/or display boards, assessment of formally reported trespassing incidents, and reporting. Annual monitoring is conducted by the jurisdiction and includes visual inspection of the informational displays to ensure displays are posted in designated trail areas such that they are legible to recreational users.*

## Former Fort Ord

### Land Use Covenant Report Outline

Question 5 - Did jurisdiction staff visually inspect informational displays in habitat reserve areas, where required, within your jurisdiction to assure informational displays are adequate, in place, and maintained?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report, including description of maintenance needed/completed, additional displays installed, and coordination with property owners (if other than jurisdiction), if any.

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If you answered no, please provide the reason that annual visual inspection was not conducted.

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Question 6 - Were trespassing incidents formally reported on property subject to access management measures?

yes or  no

If you answered yes, please provide a summary of the incidents and actions taken to mitigate future incidents, such as additional signs, kiosks, display boards, and/or implementation of other access management measures.

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### **Restrictions Prohibiting Residential Use and Restrictions Against Inconsistent Uses**

*Environmental use restrictions, including the residential use restriction and restrictions against inconsistent uses (applicable to habitat reserve areas), are monitored annually to ensure*

# Former Fort Ord

## Land Use Covenant Report Outline

*compliance. Annual monitoring includes review of deeds and other property filings, physical inspection of the property and reporting. Annual monitoring is conducted by the jurisdictions and includes visual inspection of the properties and review the property deeds to ensure the residential use restriction and restrictions against inconsistent uses remain in place and that no unapproved development or prohibited uses have occurred.*

Question 7 - Did jurisdiction staff visually inspect the parcels (see Table 3-1) in your jurisdiction with residential use restrictions to assure no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were constructed or are occurring on the restricted parcels in your jurisdiction?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report.

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If you answered no, please provide the reason that annual visual inspection was not conducted.

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Question 8 - Did jurisdiction staff visually inspect the habitat reserve parcels (see Table 3-1) in your jurisdiction with restrictions against inconsistent uses to assure no uses inconsistent with the Habitat Management Plan, including but not limited to residential, school, and commercial/industrial development, have occurred or are occurring on the restricted parcels in your jurisdiction?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report.

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## Former Fort Ord

### Land Use Covenant Report Outline

If you answered no, please provide the reason that annual visual inspection was not conducted.

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Question 9 – Did jurisdiction staff review property deeds and other property filings as recorded with the County Clerk’s office to verify that residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions placed on the property by the Army remain in place?

yes or  no

If you answered yes, please provide the date(s) of the staff review of property deeds and other property filings and attach documentation of the review.

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If you answered no, please provide the reason that annual staff review of property deeds and other property filings was not conducted.

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Question 10a – Were there any records of amendment or modification to the residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions placed on the property by the Army?

yes or  no

If you answered yes, please provide list of any impacted parcels and the identified amendments and/or modifications to the residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions.

### MEC Incident Reporting

*The standard procedure for reporting unanticipated encounters with a suspected munitions item on the transferred former Fort Ord property is to immediately call 911, which will transfer the call to the appropriate local law enforcement agency. The local law enforcement agency will promptly request DoD response support (e.g., a military EOD Unit). To ensure that all potential*

# Former Fort Ord

## Land Use Covenant Report Outline

*MEC incidents are identified and reported to the Army, EPA and DTSC, the jurisdictions review 911 call records to identify any potentially unreported MEC incidents.*

Question 11 – Did jurisdiction staff review the 911 call records for potential incidents involving MEC observations and responses and provide a summary in annual report as required by the LUC MOA dated November 15, 2007?

yes or  no

If you answered yes, please provide the date(s) of the staff review of 911 call records and attach documentation of the review.

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If you answered no, please provide the reason that annual staff review of 911 call records was not conducted.

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Question 12a – Did review of 911 call records identify any potential incidents involving MEC items?

yes or  no

If you answered yes, please attach a Table providing the following information:

- a) details on how the 911 records were reviewed (such as County point of contact requested 911 records from responsible County department and distributed 911 records to reporting entities),
- b) date and time of the call,
- c) contact name,
- d) location of MEC finding,
- e) type of munitions, if available, and
- f) response of jurisdiction law enforcement agency.

Question 13 – Did jurisdiction staff identify any records of potential MEC item finds or changes in site conditions that could increase the probability of encountering MEC on a parcel?

yes or  no

If you answered yes, please provide a summary of the information identified.

**Former Fort Ord**  
**Land Use Covenant Report Outline**

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## Former Fort Ord

### Land Use Covenant Report Outline

#### LUC Annual Report Signature Block and Attachments

Jurisdiction's Representative Compiling this Report: \_\_\_\_\_

Contact Information:     Phone \_\_\_\_\_  
  Email \_\_\_\_\_

Signature of Preparer: \_\_\_\_\_

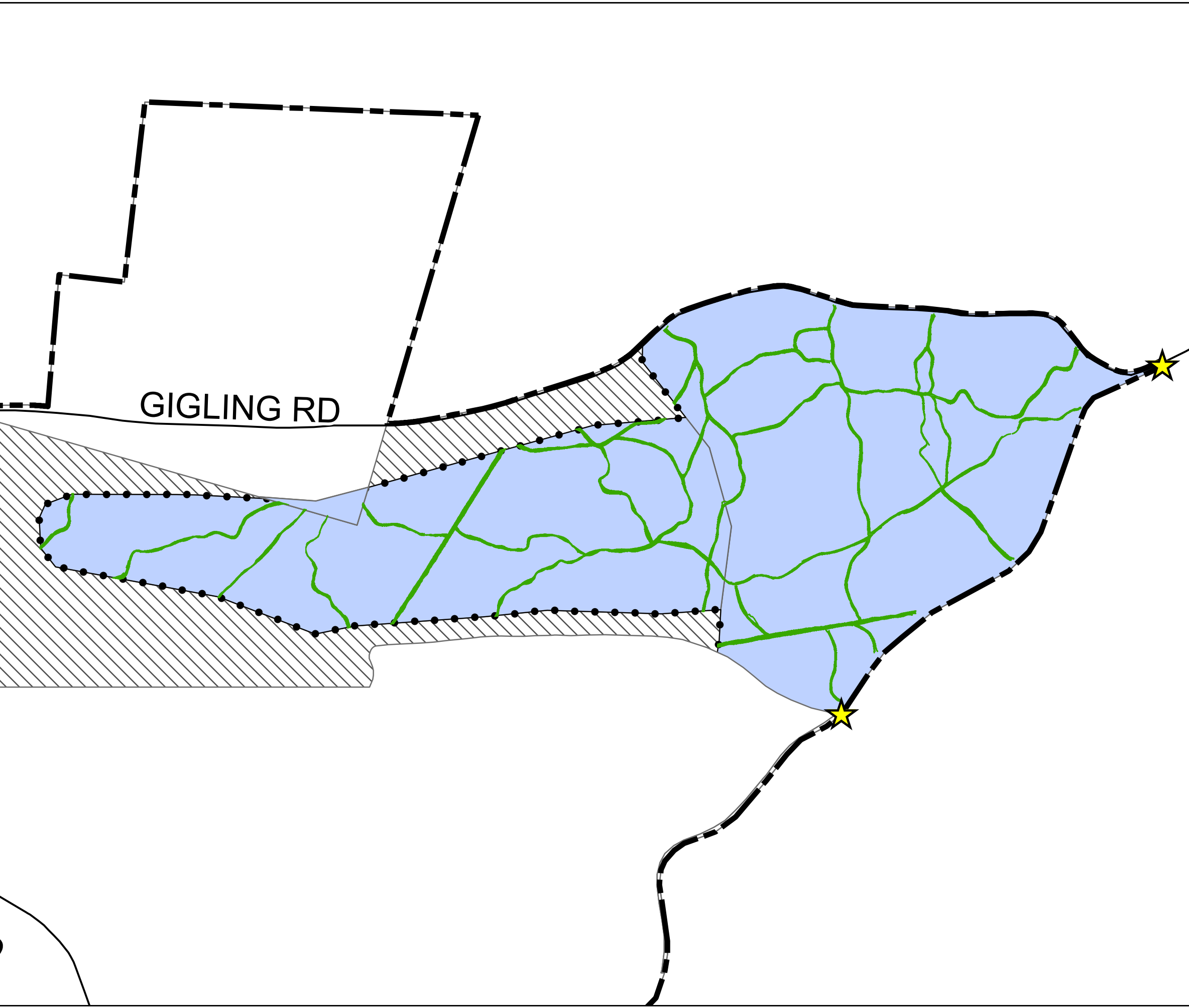
#### Suggested Attachments to Annual LUC Report

1. Table summarizing inspections, parcels, restrictions and any deficiencies in the LUCs.
2. Inspection Notes for each parcel.
3. Inspection Photos for each parcel.
4. County and jurisdiction well records, permit reports.
5. Building department permit records.
6. Planning department permit records.
7. MEC findings (911 call records).
8. GPS coordinates for parcels
9. Example of the Annual Digging and Excavation Ordinance Notification Letter
10. Listing of approved construction support plans and level of construction support
11. Table identifying the Construction Support After Action Reports along with types of construction support (on-call or on-site), if MEC items were found, and the amount and types of MEC items found
12. List of any parcels identified per Question 8 and the identified amendments and/or modifications to the residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions
13. Table providing details regarding MEC 911 calls








**APPENDIX K**

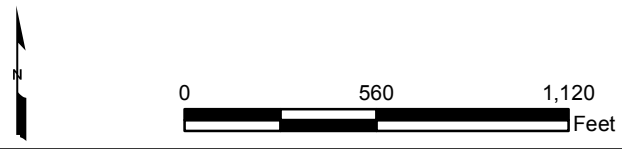
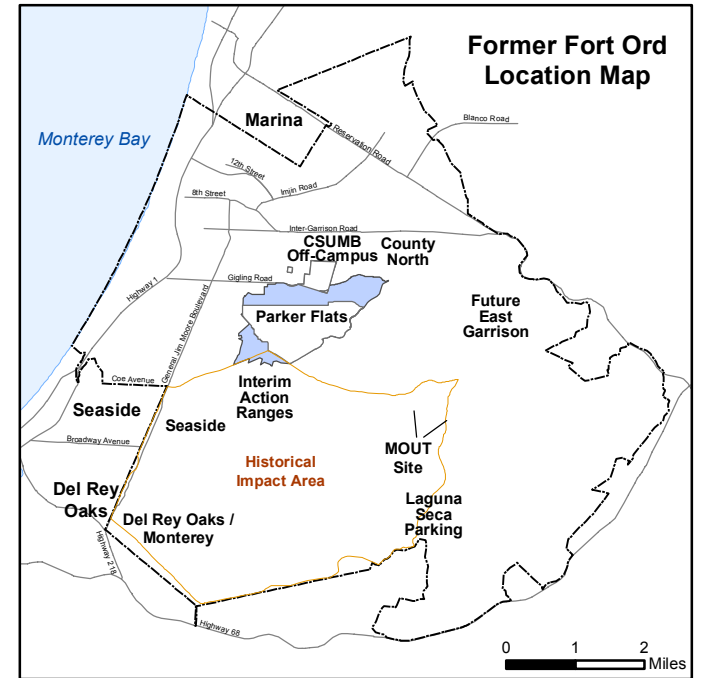
**Parker Flats MRA Phase II Habitat Area Trail Map and Example Signage**

Z:\GIS\Projects\ ENV\Fort\0959516\_GIS\Projects\G1\_LUCIP\_OMP\Fig K-1\_ParkerFlats\_MRA\_Phase II\_Habitat Reserve Reuse Area\_Trails and Kiosks.mxd 10/11/2018 @ 2:07:56 PM



### Legend

-  Phase II Habitat Reserve Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, access management measures, residential use restriction, and restrictions prohibiting inconsistent use)
-  Phase II Non-Residential Development Reuse Area  
(area subject to Land Use Controls including munitions recognition and safety training, construction support, and residential use restriction)
-  Information Kiosk
-  Trails
-  Parker Flats MRA
-  Borderland Interface
-  Major Road



**Parker Flats Munitions Response Area Phase II Habitat Reserve Reuse Area Trails and Kiosks**

Monterey County, California

**Figure K-1**

Parker Flats MRA Phase II Habitat Reserve Reuse Area Example Signage

Informational Kiosk Example



Directional Signage Example



Directional Signage Example



APPENDIX L

**Response to Comments on Draft**

Response to Comments  
 Draft Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, dated  
 October 4, 2018  
 Review Comments provided by Maeve Clancy of the EPA, dated November 5, 2018  
 General Comments

No.	Comment Type / Report Section	Comment/Response
1a	General Comment	<p><b>Comment:</b>            Access management measures land use control (LUC). The Group 1 ROD includes the following language for the access management measures land use control, "Access management measures, such as informational displays, <b>fencing, and security patrols</b>, will be implemented to discourage access by unauthorized personnel to habitat reuse areas outside of trails." Only informational displays are described for this LUC in the LUCIP. Please provide a discussion regarding why fencing and security patrols were not included as part of this LUC.</p> <p><b>Response:</b>            Section 4.4 and Section 5.3.3 have been revised to include that additional mitigation measures, such as fencing and security patrols, will be considered if informational displays are found to be ineffective.</p>
1b	General Comment	<p><b>Comment:</b>            Access management measures land use control (LUC). Clarify how access outside of trails will be allowed and tracked for personnel conducting authorized activities like biologists performing habitat monitoring activities. If access will be granted based on forms or a permit, please include as an appendix to the LUCIP.</p> <p><b>Response:</b>            Specific personnel needing to access portions of the Parker Flats MRA Phase II habitat reserve areas outside of designated trails will need to follow the Monterey County Resource Management Agency's established access permission procedures. Sections 3.3 and 4.4 have been revised to include this information.</p>
1c	General Comment	<p><b>Comment:</b>            Access management measures land use control (LUC). Add more information regarding how the effectiveness of this LUC will be evaluated. In addition to reporting on access control measure conditions and maintenance, include a requirement for the jurisdictions to report any trespassing incidents and include inspections to ensure that there is no unauthorized access, along with inspections of the informational displays.</p> <p><b>Response:</b>            Sections 4.4, 5.2.3, and 5.2.7 have been revised to include the requirement to assess formally reported trespassing incidents and citations from law enforcement and actions taken to mitigate future incidents, as part of annual LUC monitoring. The annual LUC report outline included in Appendix J has been revised to incorporate questions regarding access management measures, including trespassing incidents and mitigation.</p>

Response to Comments  
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 October 4, 2018  
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 General Comments

No.	Comment Type / Report Section	Comment/Response
2	General Comment	<p><b>Comment:</b></p> <p>LUC enforcement. Clarify who is responsible for the enforcement of each of the LUCs, (in addition to implementation and maintenance).</p> <p><b>Response:</b></p> <p>FORA, per the ESCA and AOC, is responsible for enforcing the LUC requirements until 2028. However, the County and City are responsible for implementation, maintenance, and enforcement of elements of the LUCs as described below. Statements have been added throughout the document to clarify enforcement responsibilities.</p> <p>Munitions Recognition and Safety Training – As permitting agencies, the City and County are responsible for enforcing construction support requirements at the Group 1 MRAs for excavation permit requirements under the digging and excavation ordinances, including munitions recognition and safety training as condition for excavation permits (Section 3.1).</p> <p>Construction Support – As permitting agencies, the City and County are responsible for enforcing construction support requirements at the Group 1 MRAs for excavation permit requirements under the digging and excavation ordinances. The City, County, and MPC are responsible for enforcing property owner and permittee requirements for response to suspect munitions finds, including stopping work, notifications to local law enforcement personnel, FORA notification, and conditions for re-start of work (Section 3.2).</p> <p>Access Management Measures – The County is responsible for implementation, maintenance, and enforcement of access management measures for the portions of Parker Flats MRA Phase II designated for habitat reserve (Section 3.3).</p> <p>Residential Use Restriction – The County and City are responsible for enforcing deed restrictions, including the residential use restriction (Section 3.4).</p> <p>Restrictions Prohibiting Inconsistent Uses – The County is responsible for enforcing restrictions prohibiting inconsistent uses for the portions of Parker Flats MRA Phase II designated for habitat reserve (Section 3.5).</p>
3	General	<p><b>Comment:</b></p> <p>LUC effectiveness. Clarify who is responsible for determining the</p>

Response to Comments  
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 Review Comments provided by Maeve Clancy of the EPA, dated November 5, 2018  
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No.	Comment Type / Report Section	Comment/Response
	Comment	<p>effectiveness of each of the LUCs.</p> <p><b>Response:</b>            Effectiveness of LUCs will be evaluated by the Army as part of the five-year review process. Annual LUC status reports are submitted to the Army by FORA for inclusion in the five-year review process.</p> <p>In the event there is non-compliance with a LUC, the LUCIP/OMP requires that FORA be notified of the non-compliant activity. As described in Section 5.1.8, the County, City, and MPC will notify FORA within seventy-two hours of discovery of an activity that is inconsistent with the LUCIP/OMP, and therefore inconsistent with the LUC remedy. FORA will then notify EPA, DTSC, and the Army of the inconsistency. If deemed necessary, the Army may take immediate action to prevent exposure. FORA is responsible for implementing corrective actions necessary to ensure the effectiveness of the LUC remedy.</p> <p>Within forty-five days of identifying the inconsistency, FORA, in consultation with the County, City, and/or MPC, will identify the cause of the inconsistency and evaluate and implement any necessary changes to avoid future non-compliance. FORA will notify EPA, DTSC, and the Army of the evaluation and actions taken. This reporting requirement will enable the Army to take appropriate action to ensure the effectiveness of the remedy.</p>
4	General Comment	<p><b>Comment:</b>            Deed restrictions. Clarify that the restrictions in the deed and CRUP need to be consistent.</p> <p><b>Response:</b>            As described in Section 1.4, the Army will modify the existing land use restrictions in the Federal deeds, as necessary, to reflect the selected remedy. DTSC will modify the existing State CRUPs, if appropriate, to reflect the land use restrictions included in the selected remedy. As such, the land use restrictions in the Federal deeds and State CRUPs will be consistent with one another.</p>
5	General Comment	<p><b>Comment:</b>            Seaside MRA and Parker Flats MRA Phase II vs. Group 1 terminology. Group 1 is used throughout, except for several references to the “CRUPs for the Seaside MRA and Parker Flats MRA Phase II parcels.” Consider using Group 1 throughout.</p> <p><b>Response:</b>            The two occurrences of “Seaside MRA and Parker Flats MRA Phase II</p>



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Review Comments provided by Maeve Clancy of the EPA, dated November 5, 2018  
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No.	Comment Type / Report Section	Comment/Response
		parcels” in Sections 1.4.6 and 4.5 have been revised to “ <i>Group 1 MRA</i> parcels.”

Response to Comments  
 Draft Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, dated  
 October 4, 2018  
 Review Comments provided by William K. Collins of the Army, dated October 31, 2018  
 Specific Comments

No.	Comment Type / Report Section	Comment/Response
1	Page 1-3, Section 1.2, FORA ESCA Regulatory Framework and Responsibilities	<p><b>Comment:</b> Third paragraph indicates that Fort Ord Reuse Authority (FORA) has requested U.S. Environmental Protection Agency (EPA) approval to waive Task 6 requirements of Administrative Order on Consent, and that FORA is expecting EPA approval. Please provide (when available) copies of these letters for inclusion in the Fort Ord Administrative Record.</p> <p><b>Response:</b> The letter from FORA to EPA, dated October 2, 2018, has been submitted to the Fort Ord Administrative Record. Copies of the EPA approval letters will be provided to the Fort Ord Administrative Record by FORA upon receipt.</p>
2	Page 1-5, Section 1.4, Description of the Remedy	<p><b>Comment:</b> Fifth paragraph on the page. First sentence. The statement addresses multiple state covenants to restrict the use of property that apply to multiple property transfer deeds. The word at the end of the statement should be “deeds.”</p> <p><b>Response:</b> The cited occurrence of “deed” has been revised to “deeds”.</p>
3	Page 2-2, Section 2.2, Regulatory History	<p><b>Comment:</b> Final paragraph. Fourth sentence indicates that Group 1 originally included the Interim Action Ranges MRA. This is not consistent with previous descriptions of the Environmental Services Cooperative Agreement (ESCA) Group 1 and the ESCA Interim Action Ranges MRAs. Please consider removing the statement to avoid confusion. Please consider providing a clarifying text describing that the ESCA Parker Flats MRA has been evaluated in two phases; FORA has previously developed a LUCIP for Phase I (Administrative Record number: ESCA-0166); and that this document applies to Phase II.</p> <p><b>Response:</b> The cited fourth sentence of Section 2.2 has been retained and revised to indicate “Group 3” because the paragraph summarizes the nine ESCA MRAs. By deleting the sentence as suggested, the paragraph summarizes only eight ESCA MRAs, making it incomplete with the paragraph’s first sentence. The following statement has been added to the final paragraph of the section as suggested:</p> <p style="text-align: center;"><i>“The Parker Flats MRA has been evaluated in two phases and corresponding portions of the MRA are referred to as “Parker Flats MRA Phase I” and “Parker Flats MRA Phase II” (Figure 1). FORA has previously developed a LUCIP/OMP for Parker</i></p>

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No.	Comment Type / Report Section	Comment/Response
		<i>Flats MRA Phase I (ESCA RP Team 2009). This LUCIP/OMP applies to Parker Flats MRA Phase II.</i>
4	Page 2-7, Section 2.4.2, Parker Flats MRA Phase II	<p><b>Comment:</b>            The section identifies three types of designated future uses that apply to the ESCA Parker Flats MRA Phase II. Two bullets describe two of the uses in this section. To be more complete, add a third bullet to provide information on the habitat reserve use.</p> <p><b>Response:</b>            The following bullet has been added to Section 2.4.2:</p> <p style="text-align: center;"><i>“Habitat Reserve — Approximately 167 acres, including Parcel E19a.2 and a portion of Parcel E19a.4, are designated for habitat reserve. Use of the habitat reserve area is expected to include equestrian access.”</i></p>
5	Page 3-5, Section 3.5, Restrictions Prohibiting Inconsistent Uses	<p><b>Comment:</b>            Implementation strategy. Second sentence reads, “To ensure the use restriction prohibiting inconsistent uses is maintained, annual inspections of the Parker Flats MRA Phase II will be conducted.” The prohibition applies only to the designated habitat reserve parcels of the ESCA Parker Flats MRA Phase II. Suggestion to revise the statement to clarify that, with respect to this particular prohibition, annual monitoring would be conducted of the ESCA Parker Flats Phase II designated habitat reserve areas.</p> <p><b>Response:</b>            The sentence has been revised as suggested.</p>
6	Page 3-5, Section 3.6, Long-Term Management Measures	<p><b>Comment:</b>            Maintain existing land use restrictions. First sentence reads, “The Federal deeds to FORA for the Group 1 MRA parcels...prohibit residential use and uses inconsistent with the HMP (applicable to Parker Flats Phase II habitat reserve areas).” In this statement, suggestion to delete “Parker Flats MRA Phase II” so that text is more consistent with the restriction identified in the Record of Decision.</p> <p><b>Response:</b>            The sentence has been revised as suggested.</p>
7	Page 4-13, Section 4.3.1.1, Determining Probability of Encountering	<p><b>Comment:</b>            The section refers to Figure 7 for the (current) probability of encountering munitions and explosives of concern (MEC) in the ESCA Parker Flats Phase II. A bullet further describes that in the ESCA Parker Flats MRA Phase II habitat reserve area trails and trail buffers, the probability of encountering MEC is (currently) considered to be low. The “trails and trail buffers” are</p>

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No.	Comment Type / Report Section	Comment/Response
	MEC	<p>not identified in Figure 7. Please add this information to the figure, or reference another figure or document where this information can be found.</p> <p><b>Response:</b>            Reference to Appendix K, Figure K-1, Parker Flats Munitions Response Area Phase II Habitat Reserve Area Trails and Kiosks, has been added to the section.</p>
8	Page 4-35, Section 4.4, Access Management Measures	<p><b>Comment:</b>            First paragraph. Third sentence reads “Information displays will be posted in areas such that they are within a legible distance.” The statement suggests the information displays would not be located along designated trails where recreational users are allowed to access. Please clarify the anticipated locations of the informational displays relative to land users.</p> <p><b>Response:</b>            The cited sentence has been revised where it occurs in Sections 3.3 and 4.4 to clarify that informational displays will be posted at frequently-used recreational access points such that they are legible to recreational users.</p>
9	Access Management Measures	<p><b>Comment:</b>            In Section 4.4, text includes a mention of a Trail Master Plan that is in development by the County. In Section 5.3.3, the future property owners will maintain the information displays and install additional displays as needed, to meet performance objectives. (Performance objective is to discourage unauthorized use outside of trails.) Please describe how these future modifications will be captured, such as in the annual LUC monitoring and reporting program. The current reporting form in Appendix J does not currently provide a section for this information to be captured.</p> <p><b>Response:</b>            Sections 4.4, 5.2.3, 5.2.7, and 5.2.8 have been revised to include the requirement to assess formally reported trespassing incidents and citations from law enforcement and actions taken to mitigate future incidents, as part of annual LUC monitoring. The annual LUC report outline included in Appendix J has been revised to incorporate questions regarding access management measures, including summarization of trespassing incidents and mitigation actions.</p>
10	Access Management Measures	<p><b>Comment:</b>            In Section 5.2.3, the County is responsible for monitoring and enforcing the access management LUC. Monitoring consists of checking that the informational displays are standing and verifying compliance with access management requirements. The annual LUC reporting form in Appendix J does not currently provide a section for this information to be captured. The</p>

Response to Comments  
 Draft Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, dated  
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 Review Comments provided by William K. Collins of the Army, dated October 31, 2018  
 Specific Comments

No.	Comment Type / Report Section	Comment/Response
		<p>reporting form should be updated.</p> <p><b>Response:</b> The annual LUC report outline has been revised to include documentation of inspection and maintenance of informational displays.</p>
11	Access Management Measures	<p><b>Comment:</b> As described in Section 4.4, access management measures will be implemented to discourage unauthorized access off of designated trails. Figure K-1 shows several trail segments, which coincide with existing trails where subsurface removal was conducted. Please clarify if "designated trails" means those existing trails where subsurface removal has been conducted.</p> <p><b>Response:</b> Section 4.4 has been revised to clarify that designated trails are those where subsurface MEC removal was conducted.</p>
12	Access Management Measures	<p><b>Comment:</b> In Appendix K, "directional signage example" reads "all trails and areas closed." Perhaps this could invite more confusion. Unlike informational kiosks, there would not be any existing signs along the existing trails (shown in Figure K-1). Is there a plan to install signs along the trails? Please describe the planned timing for installing access management signs.</p> <p><b>Response:</b> The "all trails and areas closed" directional signage example in Appendix K has been replaced with an example of a trail marker. The Trail Master Plan in development by the County will include standards for signage content, materials, positioning, and locations. Timing of installation and specific placement of signage will be determined by the property owner, in coordination with the Army, EPA, and DTSC.</p>
13	Page 4-41, Section 4.7, Long-Term Management Measures	<p><b>Comment:</b> Second sentence. Suggestion to update the information to reflect that FORA's ESCA performance period has been revised to 2028.</p> <p><b>Response:</b> The cited sentence and similar sentences throughout the document have been revised as suggested.</p>
14	Section 5.1.7, Annual LUC Monitoring and Reporting, and	<p><b>Comment:</b> Please include the access management measure LUC in the annual monitoring and reporting program.</p>

Response to Comments  
 Draft Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, dated  
 October 4, 2018  
 Review Comments provided by William K. Collins of the Army, dated October 31, 2018  
 Specific Comments

No.	Comment Type / Report Section	Comment/Response
	Section 5.2.7, LUCIP/OMP Annual Inspections	<p><b>Response:</b>            Sections 5.1.7, 5.2.7, and 5.2.8 have been revised to include annual inspection requirements associated with access management measures. The annual LUC report outline included in Appendix J has been revised to incorporate questions regarding access management measures, including trespassing incidents and mitigation.</p>
15	Page 5-11, Section 5.2.6, Long-Term Management Measures	<p><b>Comment:</b>            Please identify long-term management measures that will be taken by the County to maintain the access management measure LUC.</p> <p><b>Response:</b>            A bullet has been added to Section 5.2.6 to include that the County will monitor compliance with access management measures as part of annual LUC monitoring.</p>
16	Page 5-17, Section 5.4.3, Access Management Measures	<p><b>Comment:</b>            Please revise the bullet to clarify that the Army will review annual LUC status reports that FORA provides to the Army.</p> <p><b>Response:</b>            The bullet has been revised.</p>

Response to Comments  
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Response to Comments  
 Draft Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, dated  
 October 4, 2018  
 Review Comments provided by Vlado Arsov of the DTSC, dated October 29, 2018  
 Specific Comments

No.	Comment Type / Report Section	Comment/Response
1	Page 1-6, Section 1.4.2, Construction Support	<p><b>Comment:</b>            First Paragraph. Please reference chapters in the document where responsibilities for construction support are explained in-depth, including discussion on risk levels (e.g., low and moderate to high).</p> <p><b>Response:</b>            References to the following three sections have been added to the cited paragraph: Section 3.2, Construction Support (Land Use Control Implementation Strategies); Section 4.3, Construction Support for Ground-disturbing or Intrusive Activities; and Section 4.3.1.1, Determining Probability of Encountering MEC.</p>
2	Page 1-6, Section 1.4.3, Access Management Measures, and throughout the document	<p><b>Comment:</b>            The whole chapter and other Access Management Measures chapters in the document:</p> <ol style="list-style-type: none"> <li>a. Please describe who will maintain these access management areas and how? Has this entity signed a mechanism or agreement to take this responsibility?</li> <li>b. For MRAs that had only surface clearance will additional access controls be needed?</li> <li>c. Will access management include certain times of use?</li> <li>d. What are methods of monitoring, and what will be an acceptable access to the site?</li> </ol> <p><b>Response:</b></p> <ol style="list-style-type: none"> <li>a. Access management measures apply to the habitat reserve portion of the Parker Flats MRA Phase II. The County, as property owner, is responsible for operation and maintenance of the access management measures. FORA, the County, the City, and MPC have entered into an MOA with DTSC to implement compliance monitoring and reporting on environmental restrictions for portions of the former Fort Ord, including the Group 1 MRAs. For reference, the MOA with DTSC is provided in Appendix E of this LUCIP/OMP. The MOA with DTSC requires the County, the City, and MPC to monitor compliance with all LUCs on the Group 1 MRAs and to report to FORA, or the County when FORA ceases to exist, concerning compliance with all recorded LUCs within their jurisdiction on an annual basis. The MOA is discussed in Sections 4.1.2 and 4.4. Furthermore, the County, as property owner, is responsible for complying with land use restrictions and notices set forth in the Federal deeds.</li> <li>b. Access management measure apply to the habitat reserve portion of the</li> </ol>



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		<p>Parker Flats MRA Phase II. In areas outside of unpaved roads, trails, and 5-ft buffer area along sides of the trails in the Parker Flats MRA Phase II habitat reserve area, analog-assisted near surface removal of military munitions to 3 inches below ground surface was completed. There are no areas within the Parker Flats MRA Phase II that only received surface clearance. The remedy selected in the Group 1 ROD requires that access management measures be implemented to discourage access by unauthorized personnel to only habitat reuse areas outside of trails.</p> <p>c. The access management measures described in the Group 1 ROD and this LUCIP/OMP do not specify certain times of use.</p> <p>d. Discussion of access management measures monitoring requirements and authorized activities is provided in Section 4.4. Access management measures are monitored annually by the County to ensure compliance. Annual monitoring includes physical inspection of informational displays, assessment of formally reported trespassing incidents and citations from law enforcement, and reporting. Annual monitoring is conducted by the County as a component of the annual LUC monitoring report. Access outside of trails will be allowed for specific personnel conducting authorized activities (such as biologists performing habitat monitoring activities) under the Monterey County Resource Management Agency's established access permission procedures as revised in Sections 3.3 and 4.4.</p>
3	Page 1-7, Section 1.4.6, Long-Term Management Measures	<p><b>Comment:</b>            DTSC will <i>modify</i> the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. DTSC may require additional verification equivalent to DTSC residential protocol before termination of the residential use restrictions in the State CRUPs for the areas designated for future non-residential development reuse or habitat reserve.</p> <p>First bullet, and throughout the document. The term <i>modify</i> should be replaced with amend or terminate and draft a new CRUP.</p> <p><b>Response:</b>            The language related to modification of the CRUP in Section 1.4.6 and throughout the LUCIP/OMP is consistent with language in the Group 1 ROD and previously finalized LUCIP/OMPs for other ESCA properties. For consistency with these documents, no revisions have been made.</p>
4	Page 2-1, Section 2.1, Site History	<p><b>Comment:</b>            The whole chapter. Expand the chapter with a short history of current activities on the Group 1 site.</p>

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		<p><b>Response:</b>            The intent of Section 2.1 is to provide a high-level summary of the history of the former Fort Ord and the origin of MEC encountered at the site. Section 2.3 provides MRA-specific historical summaries and Section 2.4 provides MRA-specific anticipated land use activities.</p>
5	Pages 2-2 to 2-7, Section 2.3, Group 1 MRA Summaries, and Section 2.4, Potential Future Land and Resource Uses	<p><b>Comment:</b>            Both chapters including references to Figures:</p> <ul style="list-style-type: none"> <li>a. In addition to residential and non-residential development, include the area that is designated as habitat reserve.</li> <li>b. Please verify all acreages are correct.</li> <li>c. Range 46 and 49 are missing on Figure 2.</li> <li>d. Please verify that Range 48 was not a live-fire range.</li> <li>e. In first paragraph of chapter 2.3.2 the reference to Figure 3 should be Figure 4.</li> <li>f. Figure 3 is missing Natural Resources Management Area in the legend.</li> <li>g. Chapter 2.4.1, please explain <i>fire-wise planning</i> and how is it implemented.</li> <li>h. On Figure 5 change shading colors for Phase II Habitat Reserve Reuse Area and Phase II Residential Reuse Area for easy distinction.</li> </ul> <p><b>Response:</b></p> <ul style="list-style-type: none"> <li>a. A bullet describing the habitat reserve portion of the Parker Flats MRA Phase II has been added to Section 2.4.2.</li> <li>b. All acreages stated in the LUCIP/OMP have been confirmed and are consistent with those included in the Group 1 ROD.</li> <li>c. Range 46 has been added to Figure 2. Range 49 is outside the boundaries of the Seaside MRA; however, the label for Range 59 was obscured by the "MRS-15 SEA 02" label, which has been moved to reveal the "59" label on revised Figure 2.</li> <li>d. As stated in Section 2.3.1, use of MRS-15 SEA 04 (Range 48) included mortar and antitank training and does not indicate that the range was not a live-fire range.</li> <li>e. The figure reference has been corrected to cite Figure 4.</li> <li>f. The second bullet of Section 2.4.1 has been revised to clarify that Figure 3 displays the 100-ft borderland development buffer.</li> </ul>

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		<p>g. Fire-wise planning is a type of community planning aimed to lower risk of fires and minimize damage caused by fires.</p> <p>h. The shading of the Habitat Reserve Area in Figure 5 has been revised to a darker shade of blue.</p>
6	Page 3-4, Section 3.3, Access Management Measures	<p><b>Comment:</b> Please add an example of inconsistent use. For example, is camping with tents or recreational vehicles allowed?</p> <p><b>Response:</b> Access management measures described in Section 3.3 do not include prohibitions against inconsistent use. Examples of uses inconsistent with the HMP, such as residential, school, and commercial/industrial development, are provided in Sections 1.4, 1.4.5, 1.4.6, 3.6, and 4.6.</p>
7	Page 4-4, Section 4.1.4, Deed Restrictions	<p><b>Comment:</b> “The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the designated future non-residential reuse areas and habitat reserve areas.”</p> <p>Do Federal deeds include restrictions and can restrictions be modified without modifying the CRUP?</p> <p><b>Response:</b> As described in Section 1.4, the existing deeds to FORA for the Group 1 MRA parcels include the following land use restrictions: 1) prohibition on residential use; and 2) prohibition on excavation (unless construction support and munitions recognition and safety training, referred to as “MEC recognition and safety training” in the State CRUPs, are provided). The existing Federal deeds for the Group 1 properties are provided in Appendix B. The Army will modify the existing land use restrictions in the Federal deeds, as necessary, to reflect the selected remedy. Federal deeds can be modified without modification to the State CRUPs, but must be consistent with the selected remedy.</p>
8	Page 4-35, Section 4.4, Access Management Measures	<p><b>Comment:</b> Second paragraph. “Additionally, a Trail Master Plan is in development by the County that includes standards for signage content, materials, positioning, and locations.”</p> <p>DTSC would like to have a copy of the County's Trail Master Plan when available.</p>

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		<p><b>Response:</b>            The Trail Master Plan is in progress by the County. Requests for the document can be directed to Monterey County.</p>
9	Page 4-36, Section 4.5, Restrictions Prohibiting Residential Use	<p><b>Comment:</b>            First paragraph. "The Federal deeds to FORA for the Group 1 MRA parcels (Appendix B) restrict residential use. The deeds will be modified to remove <i>the residential use restriction</i> on the designated future residential reuse areas."</p> <p>Please clarify if the residential use restriction will include mobile, trailer park, or RV vehicles and accommodation?</p> <p><b>Response:</b>            As described in the State CRUPs, a residence includes any condominium, mobile home or factory built housing, constructed, or installed for residential habitation.</p>
10	Page 4-37, Section 4.5, Restrictions Prohibiting Residential Use	<p><b>Comment:</b>            Third paragraph. "FORA will ensure deeds transferring Group 1 property to MPC, the County and the City include land use restrictions in the EPPs including residential use restrictions, placed on the property by the Army remain in place."</p> <p>Will the deeds include inconsistent use restrictions for the habitat areas?</p> <p><b>Response:</b>            The intent is that deeds transferring Group 1 properties will refer to the remedy finalized in the Group 1 ROD and LUCIP/OMP for description of the land use restrictions, therefore, restrictions prohibiting inconsistent use will be included in the deeds.</p>
11	Page 5-7, Section 5.2, MPC, County, and City Responsibilities	<p><b>Comment:</b>            "Examples of inconsistent activities include: not executing requirement for munitions recognition and safety training or construction support; violating State CRUPs prohibiting residential uses; or not meeting County and City digging and excavation ordinances and local permitting requirements."</p> <p>Please include an example of an inconsistent use in the habitat reserve area.</p> <p><b>Response:</b>            The focus of Section 5.2 is to identify responsibilities associated with restrictions prohibiting inconsistent uses. Examples of uses inconsistent with the HMP, such as residential, school, and commercial/industrial development, are provided in Sections 1.4, 1.4.5, 1.4.6, 3.6, and 4.6.</p>

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12	Page 5-12, Section 5.3, Property Recipient Responsibilities	<p><b>Comment:</b>            “The property owner is responsible for ensuring all personnel conducting ground-disturbing or intrusive activities are aware of and comply with the munitions recognition and safety training program requirement before engaging in ground disturbing or intrusive activities within the Group 1 MRAs.”</p> <p>Please explain how the responsibilities of property owners will be enforced?</p> <p><b>Response:</b>            FORA is responsible for the implementation of the LUC remedy, including ensuring jurisdictions and property owners follow requirements. Additionally, FORA will compile and transmit annual LUC monitoring reports from the County, City, and MPC to the Army, EPA, and DTSC in an annual LUC status report. Details of FORA’s responsibilities to monitor property owner, MPC, County, and City implementation of LUCs are provided in Section 5.1.</p>
13	Figure 7	<p><b>Comment:</b></p> <ul style="list-style-type: none"> <li>a. Legend is missing a description for the shaded area.</li> <li>b. Drawing appears cluttered. DTSC suggests removing MRSs or make them less visible.</li> </ul> <p><b>Response:</b>            The legend in Figure 7 has been revised to clarify that both the solid green areas and hashed green areas have a low probability of encountering MEC. The orange lines defining MRSs have been revised to be more transparent.</p>

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1	General Comment	<p><b>Comment:</b>            The stated purpose of this LUCIP/OMP is to address risks to human health (wounding, dismemberment, death) from munitions and explosives of concern. The FOCAG notes that risks to human health from groundwater contamination, and risks to human health from soil contamination and vapors are not addressed by this document. Why not?</p> <p><b>Response:</b>            The purpose of this LUCIP/OMP is to provide implementation and maintenance information for the remedy selected in the Group 1 ROD. The scope of the Group 1 ROD is limited to addressing risks to human health and the environment from explosive hazard associated with MEC. Investigation of potential contamination issues other than the explosives hazards associated with MEC at the former Fort Ord will continue to be conducted by the Army. The Army has responded to similar comments received from FOCAG. Please refer to the Army's November 17, 2008, response letter (Administrative Record ESCA-0126).</p>
2	General Comment	<p><b>Comment:</b>            Page 1-1 INTRODUCTION summarizes how Land Use Controls (LUC's) are supposed to work. The FOCAG cannot find what penalties and repercussions will ensue if developers do not follow the procedures and rules as outlined in the FORA document. What are the penalties and repercussions? Who performs the investigation? How does the public find out/follow this?</p> <p><b>Response:</b>            As described in Section 4.8, within seventy-two hours of discovery of any activity on the Group 1 properties that is inconsistent with the Group 1 LUCIP/OMP objectives, the County, City, and MPC will notify FORA and FORA will notify EPA, DTSC, and the Army. Examples of inconsistent activities include not executing requirement for munitions recognition and safety training or construction support; violating State CRUPs prohibiting residential uses; or not meeting local digging and excavation ordinances and local permitting requirements. Within forty-five days of identifying the inconsistency, FORA, in consultation with the County, City, and/or MPC will identify the inconsistency cause, and evaluate and implement any necessary changes to avoid future non-compliance. FORA will notify EPA, DTSC, and the Army of the evaluation and actions taken.</p> <p>The penalties and repercussions associated with enforcement are beyond the scope of this LUCIP/OMP.</p>
3	General	<p><b>Comment:</b></p>

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	Comment	<p>If Land Use Controls (LUC's) actually worked County-wide, Monterey County would not need their AMA Code Enforcement personnel. Will the various cities and County surrounding former Fort Ord be burdened with enforcement of the LUC's?</p> <p><b>Response:</b>            The County and City are responsible for enforcing components of the LUCs as summarized in Table 1. The County and City have been involved in the development of the LUCIP/OMP.</p>
4	General Comment	<p><b>Comment:</b>            The selected remedy LUC's will be implemented by FORA. What happens when FORA sunsets in 2020? Even if FORA is extended, specifically, what happens when FORA does Sunset?</p> <p><b>Response:</b>            As described in Section 1.2.1, responsibilities currently assigned to FORA will be transferred to FORA's successor in interest. The ESCA and AOC contemplated the eventual sunset of FORA and made provisions for a successor in interest to perform FORA's Long-Term Obligations.</p>
5	General Comment	<p><b>Comment:</b>            This LUCIP document is prepared by FORA and for FORA. Isn't this self serving? Why should this not be considered the fox watching the hen house? Job security?</p> <p><b>Response:</b>            The LUCIP/OMP is intended to clarify LUC implementation and maintenance requirements and guidelines for Group 1 properties. The document has been prepared in coordination with the Army, EPA, DTSC, and future property recipients, the County, the City, and MPC.</p>
6	General Comment	<p><b>Comment:</b>            Regarding LUC's, this document states that there are "restrictions against inconsistent uses". The word "inconsistent" and what constitutes "inconsistent" can keep a roomful of attorneys busy a very long time. WHO determines what is inconsistent? What is the process? Will there be public participation?</p> <p><b>Response:</b>            The term "inconsistent uses" refers to uses inconsistent with the Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California (HMP; USACE 1997). The existing Federal deeds to FORA for the Group 1</p>

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		<p>MRA parcels restrict uses inconsistent with the HMP (applicable to habitat reserve areas). For reference, the deeds are provided in Appendix B. As described in Section 1.4, uses that are inconsistent with the HMP include, but are not limited to, residential, school, and commercial/industrial development.</p> <p>It is the responsibility of the County, the City, and MPC to maintain and enforce deed restrictions.</p>
7	General Comment	<p><b>Comment:</b>            Procedures for responding to MEC discoveries leaves a lot of unanswered questions. Who responds on weekends, after hours, holidays?</p> <p><b>Response:</b>            Section 4.3.4 describes procedures for response to suspect munitions items. Procedures are the same for all hours and days of the week, including holidays. If a suspect munitions item is encountered during ground-disturbing or intrusive activities that do not require construction support or that require on-call construction support, the standard procedure for reporting the encounter is to stop work, retreat, and immediately call 911, which will transfer the call to the appropriate local law enforcement agency. The local law enforcement agency will secure the site and promptly request military EOD personnel, or local bomb squad with equivalent training, response to address the suspect munitions item. If a suspect munitions item is encountered during ground-disturbing or intrusive activities that requires on-site construction support, the process for assessing and addressing suspect munitions finds will be included in the on-site construction support plan.</p>
8	General Comment	<p><b>Comment:</b>            The document introduction tells us that “The selected LUC's may be modified in the future.” This brings us back to inconsistent and interpretation. Further, what is the process for modifying LUC's? Who does it? Is it a public process?</p> <p><b>Response:</b>            Sections 4.9.2 and 4.9.3 describe the processes for modification of the LUC remedy. If the Army and EPA, in consultation with DTSC, determine that the selected remedy for the Group 1 MRAs is no longer protective or that the selected LUC remedy, or components of the remedy, are no longer necessary to protect human health and the environment, the ROD may be modified, as appropriate. The modification will be documented in an Explanation of Significant Differences (ESD) or ROD Amendment, as appropriate, which include a public participation process.</p>
9	General	<p><b>Comment:</b>            This document states; “In addition, Long Term Management Measures</p>



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	Comment	<p>(LTMM) comprised of deed restriction, annual monitoring and reporting and five-year reporting will be implemented for the reuse areas within the Group 1 MRA's." How will this work with local developers when, for example even California State Parks did not follow the rules, or report as they were required to do regarding lead bullets on the former Beach Ranges (Site #3)? Further, CA Prop. 65 signage has still not been posted by CA State Parks on Site #3, warning the public of lead contamination.</p> <p><b>Response:</b>            As described in Section 5.2.4, MPC, the County, and the City will ensure deed restrictions remain on property through future property transfer deeds. MPC, the County, and the City will notify new property owners of deed restrictions and obligations.</p> <p>Annual monitoring (including on-site inspection of the Group 1 MRAs, review of local building and planning department records, and Construction Support After Action Reports) and reporting will be conducted by the County, City, and MPC for the Group 1 MRAs. Notification will be provided to the Army, EPA, and DTSC of any MEC-related data identified during use of the property. FORA will report the results of monitoring activities annually. Section 4.7.2 provides details on the implementation of this LTMM.</p> <p>Five-year reviews, conducted by the Army, will evaluate the protectiveness of the selected remedy. Section 4.7.3 provides details on the implementation of this LTMM.</p> <p>The areas subject to this LUCIP/OMP are the Group 1 MRAs. The cited "former Beach Ranges (Site #3)" are not addressed in this LUCIP/OMP.</p>
10	General Comment	<p><b>Comment:</b>            How will LTMM work with the remaining deep burial pits of munitions and explosives of concern? Specific locations? Unknown.</p> <p><b>Response:</b>            As discussed in the Final Group 1 RI/FS (ESCA RP Team 2017c), locations were identified in the Seaside MRA and Parker Flats MRA Phase II where multiple items were recovered at a single location. These locations were fully investigated to depth and detected MEC and MD were removed. Discussion of burial pits in the Seaside MRA can be found in Sections 4.1.3.2, 4.3.1, 4.4.2.2, and 4.5 of Volume 1 of the Group 1 RI/FS. Discussion of burial pits in the Parker Flats MRA Phase II are discussed in Sections</p>

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		<p>5.2.1.2, 5.3.3, and 5.3.7 of Volume 1 of the Group 1 RI/FS.</p> <p>The field procedure at burial pits was to continue using the detection instruments as excavations proceeded for all detected items, resulting in better performance than demonstrated in the controlled studies for single seeded items. The increased amount of metal items at burial pit locations would increase detection ability above what was determined from seeded tests; therefore, potential for residual burial pits is significantly lower than the potential for residual single items.</p> <p>Although munitions responses (MEC removals) have been completed at the Group 1 MRAs, the selected remedy addresses risks to human health and the environment from MEC that potentially remains in the Group 1 MRAs. The selected remedy for the Group 1 MRAs includes LUCs because detection technologies may not detect all MEC present. These LUCs are intended to limit MEC risk that may remain at the Group 1 MRAs.</p>
11	General Comment	<p><b>Comment:</b> How will the LTMM work with say a 22 year-old landscaper who is using a shovel to dig a five-foot deep hole to plant a tree in a FORA designated residential yard?</p> <p><b>Response:</b> As described in Section 3.1, people conducting ground-disturbing or intrusive activities within the Group 1 MRAs are required to obtain munitions recognition and safety training. Under this LUCIP/OMP, annual notification to property owners is required, which includes a reminder of the munitions recognition and safety training requirement, information on how to obtain the training, and a copy of the Military Munitions 3Rs Explosives Safety Guide (referred to herein as “MEC Safety Guide”). The MEC Safety Guide provides property owners the required education about the possibility of encountering MEC and the correct response in the unlikely event that a suspect munitions item is encountered during ground-disturbing or intrusive activities involving less than ten (10) cubic yards (cy) of soil disturbance. The MEC Safety Guide is included in Appendix C of this LUCIP/OMP.</p>
12	General Comment	<p><b>Comment:</b> Page 1-3, Section 1.2 FORA ESCA Regulatory Framework and Responsibilities; states FORA assumes responsibility.</p> <p>Who does FORA carry insurance with? How much is it for? Please include a copy of the policy in the Draft Final. Are the premiums paid up? For how</p>

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		<p>long? Who pays for the insurance when FORA goes away?</p> <p><b>Response:</b> Insurance policies held by FORA, or its successor, are beyond the scope of this LUCIP/OMP. Specific questions can be directed to FORA.</p>
13	General Comment	<p><b>Comment:</b> “Army Obligations include implementing, maintaining, reporting, and enforcing the land use controls.” What happens locally when Bill Collins and Melissa Broadston retire? Away goes historical memory.....</p> <p><b>Response:</b> Army Obligations are not affected by personnel changes within the Base Realignment and Closure office.</p>
14	General Comment	<p><b>Comment:</b> “The Group 1 ROD does not provide for or prevent any transfer of remedy implementation responsibilities from FORA, or its successor, to another party.” What does FORA's insurance policy say about a successor? For example, when Billy Joe Bob gets blown up while working on a backhoe, who does his wife and children file a claim with?</p> <p><b>Response:</b> Upon FORA’s sunset, liabilities will transfer from FORA to its successor. Before the Group 1 properties are transferred to the County, City, and MPC, the Army will issue the CERCLA warranty.</p>
15	General Comment	<p><b>Comment:</b> Page 2-1, Section 2.1 The document’s Site History mis-represents the contributions, the extensive training, and the home of the U.S. Army 7th Division at Fort Ord.</p> <p>The following from Wikipedia:</p> <p>The <b>7th Infantry Division</b> was an infantry division of the United States Army. Today, it exists as a unique 250-man administrative headquarters based at Joint Base Lewis-McChord overseeing several units, though none of the 7th Infantry Division's own historic forces are active.</p> <p>The division was first activated in December 1917 in World War I, and based at Fort Ord, California for most of its history. Although elements of the division saw brief active service in World War I, it is best known for its participation in the Pacific Ocean theater of World War II where it took</p>

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		<p>heavy casualties engaging the Imperial Japanese Army in the Aleutian Islands, Leyte, and Okinawa. Following the Japanese surrender in 1945, the division was stationed in Japan and Korea, and with the outbreak of the Korean War in 1950 was one of the first units in action. It took part in the Inchon Landings and the advance north until Chinese forces counter-attacked and almost overwhelmed the scattered division. The 7th later went on to fight in the Battle of Pork Chop Hill and the Battle of Old Baldy.</p> <p>After the Korean War ended, the division returned to the United States. In the late 1980s, it briefly saw action overseas in Operation Golden Pheasant in Honduras and Operation Just Cause in Panama. In the early 1990s, it provided domestic support to the civil authorities in Operation Green Sweep and during the 1992 Los Angeles Riots. The division's final role was as a training and evaluation unit for Army National Guard brigades, which it undertook until its inactivation in 2006.</p> <p>On 26 April 2012, the Department of Defense announced the 7th Infantry Division headquarters would be reactivated as an administrative unit.</p> <p>Please add Army Tank and Antitank training to the list of Munitions related activities at Fort Ord.</p> <p><b>Response:</b>            Section 2.3.1 describes usage of the ranges located within the Seaside MRA, including antitank training in MRS-15 SEA 04 (Range 48).</p>
16	General Comment	<p><b>Comment:</b>            Mike Weaver's father kept the gas mask he was assigned while stationed for training at Fort Ord during the beginning of WWII in the South Pacific.</p> <p>Please add gas attack training to the list of Munitions related activities at Fort Ord. Reference the Administrative Record for the Fort Ord Community Advisory Group Document:</p> <p>Chemical Welfare Materials (CWM) used at Fort Ord            Compiled from Fort Ord cleanup documents dated: December 2009.</p> <p><b>Response:</b>            As described in the Final Group 1 RI/FS (ESCA RP Team 2017c), a small portion of the Parker Flats MRA Phase II was used for chemical, biological, and radiological (CBR) training. The site was used to train troops in the</p>

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		proper use of gas masks.



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

**November 5, 2018**

Mr. Stan Cook  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

Re: Draft Land Use Controls Implementation Plan/Operation and Maintenance Plan, Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, Monterey County, California, October 2018

Dear Stan:

EPA has reviewed the *Draft Land Use Controls Implementation Plan/Operation and Maintenance Plan, Group 1, Seaside and Parker Flats (Phase II) Munitions Response Areas, Former Fort Ord, Monterey County, California* dated October 4, 2018. Our comments are attached.

If you have any questions, please do not hesitate to call me at (415) 947-4105 or e-mail me at [clancy.maeve@epa.gov](mailto:clancy.maeve@epa.gov).

Sincerely,

//signed//

Maeve Clancy  
Remedial Project Manager

cc:(via email)  
Vlado Arsov, CalEPA DTSC  
William K. Collins, Fort Ord BRAC Office  
Noel Shrum, CalEPA DTSC  
Christopher Spill, ARCADIS

**Draft Land Use Controls Implementation Plan/Operation and Maintenance Plan  
Seaside and Parker Flats (Phase II) Munitions Response Areas  
Former Fort Ord, Monterey County, California  
October 4, 2018**

- 1. Access management measures land use control (LUC).**
  - a. The Group 1 ROD includes the following language for the access management measures land use control, “Access management measures, such as informational displays, **fencing, and security patrols**, will be implemented to discourage access by unauthorized personnel to habitat reuse areas outside of trails.” Only informational displays are described for this LUC in the LUCIP. Please provide a discussion regarding why fencing and security patrols were not included as part of this LUC.
  - b. Clarify how access outside of trails will be allowed and tracked for personnel conducting authorized activities like biologists performing habitat monitoring activities. If access will be granted based on forms or a permit, please include as an appendix to the LUCIP.
  - c. Add more information regarding how the effectiveness of this LUC will be evaluated. In addition to reporting on access control measure conditions and maintenance, include a requirement for the jurisdictions to report any trespassing incidents and include inspections to ensure that there is no unauthorized access, along with inspections of the informational displays.
  
- 2. LUC enforcement.** Clarify who is responsible for the enforcement of each of the LUCs, (in addition to implementation and maintenance).
  
- 3. LUC effectiveness.** Clarify who is responsible for determining the effectiveness of each of the LUCs.
  
- 4. Deed restrictions.** Clarify that the restrictions in the deed and CRUP need to be consistent.
  
- 5. Seaside MRA and Parker Flats MRA Phase II vs. Group 1 terminology.** Group 1 is used throughout, except for several references to the “CRUPs for the Seaside MRA and Parker Flats MRA Phase II parcels.” Consider using Group 1 throughout.



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
FORT ORD OFFICE, ARMY BASE REALIGNMENT AND CLOSURE  
P.O. BOX 5008, BUILDING #4463 GIGLING ROAD  
MONTEREY, CALIFORNIA 93944-5008

OCT 31 2018

Base Realignment and Closure

Stan Cook  
ESCA Remediation Program Manager  
Fort Ord Reuse Authority  
920 2<sup>nd</sup> Avenue  
Marina, CA 93933

Subject: *Draft Group 1 Land Use Control Implementation Plan/Operation and Maintenance Plan, Seaside and Parker Flats (Phase II) Munitions Response Areas*, dated October 4, 2018.

Dear Mr. Cook:

Thank you for an opportunity to review the subject document. The Army's comments are enclosed. Please note our comments are focused on "big picture" issues such as the consistency with the Army's cleanup program. A copy of this letter will be furnished to U.S. Environmental Protection Agency (Maeve Clancy) and California Department of Toxic Substances Control (Vlado Arsov).

Sincerely,

A handwritten signature in black ink that reads "William K. Collins".

William K. Collins  
BRAC Environmental Coordinator  
Fort Ord Field Office

Enclosure



**DRAFT Group 1 Land Use Controls Implementation Plan (LUCIP)/  
Operation and Maintenance Plan (OMP), Seaside and Parker Flats (Phase  
II) Munitions Response Areas (MRAs)  
October 4, 2018**

**Army Comments**

1. Page 1-3. Section 1.2 FORA ESCA Regulatory Framework and Responsibilities. Third paragraph indicates that Fort Ord Reuse Authority (FORA) has requested U.S. Environmental Protection Agency (EPA) approval to waive Task 6 requirements of Administrative Order on Consent, and that FORA is expecting EPA approval. Please provide (when available) copies of these letters for inclusion in the Fort Ord Administrative Record.
2. Page 1-5. Section 1.4 Description of the Remedy. Fifth paragraph on the page. First sentence. The statement addresses multiple state covenants to restrict the use of property that apply to multiple property transfer deeds. The word at the end of the statement should be “deeds.”
3. Page 2-2. Section 2.2 Regulatory History. Final paragraph. Fourth sentence indicates that Group 1 originally included the Interim Action Ranges MRA. This is not consistent with previous descriptions of the Environmental Services Cooperative Agreement (ESCA) Group 1 and the ESCA Interim Action Ranges MRAs. Please consider removing the statement to avoid confusion. Please consider providing a clarifying text describing that the ESCA Parker Flats MRA has been evaluated in two phases; FORA has previously developed a LUCIP for Phase I (Administrative Record number: ESCA-0166); and that this document applies to Phase II.
4. Page 2-7. Section 2.4.2 Parker Flats MRA Phase II. The section identifies three types of designated future uses that apply to the ESCA Parker Flats MRA Phase II. Two bullets describe two of the uses in this section. To be more complete, add a third bullet to provide information on the habitat reserve use.
5. Page 3-5. Section 3.5 Restrictions Prohibiting Inconsistent Uses. Implementation strategy. Second sentence reads, “To ensure the use restriction prohibiting inconsistent uses is maintained, annual inspections of the Parker Flats MRA Phase II will be conducted.” The prohibition applies only to the designated habitat reserve parcels of the ESCA Parker Flats MRA Phase II. Suggestion to revise the statement to clarify that, with respect to this particular prohibition, annual monitoring would be conducted of the ESCA Parker Flats Phase II designated habitat reserve areas.
6. Page 3-5. Section 3.6 Long-Term Management Measures. Maintain existing land use restrictions. First sentence reads, “The Federal deeds to FORA for the Group 1 MRA parcels...prohibit residential use and uses inconsistent with the HMP (applicable to Parker Flats Phase II habitat reserve areas).” In this statement, suggestion to delete “Parker Flats MRA Phase II” so that text is more consistent with the restriction identified in the Record of Decision.
7. Page 4-13. Section 4.3.1.1 Determining Probability of Encountering MEC. The section refers to Figure 7 for the (current) probability of encountering munitions and explosives of concern (MEC) in the ESCA Parker Flats Phase II. A bullet further describes that in the ESCA Parker Flats MRA Phase II habitat reserve area trails and trail buffers, the probability of encountering MEC is (currently) considered to be low. The “trails and trail buffers” are not identified in Figure 7. Please add this information to the figure, or reference another figure or document where this information can be found.

8. Page 4-35. Section 4.4 Access Management Measures. First paragraph. Third sentence reads "Information displays will be posted in areas such that they are within a legible distance." The statement suggests the information displays would not be located along designated trails where recreational users are allowed to access. Please clarify the anticipated locations of the informational displays relative to land users.
9. Access Management Measures. In Section 4.4, text includes a mention of a Trail Master Plan that is in development by the County. In Section 5.3.3, the future property owners will maintain the information displays and install additional displays as needed, to meet performance objectives. (Performance objective is to discourage unauthorized use outside of trails.) Please describe how these future modifications will be captured, such as in the annual LUC monitoring and reporting program. The current reporting form in Appendix J does not currently provide a section for this information to be captured.
10. Access Management Measures. In Section 5.2.3, the County is responsible for monitoring and enforcing the access management LUC. Monitoring consists of checking that the informational displays are standing and verifying compliance with access management requirements. The annual LUC reporting form in Appendix J does not currently provide a section for this information to be captured. The reporting form should be updated.
11. Access Management Measures. As described in Section 4.4, access management measures will be implemented to discourage unauthorized access off of designated trails. Figure K-1 shows several trail segments, which coincide with existing trails where subsurface removal was conducted. Please clarify if "designated trails" means those existing trails where subsurface removal has been conducted.
12. Access Management Measures. In Appendix K, "directional signage example" reads "all trails and areas closed." Perhaps this could invite more confusion. Unlike informational kiosks, there would not be any existing signs along the existing trails (shown in Figure K-1). Is there a plan to install signs along the trails? Please describe the planned timing for installing access management signs.
13. Page 4-41. Section 4.7 Long-Term Management Measures. Second sentence. Suggestion to update the information to reflect that FORA's ESCA performance period has been revised to 2028.
14. Section 5.1.7 and Section 5.2.7. Annual LUC Monitoring and Reporting. Please include the access management measure LUC in the annual monitoring and reporting program.
15. Page 5-11. Section 5.2.6 Long-Term Management Measures. Please identify long-term management measures that will be taken by the County to maintain the access management measure LUC.
16. Page 5-17. Section 5.4.3 Access Management Measures. Please revise the bullet to clarify that the Army will review annual LUC status reports that FORA provides to the Army.

Chieko Nozaki (Chenega Support Services)  
831-899-7372



## Department of Toxic Substances Control



**Matthew Rodriguez**  
Secretary for  
Environmental Protection

Barbara A. Lee, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200

**Edmund G. Brown Jr.**  
Governor

October 29, 2018

Mr. Stan Cook  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, California 93933

DRAFT GROUP 1 LAND USE CONTROLS IMPLEMENTATION PLAN/ OPERATION AND MAINTENANCE PLAN SEASIDE AND PARKER FLATS (PHASE II) MUNITIONS RESPONSE AREAS, OCTOBER 4, 2018

Dear Mr. Cook:

The Department of Toxic Substances Control (DTSC) has reviewed the *Draft Group 1 Land Use Controls Implementation Plan/ Operation and Maintenance Plan (LUCIP/OMP) Seaside and Parker Flats (Phase II) Munitions Response Areas, October 4, 2018*.

The purpose of this LUCIP/OMP is to provide remedy implementation and maintenance information for the Group 1 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Group 1 Record of Decision dated September 19, 2018, and finalized on September 25, 2018.

DTSC has comments on this document. Please refer to the attached table.

DTSC appreciates the opportunity to review the subject document. If you have any questions, please contact me at (916) 255-4988, or at [Vlado.Arsov@dtsc.ca.gov](mailto:Vlado.Arsov@dtsc.ca.gov).

Sincerely,

Vlado Arsov, P.E.  
Project Manager  
Military and Corrective Action Unit  
Site Mitigation and Restoration Program

Attachment

cc: See next page.

Mr. Stan Cook  
October 29, 2018  
Page 2

cc: (Via email)

Mr. William Collins  
BRAC Environmental Coordinator  
Fort Ord Base Realignment and Closure Office  
Post Office Box 5008  
Monterey, California 93944-5008  
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State-Wide Munitions Response Coordinator  
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**Department of Toxic Substances Control Comments on the Group 1  
Land Use Controls Implementation Plan/ Operation and Maintenance Plan Seaside and Parker Flats (Phase II)  
Munitions Response Areas**

Comment	Document Page	Pdf Page	Location	Paragraph	DTSC Comment
1	1-6	28	Chapter 1.4.2	First Paragraph.	Please reference chapters in the document where responsibilities for construction support are explained in-depth, including discussion on risk levels (e.g., low and moderate to high.)
2	1-6	28	Chapter 1.4.3 and throughout the document	The whole chapter and other Access Management Measures chapters in the document.	<ul style="list-style-type: none"> <li>a. Please describe who will maintain these access management areas and how? Has this entity signed a mechanism or agreement to take this responsibility?</li> <li>b. For MRAs that had only surface clearance will additional access controls be needed?</li> <li>c. Will access management include certain times of use?</li> <li>d. What are methods of monitoring, and what will be an acceptable access to the site?</li> </ul>
3	1-7	29	Chapter 1.4.6, first bullet, and throughout the document	DTSC will <b>modify</b> the existing CRUPs, as appropriate, to reflect the land use restrictions included in the selected remedy. DTSC may require additional verification equivalent to DTSC residential protocol before termination of the residential use restrictions in the State CRUPs for the areas designated for future non-residential development reuse or habitat reserve.	The term <i>modify</i> should be replaced with amend or terminate and draft a new CRUP.
4	2-1	31	Chapter 2.1	The whole chapter.	Expand the chapter with a short history of current activities on the Group 1 site.
5	2-2 to 2-7	32 to 37	Chapters 2.3 and 2.4	Both chapters including references to Figures.	<ul style="list-style-type: none"> <li>a. In addition to residential and non-residential development, include the area that is designated as habitat reserve.</li> <li>b. Please verify all acreages are correct.</li> <li>c. Range 46 and 49 are missing on Figure 2</li> </ul>



Comment	Document Page	Pdf Page	Location	Paragraph	DTSC Comment
					<ul style="list-style-type: none"> <li>d. Please verify that Range 48 was not a live-fire range.</li> <li>e. In first paragraph of chapter 2.3.2 the reference to Figure 3 should be Figure 4.</li> <li>f. Figure 3 is missing Natural Resources Management Area in the legend</li> <li>g. Chapter 2.4.1, please explain <b>fire-wise planning</b> and how is it implemented.</li> <li>h. On Figure 5 change shading colors for Phase II Habitat Reserve Reuse Area and Phase II Residential Reuse Area for easy distinction.</li> </ul>
6	3-4	42	Chapter 3.3		Please add an example of inconsistent use. For example, is camping with tents or recreational vehicles allowed?
7	4-4	48	Chapter 4.1.4	“The deeds will be modified to remove the residential use restriction on the designated future residential reuse areas. The residential use restriction will remain for the designated future non-residential reuse areas and habitat reserve areas.”	Do Federal deeds include restrictions and can restrictions be modified without modifying the CRUP?
8	4-35	79	Chapter 4.4, Second Paragraph	“Additionally, a Trail Master Plan is in development by the County that includes standards for signage content, materials, positioning, and locations.”	DTSC would like to have a copy of the County's Trail Master Plan when available.
9	4-36	81	Chapter 4.5, First Paragraph	“The Federal deeds to FORA for the Group 1 MRA parcels (Appendix B) restrict residential use. The deeds will be modified to remove <i>the residential use restriction</i> on the designated future residential reuse areas.”	Please clarify if the residential use restriction will include mobile, trailer park, or RV vehicles and accommodation?
10	4-37	81	Chapter 4.5, Third Paragraph	“FORA will ensure deeds transferring Group 1 property to MPC, the County and the City include land use restrictions in the EPPs including residential use restrictions, placed on the property by the Army remain in place.”	Will the deeds include inconsistent use restrictions for the habitat areas?

Comment	Document Page	Pdf Page	Location	Paragraph	DTSC Comment
11	5-7	97	Chapter 5.2	“Examples of inconsistent activities include: not executing requirement for munitions recognition and safety training or construction support; violating State CRUPs prohibiting residential uses; or not meeting County and City digging and excavation ordinances and local permitting requirements.”	Please include an example of an inconsistent use in the habitat reserve area.
12	5-12	103	Chapter 5.3	“The property owner is responsible for ensuring all personnel conducting ground-disturbing or intrusive activities are aware of and comply with the munitions recognition and safety training program requirement before engaging in ground-disturbing or intrusive activities within the Group 1 MRAs.”	Please explain how the responsibilities of property owners will be enforced?
13			Figures	Figure 7.	<ul style="list-style-type: none"> <li>a. Legend is missing a description for the shaded area.</li> <li>b. Drawing appears cluttered. DTSC suggests removing MRSs or make them less visible.</li> </ul>

Notes:

CRUP = State Covenants to Restrict Use of Property  
DTSC = Department of Toxic Substances and Control  
EPP = Environmental Protection Provisions

MPC = Monterey Peninsula College  
MRA = Munitions Response Area  
MRS = Munitions Response Site

## Fort Ord Community Advisory Group

"The Fort Ord Community Advisory Group (FOCAG) is a public interest group formed to review, comment, and advise on the remediation (cleanup) of the Fort Ord Army Base Superfund Site, to ensure that human health, safety, and the environment are protected to the greatest extent possible." - Mission Statement

By definition: A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. These sites are placed on the National Priorities List (NPL). Included are lands judged not fit for human habitation.

Subject: Group 1, Land Use Controls Implementation Plan/Operation and Maintenance Plan, Seaside and Parker Flats (Phase II), Munitions response Areas, Former Fort Ord, Monterey County, California,

Report date: October 4, 2018

Report version: Draft

Prepared for: Fort Ord Reuse Authority (FORA), by the Fort Ord Reuse Authority

DCN: 09595-18-018-001

FORA, % Stan Cook, FORA ESCA Program Manager

920 2nd Avenue, Suite A, Marina, CA 93933

via email: [stan@fora.org](mailto:stan@fora.org), with signed hard copy to follow in U.S. Mail

and via fax: 831-883-3675

William Collins, BRAC Environmental Coordinator

U.S. Army Fort Ord BRAC Field Office

P.O. Box 5008

Monterey, CA 93944-5008

Via fax: 831-393-9188, and email, to be followed by signed copy sent via Mail

FOR THE FORT ORD ADMINISTRATIVE RECORD

November 5, 2018

Dear Stan Cook and Bill Collins,

The Fort Ord Community Advisory Group (FOCAG) has had the opportunity to read/review this Draft document. We have the following comments, concerns, clarifications, and questions. Many of us have followed the various attempts at cleaning up portions of this Superfund Site since the Base closed. It has been,



## Page 2

and still is, a multi-faceted and interconnected dangerous place/mess, consisting of; groundwater contamination, including PFAS; ordnance and explosives, some on the surface, most buried; and soils contaminated with pesticides, herbicides and munitions chemical residues, including lead.

The following page (3) is an early description of former Fort Ord shortly after it was put on the National Priorities List:

### National Priorities List

Superfund hazardous waste site listed under the  
Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended in 1986

#### FORT ORD Marina, California

Fort Ord covers 46 square miles on Monterey Bay approximately 5.6 miles north of Monterey, Monterey County, California. The installation is bordered by the City of Marina and the Salinas River to the north, El Toro Creek to the east, Seaside and Del Rey Oaks to the south, and Monterey Bay to the west.

Fort Ord was established in 1917 as a maneuver area and field artillery target range for units then stationed at the Presidio of Monterey. Its primary mission now is training. Industrial operations at Fort Ord include a battery charging/repair facility, photographic processing laboratories, spray painting operations, a plastics shop, laundry/dry cleaning facilities, vehicle wash racks, and a small arms repair shop. The chemicals used in these operations are stored and the wastes generated are disposed of throughout Fort Ord.

According to tests conducted by the Army in 1986, ground water off-base is contaminated at significant levels. The contamination is emanating from the base and may be contaminating the drinking water supplies of the City of Marina; however, the exact location of the source has not yet been identified. The contaminants include carbon tetrachloride, tetrachloroethylene, trichloroethylene, 1,1,1-trichloroethane, and trans-1,2-dichloroethylene. An estimated 38,600 people obtain drinking water from wells within 3 miles of hazardous substances on the fort. Ground water is also used for irrigation. In addition, soil is contaminated at the Fire Drill Area, where approximately 600 gallons of petroleum products have been spilled. Fort Ord has identified at least 18 other contamination problems, including lead in one landfill area.

Fort Ord is participating in the Installation Restoration Program (IRP). Under this program, established in 1978, the Department of Defense seeks to identify, investigate, and clean up contamination from hazardous materials. As part of IRP, the Army is implementing a sampling plan to investigate ground water contamination. A remedial action plan for the contaminated Fire Drill Area is under development. It calls for construction of a system to pump ground water to the surface and treat it to remove contamination.

## Page 4

The stated purpose of this LUCIP/OMP is to address risks to human health (wounding, dismemberment, death) from munitions and explosives of concern. The FOCAG notes that risks to human health from groundwater contamination, and risks to human health from soil contamination and vapors are not addressed by this document.

FOCAG question: Why not?

Page 1-1 INTRODUCTION summarizes how Land Use Controls (LUC's) are supposed to work.

FOCAG question: The FOCAG cannot find what penalties and repercussions will ensue if developers do not follow the procedures and rules as outlined in the FORA document. What are the penalties and repercussions? Who performs the investigation? How does the public find out/follow this?

If Land Use Controls (LUC's) actually worked County-wide, Monterey County would not need their RMA Code Enforcement personnel.

FOCAG Question: Will the various cities and County surrounding former Fort Ord be burdened with enforcement of the LUC's?

The selected remedy LUC's will be implemented by FORA.

FOCAG Question: What happens when FORA sunsets in 2020? Even if FORA is extended, specifically, what happens when FORA does Sunset?

FOCAG Question: This LUCIP document is prepared by FORA and for FORA. Isn't this self serving? Why should this not be considered the fox watching the hen house? Job security?

Regarding LUC's, this document states that there are "restrictions against inconsistent uses"

FOCAG Question: The word "inconsistent" and what constitutes "inconsistent" can keep a roomful of attorneys busy a very long time. WHO determines what is inconsistent? What is the process? Will there be public participation?

Procedures for responding to MEC discoveries leaves a lot of unanswered questions.

FOCAG Question: Who responds on weekends, after hours, holidays?

## Page 5

The document introduction tells us that "The selected LUC's may be modified in the future."

FOCAG Question: This brings us back to inconsistent and interpretation. Further, what is the process for modifying LUC's? Who does it? Is it a public process?

This document states; "In addition, Long Term Management Measures (LTMM) comprised of deed restriction, annual monitoring and reporting and five-year reporting will be implemented for the reuse areas within the Group 1 MRA's."

FOCAG Question: How will this work with local developers when, for example even California State Parks did not follow the rules, or report as they were required to do regarding lead bullets on the former Beach Ranges (Site #3) ? Further, CA Prop. 65 signage has still not been posted by CA State Parks on Site #3, warning the public of lead contamination.

FOCAG Question: How will LTMM work with the remaining deep burial pits of munitions and explosives of concern? Specific locations? Unknown.

FOCAG Question: How will the LTMM work with say a 22 year-old landscaper who is using a shovel to dig a five-foot deep hole to plant a tree in a FORA designated residential yard?

Page 1-3, Section 1.2 FORA ESCA Regulatory Framework and Responsibilities; states FORA assumes responsibility.

FOCAG Question: Who does FORA carry insurance with? How much is it for? Please include a copy of the policy in the Draft Final. Are the premiums paid up? For how long? Who pays for the insurance when FORA goes away?

"Army Obligations include implementing, maintaining, reporting, and enforcing the land use controls."

FOCAG Question: What happens locally when Bill Collins and Melissa Broadston retire?

Away goes historical memory.....

"The Group 1 ROD does not provide for or prevent any transfer of remedy implementation responsibilities from FORA, or its successor, to another party."

Page 6

FOCAG Question: What does FORA's insurance policy say about a successor?

FOCAG Question: For example, when Billy Joe Bob gets blown up while working on a backhoe, who does his wife and children file a claim with?

Page 2-1, Section 2.1 The document's Site History mis-represents the contributions, the extensive training, and the home of the U.S. Army 7th Division at Fort Ord.

The following from Wikipedia:

The **7th Infantry Division** was an infantry division of the United States Army. Today, it exists as a unique 250-man administrative headquarters based at Joint Base Lewis-McChord overseeing several units, though none of the 7th Infantry Division's own historic forces are active.

The division was first activated in December 1917 in World War I, and based at Fort Ord, California for most of its history. Although elements of the division saw brief active service in World War I, it is best known for its participation in the Pacific Ocean theater of World War II where it took heavy casualties engaging the Imperial Japanese Army in the Aleutian Islands, Leyte, and Okinawa. Following the Japanese surrender in 1945, the division was stationed in Japan and Korea, and with the outbreak of the Korean War in 1950 was one of the first units in action. It took part in the Inchon Landings and the advance north until Chinese forces counter-attacked and almost overwhelmed the scattered division. The 7th later went on to fight in the Battle of Pork Chop Hill and the Battle of Old Baldy. After the Korean War ended, the division returned to the United States. In the late 1980s, it briefly saw action overseas in Operation Golden Pheasant in Honduras and Operation Just Cause in Panama. In the early 1990s, it provided domestic support to the civil authorities in Operation Green Sweep and during the 1992 Los Angeles Riots. The division's final role was as a training and evaluation unit for Army National Guard brigades, which it undertook until its inactivation in 2006.

On 26 April 2012, the Department of Defense announced the 7th Infantry Division headquarters would be reactivated as an administrative unit.

Page 7

FOCAG Request: Please add Army Tank and Antitank training to the list of Munitions related activities at Fort Ord.

Mike Weaver's father kept the gas mask he was assigned while stationed for training at Fort Ord during the beginning of WWII in the South Pacific.

FOCAG Request: Please add gas attack training to the list of Munitions related activities at Fort Ord.

Reference the Administrative Record for the Fort Ord Community Advisory Group Document:

## **Chemical Warfare Materials (CWM) used at Fort Ord**

Compiled from Fort Ord cleanup documents  
dated: December 2009

Thank you for the opportunity to comment. We look forward to substantive answers to our recommendations, concerns and questions.



Mike Weaver  
Co-Chair, FOCAG  
831-484-6659

**APPENDIX M**

**Response to Comments on Draft Final**

Response to Comments  
 Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan,  
 dated December 21, 2018  
 Review Comments provided by Mike Weaver of the Fort Ord Community Advisory Group, dated  
 January 25, 2019  
 General Comments

No.	Comment Type / Report Section	Comment/Response
1	General Comment	<p><b>Comment:</b>            The FOCAG has had an opportunity to read the Draft Final, although we were sent a CD disc with comments and responses and much information, so we had paper and a CD to review. We've requested all paper before.</p> <p>Given the complexity and the number of concerns and questions that USEPA, DTSC, BRAC and FOCAG had, we formally ask that the Draft Final please be re-circulated with the content established so far, but for another Draft Final review. For one reason, is that the governmental entities that will be accepting the risk need an opportunity to study this Draft Final and be able to comment on it. Because, it will be the surrounding cities and County of Monterey that will be implementing this and be responsible for it. FORA is a political body only, and it will be sunseting.</p> <p>The FOCAG notes that the Document Distribution List has Carl Holm, County; Craig Malin, Seaside; and Walter Tribley, Monterey Peninsula College. There's no mailing to CSUMB or Marina. Has there been any follow up to verify that the very busy Mr. Holm, Mr. Malin and Mr. Tribley received and read this Draft Final? None of them commented on the Draft.</p> <p><b>Response:</b>            Given the large size of the appendices to the Group 1 LUCIP/OMP, the appendices are provided on CD. A printed copy of the entire Final Group 1 LUCIP/OMP, including appendices, will be placed in the Fort Ord Administrative Record.</p> <p>As described in Section 1.2.1, responsibilities currently assigned to FORA will be transferred to FORA's successor in interest. The ESCA and AOC contemplated the eventual sunset of FORA and made provisions for a successor in interest approved by the Army, EPA, and DTSC to perform FORA's Long-Term Obligations.</p> <p>The Draft, Draft Final, and Final Group 1 LUCIP/OMP have been prepared in coordination with the Army, EPA, DTSC, and with input from future property recipients, the County of Monterey, the City of Seaside, and MPC. CSUMB and the City of Marina are not future property recipients for Group 1 properties; therefore, LUCIP/OMP distribution to their representatives is not warranted. In addition to involvement in development of the LUCIP/OMPs, FORA is providing LUCIP/OMP training seminars to the local jurisdictions to confirm they are familiar with the plan and their responsibilities.</p>



Response to Comments  
 Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan,  
 dated December 21, 2018  
 Review Comments provided by Mike Weaver of the Fort Ord Community Advisory Group, dated  
 January 25, 2019  
 General Comments

No.	Comment Type / Report Section	Comment/Response
		For these reasons, re-circulation of the Draft Final Group 1 LUCIP/OMP is not warranted.
2	General Comment	<p><b>Comment:</b>          Secondly, the FOCAG has made a FINDING regarding “Access Management Measures” that:</p> <p>Informational Displays are ineffective as proven by Site #3, the Fort Ord Beach Ranges taken over by State Parks.</p> <p>Evidence: The homeless are living on the former Beach Ranges especially in areas closest to Marina. Also, CSUMB students and other young people are regularly observed walking about, OFF the official trails.</p> <p>The issue at Site #3 is lead fragments and lead dust. State Parks is not even complying with Proposition 65 and providing notice. The issue at Parker Flats is Unexploded Ordnance in addition to trace remnants of Army pesticides and herbicides.</p> <p>The requested recirculation of a Draft Final needs to flesh out plans for fencing and security patrols. And, who pays? How will it be implemented?</p> <p><b>Response:</b>          As described in Section 4.4, the County is responsible for operation and maintenance of the access management measures including the maintenance of existing informational displays and installation and maintenance of additional signs, kiosks, or display boards, as needed, to meet performance objectives. The County will conduct annual access management measures LUC monitoring and reporting including assessment of formally reported trespassing incidents and citations from law enforcement to verify compliance with access management requirements. In the event that informational displays are found to be ineffective, additional mitigation measures, such as fencing and security patrols, will be considered. Additionally, the Army will evaluate access management measures as part of the five-year review process to determine the effectiveness of these measures.</p> <p>The purpose of this LUCIP/OMP is to provide implementation and maintenance information for the remedy selected in the Group 1 ROD. The scope of the Group 1 ROD is limited to addressing risks to human health and the environment from explosive hazard associated with MEC. Investigation of potential contamination issues other than the explosives hazards associated</p>

Response to Comments  
 Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan,  
 dated December 21, 2018  
 Review Comments provided by Mike Weaver of the Fort Ord Community Advisory Group, dated  
 January 25, 2019  
 General Comments

No.	Comment Type / Report Section	Comment/Response
		with MEC at the former Fort Ord will continue to be conducted by the Army. The Army has responded to similar comments received from FOCAG. Please refer to the Army's November 17, 2008, response letter (Administrative Record ESCA-0126).
3	General Comment	<p><b>Comment:</b>          Thirdly, Section 3.3 and 4.4, Monterey County RMA is to assess permission procedures.</p> <p>The various forms and questions the FOCAG reads assumes Developer and Contractor honesty and voluntary compliance. Permission procedures may need a separate department.</p> <p>Shouldn't the County be asked for their input?</p> <p><b>Response:</b>          The County has been involved in the development of the Group 1 LUCIP/OMP and is aware of this responsibility.</p>
4	General Comment	<p><b>Comment:</b>          Fourth, regarding Habitat Reserve and this Draft Final's "expected" equestrian access. The FOCAG thought the Monterey Downs project was off the table. Will there be stables?</p> <p>The FOCAG notes horses are heavy. The FOCAG asks how to keep horses and riders on designated horse trails? It is going to be a big problem. Besides, heavy horses can set off buried ammunition.</p> <p>Evidence: Ask Monterey County Parks about the conflicts between day hikers and off-road bicyclists at nearby Toro Regional Park.</p> <p>Please note, years ago the County had a concessionaire that operated stables at Toro Regional Park. The County got rid of it BECAUSE it was a huge liability for them.</p> <p><b>Response:</b>          Equestrian access is identified in the Base Reuse Plan (FORA 1997) as a potential future use of the habitat reserve portion of Parker Flats MRA Phase II, therefore, the use is included in the Group 1 LUCIP/OMP. Final or actual land use decisions will be made by local jurisdictions and must be consistent with land use restrictions placed on the property. Jurisdictions will be the final decision-makers regarding land use and the associated aspect of</p>

Response to Comments  
 Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan,  
 dated December 21, 2018  
 Review Comments provided by Mike Weaver of the Fort Ord Community Advisory Group, dated  
 January 25, 2019  
 General Comments

No.	Comment Type / Report Section	Comment/Response
		<p>development that may occur.</p> <p>The probability of encountering MEC in the Parker Flats MRA Phase II habitat reserve area trails and trail buffers is considered to be low. Details of the risk assessment performed for the Group 1 MRAs are provided in Volume 2 of the Final Group 1 RI/FS (ESCA RP Team 2017c).</p> <p>Regarding trespassing incidents, the County will conduct annual access management measures LUC monitoring and reporting including assessment of formally reported trespassing incidents and citations from law enforcement. Also see response to FOCAG Comment 2.</p>
5	General Comment	<p><b>Comment:</b> Fifth, the FOCAG asks that you include ALL comment letters and responses in an eventual Final.</p> <p><b>Response:</b> All comment letters and responses to comments received on the Draft Group 1 LUCIP/OMP are included in Appendix L of this Final Group 1 LUCIP/OMP. All comment letters and responses to comments received on the Draft Final Group 1 LUCIP/OMP are included in this Appendix M of this Final Group 1 LUCIP/OMP.</p>

## Thompson, Jane

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**From:** Collins, William K CIV (US) <william.k.collins.civ@mail.mil>  
**Sent:** Thursday, January 10, 2019 12:48 PM  
**To:** Stan Cook  
**Cc:** Spill, Chris; Thompson, Jane; Nozaki, Chieko CTR (JPN)  
**Subject:** Group 1 and 4 DF LUCIPs

Stan: There are no other Army comments on the DF Grps 1 and 4 LUCIPs. Thanks

Bill

William K. Collins  
Environmental Coordinator  
Fort Ord BRAC Field Office  
PH: (831) 242-7920  
FAX: (831) 393-9188



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

February 4, 2019

Mr. Stan Cook  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933

Re: Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, Seaside and Parker Flats (Phase II) Munitions Response Areas, FORA ESCA Remediation Program, Former Fort Ord, Monterey County, California, December 2018

Dear Stan:

EPA has reviewed the *Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan, Seaside and Parker Flats (Phase II) Munitions Response Areas, FORA ESCA Remediation Program, Former Fort Ord, Monterey County, California* dated December 21, 2018, including your response to our November 2018 comments on the draft version of this document. We do not have any additional comments on this Land Use Controls Implementation Plan/Operation and Maintenance Plan.

If you have any questions, please do not hesitate to call me at (415) 947-4105 or e-mail me at [clancy.maeve@epa.gov](mailto:clancy.maeve@epa.gov).

Sincerely,

A handwritten signature in blue ink that reads "Maeve Clancy".

Maeve Clancy  
Remedial Project Manager

cc:(via email)  
Vlado Arsov, CalEPA DTSC  
William K. Collins, Fort Ord BRAC Office  
Noel Shrum, CalEPA DTSC  
Christopher Spill, ARCADIS



## Department of Toxic Substances Control

**Jared Blumenfeld**  
Secretary for  
Environmental Protection

Meredith Williams, Ph.D.  
Acting Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200

**Gavin Newsom**  
Governor

February 19, 2019

Mr. Stan Cook  
Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, California 93933

DRAFT FINAL GROUP 1 LAND USE CONTROLS IMPLEMENTATION PLAN/ OPERATION AND MAINTENANCE PLAN SEASIDE AND PARKER FLATS (PHASE II) MUNITIONS RESPONSE AREAS, DECEMBER 21, 2018

Dear Mr. Cook:

The Department of Toxic Substances Control (DTSC) has reviewed the *Draft Final Group 1 Land Use Controls Implementation Plan/Operation and Maintenance Plan (LUCIP/OMP) Seaside and Parker Flats (Phase II) Munitions Response Areas, December 21, 2018*.

The purpose of this LUCIP/OMP is to provide remedy implementation and maintenance information for the Group 1 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Group 1 Record of Decision dated September 19, 2018, and finalized on September 25, 2018. As part of the Land Use Control implementation strategy, long-term management measures comprised of a deed notice and restrictions, annual monitoring and reporting, and five-year review reporting will be included for the land use areas within the Group 1 Munition Response Areas. DTSC will terminate the existing State Covenant to Restrict Use of Property (CRUP) and prepare a new CRUP that reflects the land use restrictions included in the remedy.

DTSC has no comments on this document.

DTSC appreciates the opportunity to review the subject document. If you have any questions, please contact Mr. Vlado Arsov, Project Manager at (916) 255-4988, or via email at [Vlado.Arsov@dtsc.ca.gov](mailto:Vlado.Arsov@dtsc.ca.gov).

Sincerely,

Charlie Ridenour  
Branch Chief  
Site Mitigation and Restoration Program

cc: See next page.

Mr. Stan Cook  
February 19, 2019  
Page 2

cc: (Via email)

Mr. William Collins  
BRAC Environmental Coordinator  
Fort Ord Base Realignment and Closure Office  
[William.K.Collins.civ@mail.mil](mailto:William.K.Collins.civ@mail.mil)

Ms. Clancy Maeve  
U.S. Environmental Protection Agency, Region 9  
[Clancy.Maeve@epa.gov](mailto:Clancy.Maeve@epa.gov)

Mr. Noel Shrum, Unit Chief – DTSC  
[Noel.Shrum@dtsc.ca.gov](mailto:Noel.Shrum@dtsc.ca.gov)

Mr. Roman A. Racca, P.G., Sr. E.G. – DTSC  
[Roman.Racca@dtsc.ca.gov](mailto:Roman.Racca@dtsc.ca.gov)

Mr. Vlado Arsov, P.E., Project Manager – DTSC  
[Vlado.Arsov@dtsc.ca.gov](mailto:Vlado.Arsov@dtsc.ca.gov)



Fort Ord Community Advisory Group  
Email: focagemail@yahoo.com

"The Fort Ord Community Advisory Group is a public interest group formed to review, comment, and advise on the remediation (cleanup) of the Fort Ord Army Base Superfund Site, to ensure that human health, safety, and the environment are protected to the greatest extent possible." - Mission Statement

Stan Cook  
FORA/ESCA Program Manager  
Fort Ord Reuse Authority  
920 2nd Ave, Ste. A  
Marina, CA 93933  
Via fax: 831-883-3675, to be followed by hard copy being mailed

William K. Collins  
BRAC Environmental Coordinator  
U.S. Army Fort Ord BRAC Field Office  
P.O. Box 5008  
Monterey, CA 93944-5008  
Via fax: 831-393-9188, to be followed by a hard copy being mailed

Re: Draft Final, Group 1, Land Use Controls Implementation Plan/  
Operation and Maintenance Plan  
Seaside and Parker Flats (Phase II) Munitions Response Areas  
Former Fort Ord, Monterey County, California (December 21, 2018)  
DCN: 09595-18-081-007  
Prepared for Fort Ord Reuse Authority

**FOCAG COMMENTS: FOR THE FORT ORD CLEAN-UP ADMINISTRATIVE RECORD**  
January 25, 2019

Dear Mr. Cook and Mr. Collins,

The FOCAG has had an opportunity to read the Draft Final, although we were sent a CD disc with comments and responses and much information, so we had paper and a CD to review.

We've requested all paper before. Given the complexity and the number of concerns and questions that USEPA, DTSC, BRAC and FOCAG had, we formally ask that the Draft Final please be re-circulated with the content established so far, but for another Draft Final review. For one reason, is that the governmental entities that will be accepting the risk need an opportunity to study this Draft Final and be able to comment on it. Because, it will be the surrounding cities and County of Monterey that will be implementing this and be responsible for it. FORA is a political body only, and it will be sunseting.



Page 2

The FOCAG notes that the Document Distribution List has Carl Holm, County; Craig Malin, Seaside; and Walter Tribley, Monterey Peninsula College.

There's no mailing to CSUMB or Marina. Has there been any follow up to verify that the very busy Mr. Holm, Mr. Malin and Mr. Tribley received and read this Draft Final? None of them commented on the Draft.

Secondly, the FOCAG has made a FINDING regarding "Access Management Measures" that:

Informational Displays are ineffective as proven by Site #3, the Fort Ord Beach Ranges taken over by State Parks.

Evidence: The homeless are living on the former Beach Ranges especially in areas closest to Marina. Also, CSUMB students and other young people are regularly observed walking about, OFF the official trails.

The issue at Site #3 is lead fragments and lead dust. State Parks is not even complying with Proposition 65 and providing notice. The issue at Parker Flats is Unexploded Ordnance in addition to trace remnants of Army pesticides and herbicides.

The requested recirculation of a Draft Final needs to flesh out plans for fencing and security patrols. And, who pays? How will it be implemented?

Thirdly, Section 3.3 and 4.4, Monterey County RMA is to assess permission procedures. The various forms and questions the FOCAG reads assumes Developer and Contractor honesty and voluntary compliance. Permission procedures may need a separate department. Shouldn't the County be asked for their input?

Fourth, regarding Habitat Reserve and this Draft Final's "expected" equestrian access. The FOCAG thought the Monterey Downs project was off the table. Will there be stables? The FOCAG notes horses are heavy. The FOCAG asks how to keep horses and riders on designated horse trails? It is going to be a big problem. Besides, heavy horses can set off buried ammunition.

Evidence: Ask Monterey County Parks about the conflicts between day hikers and off-road bicyclists at nearby Toro Regional Park.

Please note, years ago the County had a concessionaire that operated stables at Toro Regional Park. The County got rid of it BECAUSE it was a huge liability for them.

Fifth, the FOCAG asks that you include ALL comment letters and responses in an eventual Final.

  
Mike Weaver, Co-Chair, FOCAG

**APPENDIX N**

**Distribution List**

Print	CD	Name	Organization	Address	City and State	Zip
1	1	Stan Cook	Fort Ord Reuse Authority	920 2 <sup>nd</sup> Avenue, Suite A	Marina, CA	93933
1	1	Michael Houlemard	Fort Ord Reuse Authority	920 2 <sup>nd</sup> Avenue, Suite A	Marina, CA	93933
1	1	Maeve Clancy	U.S. Environmental Protection Agency	75 Hawthorne Street, Mail SFD-8-3	San Francisco, CA	94105
0	1	Tom Hall	TechLaw, Inc.	7 Shore Point Road	North Little Rock, AR	72116
0	1	Robert Young	TechLaw, Inc.	235 Montgomery St, Suite 717	San Francisco, CA	94104
1	1	Vlado Arsov	California Department of Toxic Substances Control	8800 California Center Drive	Sacramento, CA	95826
2	2	William K. Collins	Department of the Army	BRAC, Bldg. #4463 Gigling Road	Seaside, CA	93955
1	1	Administrative Record Coordinator	Fort Ord Administrative Record	BRAC, Bldg. #4463 Gigling Road	Seaside, CA	93955
1	1	Carl Holm	Monterey County Resource Management Agency	168 West Alisal Street, Second Floor	Salinas, CA	93901
1	1	Craig Malin	City of Seaside	440 Harcourt Avenue	Seaside, CA	93955
1	1	Walter Tribley	Monterey Peninsula College	980 Fremont Street	Monterey, CA	93940
0	1	Project File	ARCADIS, Attention: Jane Thompson	100 Smith Ranch Road, Suite 328	San Rafael, CA	94903

Approved:



Christopher G. Spill, P.G.  
 ESCA Remediation Program Manager  
 Arcadis U.S., Inc.