

# A Closer Look: Information for the Monterey Bay Estates Neighborhood

## History and Current Status of Operable Unit 1 (OU1):

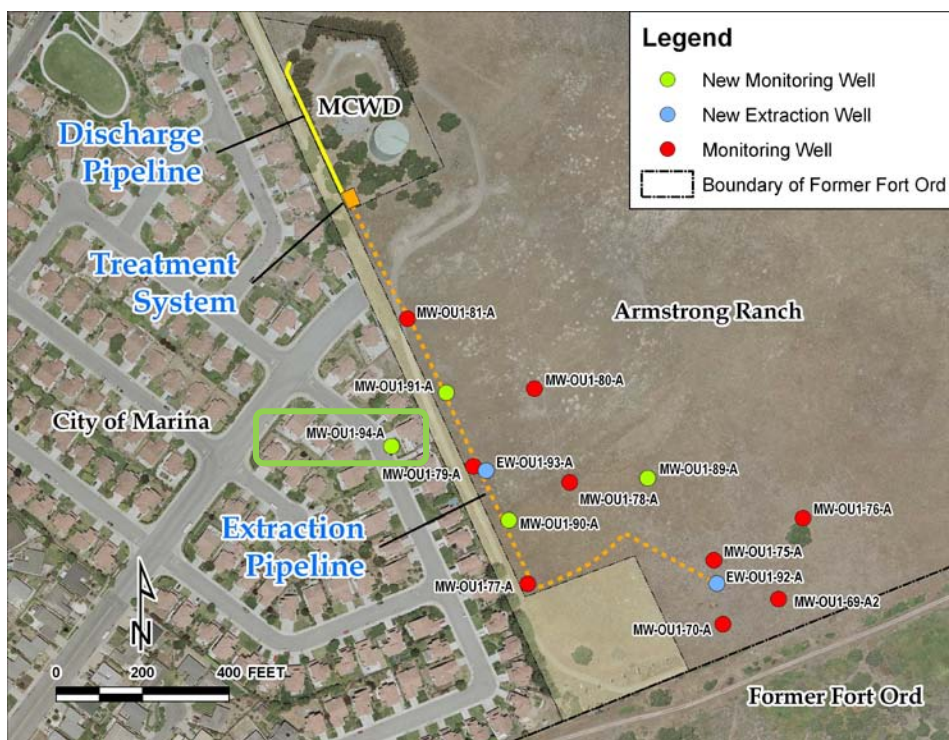
The Army's Fritzsche Army Airfield Fire Drill Area (also known as Operable Unit or OU1) was a fire response training area for Fort Ord firefighters. Fuels and solvents were discharged into an unlined pit, ignited, then extinguished with water, which resulted in soil and groundwater contamination. Soil contamination was cleaned up during the 1980s. Groundwater treatment also began in the 1980s and has continued through several stages since then. Aquifer cleanup goals were established in a 1995 Record of Decision which identified 10 contaminants of concern. Many monitoring wells and three pump-and-treat systems have been installed, including an off-site pilot study treatment system to address groundwater contamination in the Armstrong Ranch area. With aquifer cleanup goals met, this off-site system has recently been shut down, although groundwater monitoring continues. On the former Fort Ord, groundwater treatment continues to decrease concentrations of trichloroethene (TCE), the one remaining contaminant consistently detected. Groundwater contaminant plume footprints are continuing to shrink. This evidence indicates that the remaining treatment system will achieve a successful cleanup. Continued monitoring of selected wells ensures that the cleanup remains effective even after the remaining treatment system is eventually shut down.

## Focus on the OU1 Off-Site Cleanup:

You may be asking, "What does this mean to me as a neighbor?" First, your drinking water is safe. The groundwater in this area is not used for drinking water. Drinking water quality is very important and it is regularly tested by the Marina Coast Water District according to strict federal and state standards. Second, we are happy to report that this aggressive cleanup effort at the off-site pilot study treatment system over the last five years has resulted in groundwater that meets the cleanup standards. While we are no longer operating the off-site pilot study groundwater treatment plant and our monitoring data indicate no additional treatment is necessary, we will continue to monitor the groundwater.

## Groundwater Sampling Results for the Well Located in the Sidewalk of Quebrada Del Mar:

A groundwater monitoring well (MW-OU1-94A) was installed in the sidewalk of Quebrada Del Mar during July 2008. For the location, see the well highlighted in the above map. The purpose of this well is to monitor and evaluate the groundwater quality in the vicinity of the off-site groundwater contamination plume. This well has been sampled for volatile organic compounds every three months since it was installed. Each sampling



The off-site pilot treatment system was composed of pipes and wells used to extract contaminated groundwater and move it to the treatment system to be cleaned using activated carbon. The clean water was returned to the ground using a discharge pipeline. Note monitoring well MW-OU1-94, the well that is in the sidewalk of Quebrada Del Mar in the Monterey Bay Estates neighborhood.

result from this well showed no contamination. This result is consistent with the Army's understanding of the site's hydrogeology.

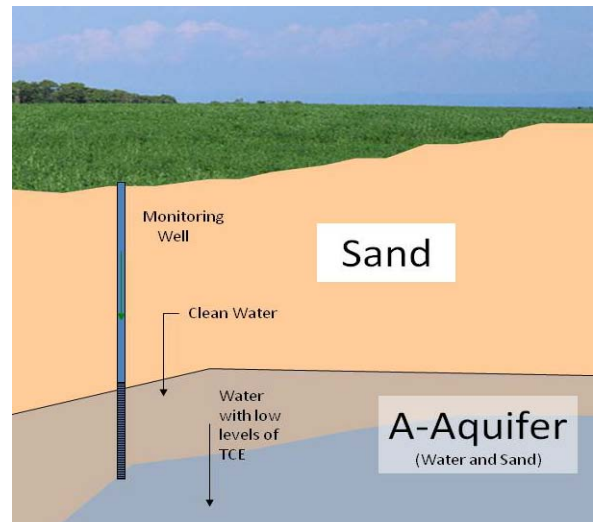
### Health Risk Assessed:

In addition to contaminating groundwater, TCE in water has the potential to move from the contaminated groundwater, up into the soil, then up to the ground surface where the TCE vapor could enter homes directly above the area of groundwater contamination. The Army, the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances (DTSC) and California Regional Water Quality Control Board (RWQCB) all reviewed the analytical data from groundwater samples collected at OU1 after 2005 and evaluated it to determine the likelihood of a vapor intrusion pathway in areas with development (such as the Monterey Bay Estates homes on Quebrada Del Mar) or proposed development (like the proposed housing on Armstrong Ranch) adjacent to or overlying the OU1 plume.

This analysis determined:

- Concentrations of chemicals of concern (which include TCE) in groundwater in these areas were, and continue to be, relatively low.
- Groundwater contamination tends to be layered in the A-Aquifer with concentrations of chemicals of concern being very low or not detectable in the upper or shallower part of the A-Aquifer (the area that is closer to your house's foundation) and relatively higher in the lower or deeper part of the A-Aquifer.
- Additionally, current data indicates the plume extent with concentrations of chemicals of concern exceeding the Aquifer Cleanup Goal is entirely within the boundary of the former Fort Ord and a habitat reserve area with no plans for development.

Based on these determinations, a vapor intrusion pathway is unlikely in the developed areas and the areas proposed for development adjacent to or potentially overlying OU1.



### Community Outreach in Your Neighborhood:

Keeping our neighbors informed about the cleanup of OU1 and other sites is a priority. Since 1991, we have maintained a robust community outreach program on the Fort Ord cleanup. You may remember a March 2005 neighborhood meeting regarding the OU1 cleanup project. Since the March 2005 OU1 meeting, we have organized over 50 community outreach events related to Operable Unit 1, including several door-to-door notifications in the Quebrada Del Mar neighborhood prior to construction activities. We've also had people on-site to answer neighborhood concerns when crews are working. Recently, in March 2010, we mailed over 200 invitations to the April 14, 2010 Community Involvement Workshop to the Monterey Bay Estates Neighborhood and surrounding area letting them know that the workshop would include an OU1 cleanup update. During this workshop, the Fort Ord Base Realignment and Closure Cleanup Team members (including representatives of EPA, DTSC and RWQCB), U.S. Army Fort Ord staff and consultants were all available for informal discussions with community members and to answer questions specific to the cleanup status of OU1.

### To Learn More About the Fort Ord Cleanup:

Please visit our web site at [www.FortOrdCleanup.com](http://www.FortOrdCleanup.com) or call Melissa Broadston at (831) 393-1284 or e-mail [Melissa.Broadston@us.army.mil](mailto:Melissa.Broadston@us.army.mil). If you are interested in learning more about the OU1 cleanup activities, key cleanup documents are available in the Administrative Record section of [www.FortOrdCleanup.com](http://www.FortOrdCleanup.com).