

FY2008

FORT ORD

**Base Realignment & Closure
Installation Action Plan**

Printed 31 October 2008

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Statement of Purpose

The purpose of the Base Realignment and Closure (BRAC) Installation Action Plan (IAP) is to outline the total multi-year cleanup program for an installation. The plan identifies environmental cleanup requirements at each site or area of concern, and proposes a comprehensive, installation-wide approach, along with costs and schedules associated with conducting investigations and taking necessary remedial actions (RA).

In an effort to coordinate planning information between the restoration manager, the US Army Environmental Command (USAEC), Fort Ord, regulatory agencies, and the BRAC Division, an IAP was completed. The IAP is used to track requirements, schedules and tentative budgets for all Army installation cleanup programs.

All site-specific funding and schedule information has been prepared according to projected overall Army funding levels and is, therefore, subject to change. All future phase dates are based on funding requirements and not programming and are subject to change when programming occurs.

Acronyms

ACL	Aquifer Cleanup Level
AEDB-R	Army Environmental Database- Restoration
ASR	Archive Search Report
BLM	US Bureau of Land Management
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Resource, Compensation, and Liability Act
CIW	Community Involvement Workshop
CRWQCB	California Regional Water Quality Control Board
CTT	Closed, Transferred, and Transferring
DTSC	California Department of Toxic Substances Control
EE/CA	Engineering Estimate/Cost Analysis
EOD	Explosive Ordnance Disposal
ESCA	Environmental Services Cooperative Agreement
ESD	Explanation of Significant Differences
FAAF	Fritzsche Army Airfield
FDA	Fire Drill Area
FFA	Federal Facility Agreement
FORA	Fort Ord Reuse Authority
FOSET	Finding Of Suitability for Early Transfer
FOSL	Finding of Suitability for Leasing
FOST	Finding Of Suitability for Transfer
FRA	Final Remedial Action
FS	Feasibility Study
FY	Fiscal Year
IA	Interim Action
IAP	Installation Action Plan
IR	Installation Remediation
IRA	Interim Remedial Action
K	Thousand
LFG	Landfill Gas
LTM	Long Term Management
MEC	Munitions and Explosives of Concern
MMRP	Military Munitions Response Program
MNA	Monitoring Natural Attenuation
MRA	Multi-Use Range Area
MRS	Munitions Response Site
N/A	Not Applicable
NFA	No Further Action
NoA	No Action
NPL	National Priorities List
NRMA	Natural Resource Management Area
OB/OD	Open Burning/Open Detonation
OE	Ordnance and Explosives
OU	Operable Unit
OUCTP	Operable Unit Carbon Tetrachloride Plume

Acronyms

PA	Preliminary Assessment
PBC	Performance Based Contract
PP	Proposed Plan
RA(C)	Remedial Action (Construction)
RA(O)	Remedial Action (Operation)
RAB	Restoration Advisory Board
RC	Response Complete
RD	Remedial Design
RI	Remedial Investigation
RI/FS	Remedial Investigation/Feasibility Study
RIP	Remedy-In-Place
ROD	Record of Decision
RRSE	Relative Risk Site Evaluation
SI	Site Investigation
TBD	To Be Determined
TRC	Technical Review Committee
USACE	US Army Corps of Engineers
USAEC	US Army Environmental Command
USEPA	US Environmental Protection Agency
UXO	Unexploded Ordnance
VOC	Volatile Organic Compound

Installation Information

Installation Locale

BRAC Round: BRAC II

Installation Size (Acreage): 27,827.00

Retained by Component (Acreage): 812.00

BRAC Acreage: 27,015.00

Acres being transferred to another service: 0.00

Acres being transferred to other federal agencies: 0.00

Acres being transferred to non-federal agencies: 12,157.00

City: Monterey

County: Monterey

State: California

Other Locale Information

Former Fort Ord is located near Monterey Bay in Monterey County, California, approximately 80 miles south of San Francisco. The base consists of about 28,000 acres near the cities of Seaside, Sand City, Monterey, Del Rey Oaks, and Marina. Laguna Seca Recreation Area and Toro Regional Park border Fort Ord to the south and southeast, respectively. Land use east of Fort Ord is primarily agricultural.

List of Off-Post Properties

N/A

Environmental Condition of Property

BRAC Round: BRAC II

	CERCLA	MMRP
Acres in Category 1:	2,493.00	0.00
Acres in Category 2:	0.00	0.00
Acres in Category 3:	414.00	0.00
Acres in Category 4:	13,767.00	5,248.00
Acres in Category 5:	5,847.00	5,847.00
Acres in Category 6:	4,494.00	0.00
Acres in Category 7:	0.00	0.00

Lead Organization

Base Realignment and Closure Division

Lead Executing Agencies for Installation

USACE, Sacramento District

Regulator Participation

Federal US Environmental Protection Agency (USEPA) Region 9 Federal Facilities Branch

State California EPA (Department of Toxic Substances Control and Regional Water Quality Control Board, Central Coast Region)

BRAC Closure Round: BRAC II - Base Realignment And Closure 1991

Status of Redevelopment Initiative (Reuse Plan)

Redevelopment Plan Date: 199412

Organization Name: Fort Ord Reuse Authority (FORA)

Existing Legal Agreements/Interim Leases

Parcel Name	Actual Lease/License Date	Length of Lease/License	Licensee
N/A			

Significant Base Tenants

Installation Information

Projected Date of Final Transfer of Property: 201809

National Priorities List (NPL) Status

A score of 42 was recorded on 199002.

Final RA(C) Completion Date: 202309

Date for NPL Deletion:

BRAC-IRP N/A

BRAC-MMRP N/A

Installation Restoration Advisory Board (RAB)/Technical Review Committee (TRC)/Technical Assistance for Public Participation (TAPP) Status

RAB established 1994

Installation Program Summaries

BRAC-IRP

Primary Contaminants of Concern: Explosives, Metals, Semi-volatiles, Volatiles

Affected Media of Concern: Groundwater, Other (Soil Gas), Soil

BRAC-MMRP

Primary Contaminants of Concern: Munitions and explosives of concern

Affected Media of Concern: Soil

Previous Studies

	Title	Author	Date
1990	Federal Facility Agreement Under CERCLA Section 120		NOV-1990
1992	Environmental Impact Statement Fort Ord Disposal and Reuse, Volume II of IV - partial files		DEC-1992
1993	Final Environmental Impact Statement Fort Ord Disposal and Reuse, Volume I of IV, June Ordnance and Explosives Waste Archives Search Report, Fort Ord, California		OCT-1993
1994	Interim Action Record of Decision, Contaminated Surface Soil Remediation		FEB-1994
	Community Environmental Response Facilitation Act Report, Fort Ord, California		APR-1994
	Final Data Summary and Work Plan Site 39 – Inland Ranges, Fort Ord, California	Harding Lawson Associates	MAY-1994
	Record of Decision Operable Unit 2		JUL-1994
	Ordnance and Explosives Waste Archives Search Report (Supplement No. 1), Fort Ord, California		NOV-1994
1995	Final Supplemental Environmental Impact Statement, Fort Ord Disposal and Reuse		JUN-1995
	Record of Decision Operable Unit 1, Fritzsche Army Airfield Fire Drill Area		JUL-1995
	Explanation of Significant Differences, Area A, Operable Unit 2, Fort Ord Landfill		JUL-1995
	Explanation of Significant Differences, Operable Unit 2, Fort Ord Landfill		AUG-1995
	Final Remedial Investigation/Feasibility Study, Fort Ord, California, Volumes I – VI		OCT-1995
1997	Operable Unit 2 Explanation of Significant Differences Record of Decision, Corrective Action Management Unit, Operable Unit 2 Landfill		JAN-1997
	Record of Decision, Basewide Remedial Investigation Sites		JAN-1997
	Interim Record of Decision Site 3 Beach Trainfire Ranges, Fort Ord		JAN-1997
	No Action Plug-In Record of Decision		FEB-1997
	Installation-wide Multispecies Habitat Management Plan for Former Fort Ord		FEB-1997
	Record of Decision Disposal and Reuse Final Supplemental Environmental Impact Statement		JUN-1997
	Strategic Management, Analysis, Requirements And Technology Team Operable Units For Ordnance And Explosives FFA Agreement		APR-2000
2000			
2002	Final Interim Action OE Remedial Investigation/Feasibility Study for Ranges 43-48, Range 30A, Site OE-16		MAR-2002
	Final Five-Year Review Report First Five-Year Review Report for Fort Ord Superfund Site		MAY-2002
	Record of Decision, No Action Regarding Ordnance-Related Investigation, Former Fort Ord, California		JUL-2002
	Record of Decision, Interim Action For Ordnance and Explosives at Ranges 43-48, Range 30A, and Site OE-16		SEP-2002
2003	US Army Closed, Transferring and Transferred Range and Site Inventory, Final Presidio of Monterey (Former Fort Ord) BRAC Property, California	URS Corporation	JUL-2003
	Track 0 Approval Memorandum, East Garrison Area 1, Former Fort Ord		DEC-2003
2004	Final Track 1 Ordnance and Explosives Remedial Investigation/Feasibility Study		JUN-2004
2005	Explanation of Significant Differences, Record of Decision,		APR-2005

Previous Studies

	Title	Author	Date
2005	No Action Regarding Ordnance-Related Investigation, Former Fort Ord, California		
	Record of Decision, No Further Action Related to Munitions and Explosives of Concern - Track 1 Sites, No Further Remedial Action with Monitoring for Ecological Risks from Chemical Contamination at Site 3 (MRS-22), Former Fort Ord, California		APR-2005
	Final (revised) Track 0 Plug-In approval Memorandum Selected Parcels Group B		MAY-2005
	Track 1 Plug-In Approval Memorandum, MRS-6 Expansion Area		MAY-2005
	Final Track 0 Plug-In Approval Memorandum Selected Parcels Group C		JUL-2005
	Final Track 2 Munitions Response Remedial Investigation/Feasibility Study Parker Flats Munitions Response Area, Volumes 1 through 3		DEC-2005
	Remedial Investigation Sites - Site 39		JAN-2006
2006	Operable Unit Carbon Tetrachloride Plume		JAN-2006
	Track 1 Plug-In Approval Memorandum, East Garrison Areas 2 and 4NE, Former Fort Ord, California		APR-2006
	Track 1 Plug-In Approval Memorandum, Multiple Sites, Groups 1-5, Former Fort Ord, California		MAY-2006
	Track 1 Plug-In Approval Memorandum Multiple Sites, Groups 1-5	Army	JUL-2006
	Final Track 2 Munitions Response Remedial Investigation/Feasibility Study Parker Flats Munitions Response Area, Volumes 1 through 3	MACTEC	AUG-2006
2007	Environmental Services Cooperative Agreement	Army	MAR-2007
	Final Track 3 Impact Area Munitions Response Area, Munitions Response Remedial Investigation/Feasibility Study, Volumes 1 and 2	MACTEC	JUN-2007
	Final Track 2 Munitions Response Remedial Investigation/Feasibility Study Del Rey Oaks Munitions Response Area, Revision 0	MACTEC	AUG-2007
	Closure Certification Acknowledgement Letter for Range 36A Open Burn/Open Detonation Unit, U.S. Department of the Army, Former Fort Ord, EPA ID Number CA7210020676	DTSC	SEP-2007
	Final Second Five-Year Review Report, Fort ord Superfund Site, Monterey, California	MACTEC	SEP-2007

Cleanup Program Summary

Installation Historic Activity

Beginning with its founding in 1917, Fort Ord served primarily as a training and staging facility for infantry troops. From 1947 to 1975, Fort Ord was a basic training center. After 1975, the 7th Infantry Division (Light) occupied Fort Ord. Fort Ord was selected in 1991 for decommissioning, but troop reassignment was not completed until 1994 when the post formally closed. Currently, the Ord Military Community (approximately 810 acres of the former Fort Ord) remains as part of the Presidio of Monterey.

In 1917, the US Army bought the present day East Garrison and nearby lands on the east side of Fort Ord to use as a maneuver and training ground for field artillery and cavalry troops stationed at the Presidio of Monterey. Before the Army's use of the property, the area was agricultural, as is much of the surrounding land today. Permanent improvements were not made until the late 1930s, when administrative buildings, barracks, mess halls, tent pads, and a sewage treatment plant were constructed.

In 1938, additional agricultural property was purchased for the development of the Main Garrison. At the same time, the beachfront property was donated to the Army. The Main Garrison was constructed between 1940 and the 1960s, starting in the northwest corner of the base and expanding southward and eastward. During the 1940s and 1950s, a small airfield within the Main Garrison was present in what is now the South Parade Ground. In the early 1960s, Fritzsche Army Airfield (FAAF) was completed. The Main Garrison airfield was then decommissioned and its facilities were redeveloped as motor pools and other facilities.

Over its history, the post was home to a succession of infantry divisions and served as a center for basic and advanced training. In 1975, the post became the home to the 7th Infantry Division, which conducted training exercises on the installation.

Fort Ord was identified by the USEPA as a federal Superfund site in 1990 on the basis of groundwater contamination discovered. Fort Ord was selected for closure in 1991 and placed on the BRAC list. The 7th Infantry Division (Light) was deactivated in September 1993 and the soldiers were reassigned elsewhere. The post officially closed on September 30, 1994.

With the closure of Fort Ord, responsibility for the remaining Army activities was transferred to the Commander, Presidio of Monterey. The Fort Ord BRAC Office, working as part of DA BRAC-Division, manages the cleanup via contracts managed by the USACE, Sacramento District.

In February 1990 the former Fort Ord was listed on the NPL of Superfund sites due to groundwater contamination. A Federal Facility Agreement (FFA) was signed in July 1990. The Army began military munitions investigations in 1993, including identification of potential munitions response sites (MRSs) through the Archive Search process. Removal actions using the Engineering Evaluation/Cost Analysis (EE/CA) process under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) were conducted beginning in 1994. Fort Ord was officially closed in September 1994 in response to the 1991 BRAC. The Army was sued for not following the CERCLA process by not preparing a Remedial Investigation/Feasibility Study (RI/FS) for military munitions.

In 1998 the Army settled the suit by agreeing to complete an RI/FS for military munitions. In order to expedite property transfer, the Army categorized the 121 known or suspected sites into three tracks: 1, 2 and 3. The Department of Justice required the Army to evaluate all areas other than identified sites in another track, which became Track 0. In April 2000 an agreement was signed between the Army, USEPA, and California Department of Toxic Substances Control (DTSC) to evaluate military munitions at the former Fort Ord subject to the provisions of the Fort Ord FFA. Track 0 through Track 3 are described as follows:

1. Track 0: Areas that do not contain evidence of Munitions and Explosives of Concern (MEC) and have never been suspected as having been used for military munitions-related activities of any kind. The Track 0 process addresses single or grouped areas of land at the former Fort Ord that do not have history of munitions-related use and for which No Action is necessary to protect human health and the environment. Details of the Track 0 program and areas addressed are provided in the Track 0 Record of Decision (ROD) (Track 0 ROD, 2002), and the Track 0 Explanation of Significant Differences (ESD) (Track 0 ESD, 2005).

2. Track 1: Sites where military munitions were suspected to have been used, but based on the RI/FS for each site, it falls into one of the following three categories and no further action is required:

* Category 1: There is no evidence to indicate military munitions were used at the site (i.e., suspected training did not occur); or

* Category 2: The site was used for training, but the military munitions items used do not pose an explosive hazard (i.e., training did not involve explosive items); or

* Category 3: The site was used for training with military munitions, but military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site-specific evaluations. Field investigations identified evidence of past training involving military munitions, but training at these sites involved only the use of practice and/or pyrotechnic items that

Cleanup Program Summary

are not designed to cause injury. In the unlikely event that a live item of the type previously observed at the site is found, the item is not expected to function by casual contact (i.e., inadvertent and unintentional contact).

To be included in the Track 1 decision process, the results of the evaluation performed for a site must indicate a strong weight of evidence that the information from the Literature Review and field investigations supports No Further Action (NFA) Related to MEC as determined by the project team. Because Track 1 sites do not pose an unacceptable risk to human health or the environment from previous military munitions-related activities, NFA related to MEC is necessary at these sites (Track 1 ROD, 2005).

3. Track 2: Sites where MEC items were present and MEC removal has been conducted. Based on site-specific conditions, actions taken, residual potential risks and anticipated future reuse, each Track 2 site or area would be evaluated through an RI/FS, Proposed Plan (PP) and ROD.

4. Track 3: Areas where MEC items are known or suspected to be present, but MEC investigations have not yet been completed. Sites would be evaluated through an RI/FS, PP and ROD.

Regulatory oversight/interest by federal and state agencies remains elevated.

Public interest is intermittent and appears to be limited to a small group of citizens concerned about the groundwater cleanup actions and development. Comments and questions are addressed as the public brings them to the Fort Ord BRAC office's attention.

The Army signed an Environmental Services Cooperative Agreement (ESCA) with FORA to manage the clean up of MEC on the portions of Fort Ord properties that remain to be transferred to FORA and subsequently the local jurisdictions under the existing Fort Ord Base Reuse Plan (1997). In the ESCA process, the FORA would be working as an agent/contractor for the Army. Public Outreach and updates on the clean up work will be prepared by FORA and/or its contractors and supplied to the Army to be posted on the cleanup website (www.fortordcleanup.com) and in the Administrative Record. FORA and/or its contractors will attend US Army public outreach meetings and provide updates to the public as a part of the Army's overall briefings on the cleanup efforts at the former Fort Ord. The same regulatory oversight, cleanup requirements, and public participation requirements will apply to the ET/ESCA as would apply if the Army were conducting the cleanup. The early transfer of these lands is expected Summer 2008.

Further details concerning FORA's mission and current actions can be found at FORA's website at www.fora.org or by calling (831) 883-3672.

Installation Program Cleanup Progress

BRAC-IRP

Prior Year Progress: Operate 3 GWTPs. Operate in-situ GW treatment for OU-CTP. Continue outreach. Continue landfill LTM. Installed last phase of GW treatment system for OU1 off-post contamination. Signed OUCTP ROD.

Future Plan of Action: LTO of 3 groundwater treatment plants. Continue outreach. Continue in-situ treatment for OU-CTP. Continue landfill LTM. Transfer Environmental Services Cooperative Agreement parcels. Sign Site 39 ROD amendment.

BRAC-MMRP

Prior Year Progress: Issued After Action reports for MR clearance to depth at MR-16. Prepared two more prescribed burn areas for a total of 4 areas readied for possible prescribed burns in FY2008. Continue oversight of ESCA project. Signed RODs for Track 2 - Parker Flats and Track 3 - Impact Range.

Future Plan of Action: Sign ROD for Track 2 - Del Rey Oaks. Continue OE awareness and site security programs. Continue prescribed burns and MEC remediation on Army-owned lands. Transfer ESCA parcels. Transfer remaining Track 0 and 1 parcels. Continue oversight and support for ESCA.

Transfer Summary

BRAC II

Installation Size (Acreage): 27,827.00

BRAC Acreage: 27,015.00

Completed FOSTs

FOST Name	Status	Date Signed	Acres	Sites
FOST 9	Complete With Transfer	20050815	1894	FTO-002, FTO-003, FTO-006-R-01, FTO-008-R-01, FTO-009-R-01, FTO-012, FTO-022-R-01, FTO-039A
FOST 8	Complete With Transfer	20050507	250.5	FTO-005-R-01, FTO-012-R-01, FTO-013-R-01, FTO-018, FTO-019-R-01, FTO-020-R-01, FTO-025, FTO-037
Brostrom Park/RINC Divers Track 0	Complete With Transfer	20030103	52.03	
BLM PHASE I	Complete With Transfer	20030523	1204	
CID BUILDING	Complete With Transfer	19961018	7212	FTO-003-R-01
CSUMB (FOSET 2)	Complete With Transfer	20000808	1.6	
Seaside Hayes Housing	Complete With Transfer	20020901	120	
MARINA SPORTS CENTER	Complete With Transfer	20020901	113	
MIRA	Complete With Transfer	19970616	25	
CSUMB 1	Complete With Transfer	19960313	2	
SHELTER PLUS	Complete With Transfer	19940714	630	
THORSEN VILLAGE	Complete With Transfer	19951105	7	
FAAF PHASE 1	Complete With Transfer	19960926	24	
GOLDEN GATE UNIVERSITY CHILDREN'S SERVICES INTER	Complete With Transfer	19950811	750	
GOODWILL INDUSTRIES	Complete With Transfer	19950828	7	
GOLF COURSE	Complete With Transfer	19970813	6.1	
UC-EDC IIB	Complete With Transfer	19971126	5.1	
PG&E SUBSTATION	Complete With Transfer	19960802	405	
PRESTON/STILWELL	Complete With Transfer	19970915	20	FTO-034
MPUSD I	Complete With Transfer	19951128	1	
MPUSD II	Complete With Transfer	20000808	200.7	
PENNINSULA OUTREACH HOUSING AUTHORITY	Complete With Transfer	19940825	100	
CSUMB II	Complete With Transfer	19950828	42	
CSUMB PARCEL 9	Complete With Transfer	19950302	2	
	Complete With Transfer	19960531	9	
	Complete With Transfer	19970428	55	
	Complete With Transfer	19961024	8	

Transfer Summary

MCWD Well 30b	Complete With Transfer	20011026	1.3	
MONTEREY COLLEGE OF LAW INTERIM, INC.	Complete With Transfer	19960926	1	
VIETNAM VETERNS TRANSITIO SHELTER	Complete With Transfer	19981001	11	
OUTREACH PLUS MARINA EQUESTRIAN CTR II	Complete With Transfer	19990122	1	
UCMB 1	Complete With Transfer	19980430	27.2	FTO-036, FTO-040
VIETNAM VETERANS 1	Complete With Transfer	19940101	961	
YORK ROAD	Complete With Transfer	19970612	6	
BLANCO ROAD	Complete With Transfer	19961001	3	
FOST 10	Complete No Transfer	20000808	38.9	
		20070820	710	FTO-016, FTO-031, FTO-039

Completed FOSETs

FOSET Name	Status	Date Signed	Acres	Sites
Fritzche Airfield Phase 2	Complete With Transfer	20000801	86	FTO-021-R-01, FTO-041
Del Rey Oaks Group	Complete With Transfer	20050131	323.14	FTO-015-R-01
Abrams Housing - FOSET 2	Complete With Transfer	20011203	175.7	FTO-053
Bld. 4448/Surplus2 FOSET2	Complete With Transfer	20011203	.12	FTO-022
Lightfighter Lodge FOSET2	Complete With Transfer	20011203	3.04	
Patton Housing UpDnFOSET2	Complete With Transfer	20011203	217.95	FTO-038
TransitCntr Bld2058FOSET2	Complete With Transfer	20011203	4.55	FTO-028
Maint. CntrSurplus2FOSET 2	Complete With Transfer	20011203	13.07	FTO-007-R-01
Bld4448.5 Surplus2 FOSET2	Complete With Transfer	20011203	1.48	FTO-017
Development-MixeuseFOSET2	Complete With Transfer	20011203	16.16	FTO-001
FOSET 5: ESCA	Complete No Transfer	20071015	3380	FTO-001-R-01, FTO-010-R-01, FTO-011-R-01, FTO-016-R-01, FTO-018-R-01, FTO-044

Transfer Summary

Completed FOSLs

FOSL Name	Status	Date Signed	Acres	Sites
LAGUNA SECA TURN 11	Complete With Lease	19951106	6	
First Tee	Complete With Lease	20040504	123	FTO-020-R-01

Land Use Control (LUC) Summary

LUC title: Deeds

Site(s): FTO-044

ROD/DD title: Carbon Tetrachloride (OU-CT)

Location of LUC

In the vicinity of the OUCTP.

Land Use Restriction: Media specific restriction - Prohibit groundwater extraction that interferes with Remedial Action system, Media specific restriction - prohibit use of groundwater for consumption or domestic purposes, Media specific restriction - restrict drinking water well installation, Media specific restriction - restrict withdrawal or use of groundwater for agricultural/irrigation purposes

Types of Engineering Controls: None

Types of Institutional Controls: Deed Notices, Deed Restrictions

Date in Place: 200712

Modification Date: N/A

Date Terminated: N/A

Inspecting Organization: County

Record of LUC: FOSET, FOST

Documentation Date: N/A

LUC Enforcement: Annual Inspections, 5 Year Reviews, Transferee Reporting

Contaminants: VOC

Additional Information

N/A

LUC title: Excavation and Site Use

Site(s): FTO-015-R-01

ROD/DD title: OE RI/FS PROCESS: TRACK 2 Parker Flats

Location of LUC

Parker Flats Area

Land Use Restriction: Media specific restriction - Prohibit, or otherwise manage excavation, Media specific restriction - Prohibit, or otherwise manage excavation below a specified depth, Restrict land use - No daycare/hospital/school use, Restrict land use - No residential use

Types of Engineering Controls: None

Types of Institutional Controls: Construction Permit, Deed Notices, Deed Restrictions, Dig Permits, Education programs, Local Use ordinances, Restrictions on land use, Restrictive covenants

Date in Place: 200809

Modification Date: N/A

Date Terminated: N/A

Inspecting Organization: State

Record of LUC: FOSET

Documentation Date: N/A

LUC Enforcement: Annual Inspections, 5 Year Reviews, Transferee Reporting

Contaminants: Unexploded Ordnance(UXO)

Additional Information

N/A

Land Use Control (LUC) Summary

LUC title: Excavation and Site Use

Site(s): FTO-014-R-01

ROD/DD title: OE RI/FS PROCESS: TRACK 3 Impact Area

Location of LUC

Impact Area

Land Use Restriction: Media specific restriction - Prohibit, or otherwise manage excavation, Media specific restriction - Prohibit, or otherwise manage excavation below a specified depth, Restrict land use - Mitigation area(s) protection, Restrict land use - No daycare/hospital/school use, Restrict land use - No residential use

Types of Engineering Controls: Fences, Signs

Types of Institutional Controls: Education programs, Restrictions on land use

Date in Place: 200809

Modification Date: N/A

Date Terminated: N/A

Inspecting Organization: Installation

Record of LUC: ECOP (Fed to Fed)

Documentation Date: N/A

LUC Enforcement: Annual Inspections, 5 Year Reviews

Contaminants: Unexploded Ordnance(UXO)

Additional Information

N/A

Parcel Summary

Summary of Parcel Prioritization and Transfer Strategy

Parcels Identified in AEDB-R

Parcel Name: BLM

Parcel Acreage: 7,444.00

Associated Sites: FTO-001-R-01, FTO-002-R-01, FTO-004-R-01, FTO-005-R-01, FTO-014-R-01, FTO-016-R-01, FTO-017-R-01, FTO-020-R-01

Transfer Date/Expected Transfer Date: 20180930

Current Land Use: Other(Habitat Reserve)

Future Land Use: Other(Habitat Reserve)

Encumbrances: Restricted Use will be noted in reassignment package.

Leases/Permits/Licenses: N/A

Transfer Strategy: Transfer to Other Federal Agencies

Recipient Organization: N/A

Other Issues Affecting Transfer: Cleanup criteria has not been established to satisfy the recipient.

Parcel Name: CALTRANS (FORA) (FOST 8)

Parcel Acreage: 79.36

Associated Sites: N/A

Transfer Date/Expected Transfer Date: 20060710

Current Land Use: Other(Highway 1)

Future Land Use: Other(Highway 1)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Public Benefit Conveyance (PBC)

Recipient Organization: California Transportation (CAL TRANS)

Other Issues Affecting Transfer: N/A

Parcel Name: CITY OF MONTEREY (FORA) (FOSET 5)

Parcel Acreage: 23.31

Associated Sites: FTO-019-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Industrial

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: CITY OF MONTEREY (FORA) (FOST 11)

Parcel Acreage: .65

Associated Sites: FTO-019-R-01

Transfer Date/Expected Transfer Date: 20090930

Current Land Use: Other(Open Space)

Future Land Use: Other(Undetermined)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: CSUMB (FORA) (FOSET 5)

Parcel Acreage: 322.84

Associated Sites: FTO-007-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Other(Residential/ Open Space)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: City of Monterey (FOST 10)

Parcel Acreage: 68.20

Associated Sites: FTO-019-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: N/A

Future Land Use: N/A

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: DEL REY OAKS (FORA) (FOSET 5)

Parcel Acreage: 5.04

Associated Sites: FTO-015-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Commercial

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: DEL REY OAKS (FORA) (FOST 10)

Parcel Acreage: 4.66

Associated Sites: FTO-015-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Other(Open Space)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: MARINA (FORA) (FOSET 5)

Parcel Acreage: 52.87

Associated Sites: FTO-044

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Other(Residential/ Open Space)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: MARINA (FORA) (FOST 10)

Parcel Acreage: 40.18

Associated Sites: FTO-012-R-01, FTO-053

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space/ Industrial)

Future Land Use: Industrial

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: MONTEREY COUNTY (FORA) (FOSET 5)

Parcel Acreage: 2,290.00

Associated Sites: FTO-005-R-01, FTO-009-R-01, FTO-010-R-01, FTO-011-R-01, FTO-016-R-01, FTO-018-R-01, FTO-019-R-01, FTO-020-R-01, FTO-022-R-01, FTO-039, FTO-044

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Other(Multi-Use)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: MONTEREY COUNTY (FORA) (FOST 10)

Parcel Acreage: 380.05

Associated Sites: FTO-001-R-01, FTO-005-R-01, FTO-009-R-01, FTO-010-R-01, FTO-011-R-01, FTO-019-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Recreation/ Habitat Corridor/ ASP)

Future Land Use: Other(Residential/ Habitat Reserve/ Habitat Corridor)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: MONTEREY COUNTY (FORA) (FOST 12)

Parcel Acreage: 146.80

Associated Sites: FTO-053

Transfer Date/Expected Transfer Date: 20111231

Current Land Use: Other(Landfill)

Future Land Use: Other(Landfill/ Habitat)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: MONTEREY PENINSULA REGIONAL PARK DISTRICT(FOSET5)

Parcel Acreage: 7.00

Associated Sites: FTO-015-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Other(Habitat Reserve)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: MPC (FORA) (FOSET 5)

Parcel Acreage: 10.97

Associated Sites: FTO-020-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Other(Open Space)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: MPC (FOST 10)

Parcel Acreage: 14.53

Associated Sites: N/A

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: N/A

Future Land Use: N/A

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: MPC (FOST 9)

Parcel Acreage: 15.17

Associated Sites: FTO-013-R-01

Transfer Date/Expected Transfer Date: 20070316

Current Land Use: Residential

Future Land Use: Other(Education)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Public Benefit Conveyance (PBC)

Recipient Organization: Monterey Peninsula College

Other Issues Affecting Transfer: N/A

Parcel Name: MST (FORA) (FOST 10)

Parcel Acreage: 7.00

Associated Sites: FTO-015-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: N/A

Future Land Use: N/A

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: MST (FORA) (FOST 11)

Parcel Acreage: 27.03

Associated Sites: FTO-014-R-01

Transfer Date/Expected Transfer Date: 20091231

Current Land Use: Other(Open Space)

Future Land Use: Industrial

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: Marina Coast Water District (FORA)(FOST 10)

Parcel Acreage: 1.09

Associated Sites: FTO-012-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: N/A

Future Land Use: N/A

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: Monterey Peninsula Regional Park District (FOST 10)

Parcel Acreage: 13.27

Associated Sites: FTO-015-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: N/A

Future Land Use: N/A

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: SEASIDE (FORA) (FOSET 5)

Parcel Acreage: 615.43

Associated Sites: FTO-013-R-01, FTO-018-R-01, FTO-020-R-01, FTO-039

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Residential

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: SEASIDE (FORA) (FOST 10)

Parcel Acreage: 90.90

Associated Sites: FTO-018-R-01

Transfer Date/Expected Transfer Date: 20091231

Current Land Use: Other(Open Space)

Future Land Use: Residential

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: SEASIDE (FORA) (FOST 11)

Parcel Acreage: 70.62

Associated Sites: FTO-013-R-01

Transfer Date/Expected Transfer Date: 20091231

Current Land Use: Other(Open Space)

Future Land Use: Residential

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: STATE PARKS (FOST 8)

Parcel Acreage: 11.37

Associated Sites: FTO-003, FTO-006-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Open Space)

Future Land Use: Commercial

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: UCMBEST (FOST 12)

Parcel Acreage: 46.32

Associated Sites: FTO-041, FTO-044

Transfer Date/Expected Transfer Date: 20111231

Current Land Use: Other(Open Space)

Future Land Use: Other(Habitat Reserve)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Name: UCMBEST (FOST6)

Parcel Acreage: 4.84

Associated Sites: N/A

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: Other(Drinking Water Well)

Future Land Use: Other(Drinking Water Well)

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

Parcel Summary

Parcel Name: VETERANS CENTER (FOST 9)

Parcel Acreage: 4.62

Associated Sites: FTO-012-R-01

Transfer Date/Expected Transfer Date: 20070509

Current Land Use: Residential

Future Land Use: Residential

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Public Benefit Conveyance (PBC)

Recipient Organization: Veteran's Center c/o Fort Ord Reuse Authority

Other Issues Affecting Transfer: N/A

Parcel Name: York School (FOST 10)

Parcel Acreage: 101.20

Associated Sites: FTO-014-R-01

Transfer Date/Expected Transfer Date: 20081231

Current Land Use: N/A

Future Land Use: N/A

Encumbrances: N/A

Leases/Permits/Licenses: N/A

Transfer Strategy: Economic Development Conveyance (EDC)

Recipient Organization: N/A

Other Issues Affecting Transfer: N/A

FORT ORD

Base Realignment and Closure Installation Restoration Program

BRAC-IRP Summary

Installation Total Army Environmental Database-Restoration (AEDB-R) BRAC Sites/Response Complete (RC)

BRAC Sites*: 46/41

Installation Site Types with Future and/or Underway Phases*

- 1 Contaminated Ground Water (FTO-044)
- 1 Contaminated Sediments (FTO-003)
- 1 Fire/Crash Training Area (FTO-041)
- 1 Landfill (FTO-053)
- 1 Small Arms Range (FTO-039)
- 1 Spill Site Area (FTO-012)

Most Widespread Contaminants of Concern*

Explosives, Metals, Semi-volatiles, Volatiles

Media of Concern*

Groundwater, Other (Soil Gas), Soil

Completed Remedial Actions (Interim Remedial Actions / Final Remedial Actions (IRA/FRA))*

Site ID	Site Name	Action	Remedy	FY	Cost
FTO-041	SITE 41 FAAF FIRE DRILL AREA (OU1)	FRA	GROUND WATER TREATMENT	1988	TBD
FTO-010	SITE 10 BURN PIT NEAR MAIN FIRE STATION	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-014	SITE 14 707TH MAINTENANCE FACILITY	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-015	SITE 15 DEH YARD	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-020	SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-021	SITE 21 4400/4500 MOTOR POOL, EAST BLOCK	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-022	SITE 22 4400/4500 MOTOR POOL, WEST BLOCK	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-030	SITE 30 DRIVER TRAIN. AREA EAST GARRISON	FRA	WASTE REMOVAL - SOILS	1995	TBD
FTO-006	SITE 6-CAR DUMP (SITE 39)	FRA	WASTE REMOVAL - SOILS	1996	TBD
FTO-008	SITE 8 MC RANGES 49 (SITE 39)	FRA	WASTE REMOVAL - SOILS	1996	TBD
FTO-024	SITE 24 OLD DEH YARD	FRA	WASTE REMOVAL - SOILS	1996	TBD
FTO-039B	SITE 39B INTERGARRISON	FRA	WASTE REMOVAL - SOILS	1996	TBD
FTO-040	FAAF DEFUELING AREAS	FRA	WASTE REMOVAL - SOILS	1996	TBD
FTO-042	CRESENT BLUFFS BURN PIT	FRA	WASTE REMOVAL - SOILS	1996	TBD
FTO-003	SITE 3-BEACH TRAINFIRE RANGES	FRA	WASTE REMOVAL - SOILS	1997	TBD
FTO-007	SITE 7 RANGES 40/41 FIRE DEMO (SITE 39)	FRA	WASTE REMOVAL - SOILS	1997	TBD
FTO-012	SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD	FRA	WASTE REMOVAL - SOILS	1997	TBD
FTO-003	SITE 3-BEACH TRAINFIRE RANGES	FRA	WASTE REMOVAL - SOILS	1998	TBD

BRAC-IRP Summary

Completed Remedial Actions (Interim Remedial Actions / Final Remedial Actions (IRA/FRA))*

Site ID	Site Name	Action	Remedy	FY	Cost
FTO-009	SITE 9 FFE TRAINING AREA (SITE 39)	FRA	WASTE REMOVAL - SOILS	1998	TBD
FTO-016	SITE 16 DOL MAINTENANCE/PETE'S POND	FRA	WASTE REMOVAL - SOILS	1998	TBD
FTO-017	SITE 17 1400 BLOCK MOTOR POOL	FRA	WASTE REMOVAL - SOILS	1998	TBD
FTO-031	SITE 31 FORMER DUMP SITE, EAST GARRISON	FRA	WASTE REMOVAL - SOILS	1998	TBD
FTO-034	SITE 34 FAAF FUELING FACILITY	FRA	WASTE REMOVAL - SOILS	1998	TBD
FTO-039A	SITE 39A EAST GARRISON SKEET RANGES	FRA	WASTE REMOVAL - SOILS	1998	TBD
FTO-012	SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD	FRA	GROUND WATER TREATMENT	1999	TBD
FTO-053	LANDFILL (OU2)	FRA	CAPPING	2002	TBD
FTO-053	LANDFILL (OU2)	FRA	GROUND WATER TREATMENT	2002	TBD
FTO-005	SITE 5-RANGE 36A (SITE 39)	IRA	WASTE REMOVAL - SOILS	2004	TBD
FTO-044	RESERVATION ROAD SITE	IRA	SOIL VAPOR EXTRACTION	2004	TBD
FTO-044	RESERVATION ROAD SITE	IRA	BIOREMEDIATION - IN SITU	2004	TBD
FTO-005	SITE 5-RANGE 36A (SITE 39)	FRA	GROUNDWATER UXO CLEARANCE	2007	TBD

Duration of BRAC-IRP

Date of BRAC-IRP Inception: 198006

Estimated Date for Remedy-In-Place (RIP)/Response Complete (RC): 201609/202409

Date of BRAC-IRP completion including Long Term Management (LTM): 203809

*Note: This does not include sites closed prior to installation being identified as BRAC.

BRAC-IRP Contamination Assessment

Contamination Assessment Overview

After completion of the first phase of RI/FS field work, it was evident that the Installation Restoration (IR) sites could be categorized based on: (1) whether a release was identified at a site and (2) if a release had occurred, the nature and extent of the release. Therefore, using the initial site characterization information and existing pre RI/FS data, the 43 sites were categorized as: (1) Basewide Remedial Investigation (RI) sites, (2) Interim Action (IA) sites, or (3) No Action (NoA) sites. These three categories are defined as follows; the individual RI, IA, and NoA sites are listed in Sections 7.0, 9.0, and 10.0, respectively:

* RI Sites: RI sites have sufficient contamination to warrant a full RI, Baseline Risk Assessment (BRA), Ecological Risk Assessment (ERA), and Feasibility Study (FS)

* NoA Sites: NoA sites do not warrant remedial action under CERCLA

* IA Sites: IA sites have limited volume and extent of contaminated soil and, as a result, are easily excavated, as an interim action

To accelerate the cleanup process, IA and NoA sites were addressed in separate remedial categories from the RI sites and were supported by their own RODs. These RODs provided a process for accelerated transfer of NoA sites and cleanup of IA sites under BRAC, rather than delaying cleanup or transfer actions until a final ROD for Fort Ord is signed. The NoA ROD was signed in April 1995, and the IA ROD was signed in March 1994. The RI sites ROD was signed in January 1997, and addressed cleanup of a range of sites for which full RI/FSs were deemed necessary.

In addition to the RI, NoA, and IA sites RODs, three operable units at Fort Ord (Operable Unit 1 (OU 1), the FAAF Fire Drill Area, OU 2, the Fort Ord Landfills, and Operable Unit Carbon Tetrachloride Plume (OUCTP)) were also supported by their own RODs and follow individual paths to the final ROD for Fort Ord. The ROD for OU 1 was signed in September 1995, the OU 2 ROD was signed in August 1994, and OUCTP was signed in 2008.

Off-post groundwater contamination has been identified at OU1 and OUCTP. Off-site contamination at OU1 was identified in December 2004. The Firm Fixed Price contractor told USACE that their interpretation of the contract indicated they were not responsible for the off-site contamination. Initial characterization has indicated that the contamination has migrated approximately 1500 feet off-site. The USACE has made a determination that the Army is responsible for the remediation of the off-site plume. The USACE is conducting a pilot study to develop information for full remedial design that will address the off-site groundwater contamination plume.

Groundwater contamination from OUCTP has been identified off-site in the City of Marina. Concentrations levels are low and will be addressed using bioremediation techniques in the uppermost aquifer. The ROD signed in February 2008 established remedial actions to include bioremediation treatment in the uppermost aquifer, extraction and treatment in the upper 180 foot aquifer, and monitored natural attenuation (MNA) in the lower 180 foot aquifer.

In February 1990 the former Fort Ord was listed on the NPL of Superfund sites due to groundwater contamination. The FFA was signed in July 1990. The Army began military munitions investigations in 1993, including identification of potential MRSS through the Archive Search process. Removal actions using the EE/CA process under CERCLA were conducted beginning in 1994. Fort Ord was officially closed in September 1994 in response to the 1991 BRAC. The Army was sued for not following the CERCLA process by not preparing an RI/FS for military munitions.

In 1998 the Army settled the suit by agreeing to complete an RI/FS for military munitions. In order to expedite property transfer, the Army categorized the 121 known or suspected sites into three tracks: 1, 2 and 3. The Department of Justice required the Army to evaluate all areas other than identified sites in another track, which became Track 0. In April 2000 an agreement was signed between the Army, USEPA, and California DTSC to evaluate military munitions at the former Fort Ord subject to the provisions of the Fort Ord FFA.

Regulatory oversight/interest by federal and state agencies remains elevated.

Groundwater (FTO-053 - Landfill (OU2)) is a complicating factor affecting the cleanup actions. Groundwater flow in the 180 foot aquifers is complex and is further complicated by offsite pumping. Uncertainties include discontinuous low permeable layers which allow contamination to migrate into lower unaffected zones, and groundwater extraction by municipal and agricultural users modifies groundwater flow. Additional characterization is underway to further understand the hydrogeologic conditions and optimize the extraction system to capture contaminated water.

Public interest is intermittent and appears to be limited to a small group of citizens concerned about the groundwater cleanup actions and development. We address comments and questions as the public brings them to the Fort Ord BRAC office's attention.

BRAC-IRP Contamination Assessment

Cleanup Exit Strategy

FTO-041 (OU1) - The firm fixed price contractor is responsible to obtain regulatory approval for site closure for the on-site groundwater contamination.

FTO-053 (OU 2) - Remedial operations for the groundwater plume will continue until aquifer cleanup levels (ACLs) are reached. Continued refinement/optimization of the groundwater extraction and treatment system will continue to insure maximum system efficiency. Groundwater modeling has identified that system operation will continue for the next 15 years before groundwater will reach the ACLs. As the plume reduces in size extraction and monitoring wells will be abandoned as they become no longer useful to define and/or remediate the plume, following coordination and approval of regulatory agencies. The closed landfill will require operations and maintenance activities as specified in the landfill closure requirements. Under California regulations the Army/landowner is responsible for the landfill in perpetuity.

FTO-003 and FTO-012 - Soil contamination has been cleaned up and required documentation is completed. Remedial operations for the groundwater plume will continue until ACLs are reached. Groundwater modeling has identified that the system will need to run for the next ten years. As the plume reduces in size extraction and monitoring wells will be abandoned, following agency approvals.

FTO-039 - Excavation and disposal of the majority of contaminated soils will occur from 2008 to 2011. In certain areas characterization activities will occur after MEC hazards are addressed and a determination on the need for remedial action will be determined. Following soil excavation, the Army is required to ensure re-establishment of endangered habitat and/or revegetate the areas. Continued biological monitoring will be required to ensure the revegetation activities are successful.

FTO-44 (OUCTP) - System installation is planned for completion in 2009. Groundwater modeling indicates that bioremediation will be ongoing for 15 years to address groundwater contamination in the A aquifer. Monitoring will be conducted to evaluate system performance. Groundwater extraction and treatment in the upper 180 foot aquifer in conjunction with the OU2 system is the selected remedial action. In the lower 180 foot aquifer monitored natural attenuation is the selected remedial action. Monitoring is planned to occur over the next 30 years. As the plumes reduce in size extraction and monitoring wells will be abandoned as they become no longer useful to define and/or remediate the plume, following coordination and approval of regulatory agencies.

Five-year reviews are required for all actions underway. At each five-year review all remedial actions will be evaluated to determine if the actions are operating successfully and whether additional actions are required or can be reduced or eliminated.

FORT ORD

Installation Restoration Program

Site Descriptions

Site Name: SITE 3-BEACH TRAINFIRE RANGES

STATUS

Parcel: STATE PARKS (FOST 8) (11.37 acres)

Regulatory Driver: CERCLA

RRSE: HIGH

Program: BRAC-IRP

Contaminants of Concern: Metals

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	199006.....	199012
SI.....	199006.....	199012
RI/FS.....	199006.....	199510
RD.....	199603.....	199704
RA(C).....	199702.....	199812
LTM.....	200009.....	201809

RIP Date: N/A

RC Date: 200009

SITE DESCRIPTION

FTO-003 The former Beach Trainfire Ranges were identified as Site 3 in the Final Basewide (HTW) RI/FS (HLA, 1995). The site extends approximately 3.2 miles along the coastline of Monterey Bay at the western boundary of Fort Ord and was used for small arms training from the 1940s until base closure. Spent bullets accumulated on the sand dunes that formed the "backstops" for the targets. The beach ranges provide critical habitat for several plant and animal species that are listed as rare, threatened, or species of special concern (Harding ESE, 2002). The Basewide (HTW) RI/FS evaluated cleanup alternatives for soil containing lead and other metals (HLA, 1995) to protect human health, and indicated further study was required to assess impacts to the environment (ecological receptors) at the site. The selected remedy consisted of the excavation of contaminated soil and was documented in the Interim ROD, Site 3, Beach Trainfire Ranges, Fort Ord, California (Site 3 Interim ROD; Army, 1997). After the cleanup was completed, post-remediation sampling determined that the remaining site-wide average lead concentration in soil was 161 milligrams per kilogram (mg/kg) (IT, 2000). Subsequent ecological risk assessments and evaluations of risks to plants or animals after the cleanup for lead had been completed at Site 3 (MRS-22) included a Post-Remediation Ecological Risk Assessment (IT, 2000). Site 3 is proposed for reuse as a state park consisting of hiking trails, campgrounds, and ancillary facilities. Boardwalks through the dunes will connect parking lots on the eastern portion of the site with the beach to the west.

A Final ROD for the Site 3 Beach Trainfire Ranges was signed in April 2005, which required ecological monitoring to confirm previous results of ecological risk evaluations and assessments.

In 2007, the Army conducted ecological monitoring work, which identified two areas requiring revegetation and monitoring to ensure the remedy is still protective of the environment. The Army approached the California Department of Parks and Recreation the future property owner asking if they would conduct the revegetation activities and associated reports on the project. They have agreed and a purchase order is under development. The initial work is planned for spring 2009 as the planting season has been missed for this year. The work is expected to be completed in five years.

Exit Strategy: Complete revegetation and ecological monitoring in accordance with the Site 3 Habitat Restoration and Monitoring plan. The purpose of this work will be to validate previous results of ecological risk evaluations /assessment in accordance with the record of decision. Include monitoring results and analysis completed at the time of the next five-year review.

CLEANUP/EXIT STRATEGY

Exit Strategy: Complete revegetation and ecological monitoring in accordance with the Site 3 Habitat Restoration and Monitoring plan. The purpose of this work will be to validate previous results of ecological risk evaluations /assessment in accordance with the record of decision. Include monitoring results and analysis completed at the time of the next five-year review.

Site Name: SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD

STATUS

Parcel: NONE

Regulatory Driver: CERCLA

RRSE: HIGH

Program: BRAC-IRP

Contaminants of Concern: Semi-volatiles, Volatiles

Media of Concern: Groundwater, Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	199006.....	199012
SI.....	199006.....	199012
RI/FS.....	199006.....	199510
RD.....	199507.....	199712
RA(C).....	199612.....	199911
RA(O).....	199912.....	201409
LTM.....	201410.....	201909

RIP Date: 199912

RC Date: 201409

SITE DESCRIPTION

FTO-012 Site 12 is located in the northwest portion of Fort Ord, east of Highway 1 and adjacent to Imjin Parkway. It encompasses approximately 12 acres. This site consisted of light industrial activities related to vehicle maintenance and unit level maintenance. Operations caused both soil and groundwater contamination. The area was assessed in the Basewide RI/FS (HLA, 1995).

Contaminated soils and associated debris were excavated during cleanup activities at the site, and the area was backfilled with clean soil. Remedial actions to address soil contamination have been completed.

In April 1999 construction of a groundwater Pump and Treat System was completed and system operation began to remediate the plume of contaminants of concern in groundwater. During the operation of the treatment system, groundwater has been sampled to verify that the treatment system is operating effectively. Since 1999, water samples and water levels from groundwater monitoring wells have been collected every three months. This groundwater monitoring information has been compiled into quarterly and annual reports to show the long-term trends resulting from system operation.

From 2003 to 2005, Fort Ord initiated a groundwater optimization study of the operations. The optimization work identified an addition of an Air Stripper with Potassium Permanganate Adsorption would allow the system to operate at a greater volume and reduce the overall treatment period. The Air Stripper system has been installed and will be operational in spring 2007.

The redevelopment of the general area has required changes to the system which include two new extraction wells and five monitoring wells, in addition to pipelines for contaminated and treated water. The modifications have been done at no cost to the government.

Exit Strategy: Continue system operations. Modify locations of monitoring wells (destroy unneeded wells/construct new wells) as plume footprint changes (shrinks) to ensure monitoring data accurately delineates plume footprint. Reduce groundwater sampling frequency for specific wells as identified in annual reports. Once aquifer cleanup levels are met, cease treatment system operations and continue monitoring to validate remediation and support site closeout decision. Destroy groundwater treatment system, extraction wells and pipelines as well as any remaining monitoring wells at site closeout.

CLEANUP/EXIT STRATEGY

Exit Strategy: Continue system operations. Modify locations of monitoring wells (destroy unneeded wells/construct new wells) as plume footprint changes (shrinks) to ensure monitoring data accurately delineates plume footprint. Reduce groundwater sampling frequency for specific wells as identified in annual reports. Once aquifer cleanup levels are met, cease treatment system operations and continue monitoring to validate remediation and support site closeout decision. Destroy groundwater treatment system, extraction wells and pipelines as well as any remaining monitoring wells at site closeout.

STATUS

Parcel: SEASIDE (FORA) (FOSET 5) (615.43 acres), MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres)

Regulatory Driver: CERCLA

RRSE: HIGH

Program: BRAC-IRP

Contaminants of Concern: Explosives, Metals, Semi-volatiles

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	199006.....	199012
SI.....	199006.....	199012
RI/FS.....	199006.....	199510
RD.....	199603.....	199801
RA(C).....	201310.....	201609
LTM.....	201610.....	202209

RIP Date: N/A

RC Date: 201609

SITE DESCRIPTION

FTO-039 Site 39 is in the southwestern portion of the former Fort Ord and includes the Impact Area (approximately 8,000 acres) and the 2.36 inch Rocket Range (approximately 50 acres). The Impact Area is bounded by Eucalyptus Road to the north, Barloy Canyon Road to the east, South Boundary Road to the south, and General Jim Moore Blvd to the west. The 2.36 inch Rocket Range is immediately north of Eucalyptus Road, near the north-central portion of the Impact Area.

The Impact Area was reportedly used since the early 1900s for ordnance training exercises. Over the years, various types of ordnance have been used or found in the Impact Area, including hand grenades, mortars, rockets, mines, artillery rounds, and small arms rounds. Some training activities using petroleum hydrocarbons were also conducted. The 2.36 inch Rocket Range was reportedly used for anti armor (bazooka) training during and shortly after World War II.

The proposed future use of most of the Impact Area will be a natural resource management area (NRMA). This area will be managed by the U.S. Department of the Interior, Bureau of Land Management (BLM), and public access will be managed or restricted. Several areas within, but along the periphery of, the Impact Area have a proposed future land use other than as a NRMA. The Military Operations on Urbanized Terrain (MOUT) Area, in the northeastern edge of the Impact Area, are proposed for use as a law enforcement training area. The areas along the south and west boundary of the Impact Area are proposed for several uses, including commercial and residential development, a school expansion, and relocation of Highway 68. Identified soil contamination in the areas along the south and west boundary of the Impact Area has been addressed to support the identified reuse(s) in those areas. In many cases the agencies have concurred that cleanup goals have been met and the property, in some cases, has been transferred.

The selected remedial actions for Site 39 in the Basewide ROD (Army, 1997) were excavation of soils with concentrations above 1860 parts per million lead (the identified level to address human health) and placement of soils in the Fort Ord Landfill in accordance with the substantive requirements of the Corrective Action Management Unit (CAMU) regulations. The cleanup levels to address ecological risks were not identified in the 1997 ROD. Additional investigations have occurred since the 1997 ROD to fully characterize the area. An ecological risk assessment and FS addendum to identify remedial cleanup levels was completed in 2007, with a ROD Amendment to the 1997 ROD to be issued, in 2008. The FS addendum identified the specific areas and volumes of contaminated soils to be excavated and removed. The current estimate is 125,000 cubic yards. The ROD Amendment also includes a process to address additional areas of contamination that may be identified in the future. The ROD Amendment was required due to the significant increases in soils volumes as well as to establish cleanup levels to address ecological risks.

There is no impact to the groundwater at Site 39.

Exit Strategy: Complete excavations as identified in the FS addendum and ROD amendment to be issued in 2008. Habitat restoration will begin in 2010. Conduct monitoring to ensure habitat recovery is occurring as required by Fort Ord's Installation-Wide Multispecies Habitat Management Plan and Biological Opinions.

Site ID: FTO-039

Site Name: SITE 39 IMPACT RANGE

CLEANUP/EXIT STRATEGY

Exit Strategy: Complete excavations as identified in the FS addendum and ROD amendment to be issued in 2008. Habitat restoration will begin in 2010. Conduct monitoring to ensure habitat recovery is occurring as required by Fort Ord's Installation-Wide Multispecies Habitat Management Plan and Biological Opinions.

Site ID: FTO-041

Site Name: SITE 41 FAAF FIRE DRILL AREA (OU1)

STATUS

Parcel: UCMBEST (FOST 12) (46.32 acres)

Regulatory Driver: CERCLA

RRSE: HIGH

Program: BRAC-IRP

Contaminants of Concern: Volatiles

Media of Concern: Groundwater

BRAC Round: BRAC II

Phases	Start	End
PA.....	198006.....	198012
SI.....	198405.....	198612
RI/FS.....	198701.....	198705
RA(C).....	198707.....	198806
RA(O).....	198807.....	201409
LTM.....	201410.....	202109

RIP Date: 198807

RC Date: 201409

SITE DESCRIPTION

FTO-041 the Fritzsche Army Airfield Fire Drill Area (FDA) also known as OU 1 was established in 1962 as a training area for the Fort Ord Fire Department. Fuel and off specification solvents were discharged from onsite storage tanks into an unlined pit, ignited, and then extinguished with water. Training activities at the FDA were discontinued in 1985.

Fort Ord's site investigation concluded that soil and groundwater cleanups were required in this area. The Army developed remediation plans that had been reviewed and approved by the CRWQCB, Central Coast Region. The approved remedy was carbon treatment for groundwater and biodegradation for soil. Approximately 4,000 cubic yards of contaminated soil were excavated from the FDA in 1987, and the area was then backfilled with clean fill (soil). The contaminated soil was then placed over the clean backfill and treated using bioremediations technologies. The OU 1 ROD (1995) approved NFA for soil.

A groundwater extraction and treatment facility was constructed in 1988 to remediate volatile organic compounds (VOCs) in groundwater. Currently, the extraction system in the original plume footprint has been shut off and rebound study has been completed and is under agency review.

In 1998 groundwater contamination was identified outside the capture area of the OU 1 remedy. The Army initiated additional work to define the extent of the downgradient contamination.

In 2002, the Army issued a Performance-Based Contract (PBC) with insurance to address the remaining contamination through site closeout. The PBC contractor initiated work in 2003 and is working with the regulatory agencies to complete the onsite remedial work.

In December 2004, contaminated groundwater was identified beyond former Fort Ord's original property limits. In October 2005, the PBC contractor notified the Army they were not responsible for the contamination beyond the property boundary. The Army did not agree with the contractor's conclusion. The Army is using another contractor, to determine the contamination extent outside Fort Ord's original boundary.

In summer 2006, the PBC contractor installed a groundwater extraction and treatment system at the boundary of the former Fort Ord. The contractor has continued to install additional extraction wells to address the total onsite plume area.

In late 2007, the Army developed a pilot study to collect the required information needed to design and install a groundwater extraction and treatment system to address the off-site contamination, and in 2008, the Army will install a groundwater Pilot System. The required information should be available in mid 2009 for full system design. Based on the limited volume of contamination and site knowledge it has been assumed that off-site contamination can be remediated by 2014, followed by five years of confirmation groundwater monitoring. Because the plume has moved outside the former Fort Ord property limits, the USEPA is requiring a ROD amendment. The ROD amendment will be completed in 2010.

Exit Strategy: Completion of on-site extraction and treatment system by PBC contractor. The Army will complete the Pilot Study and then select a contractor to address the off-site portion of the plume. Operate both systems to reach aquifer cleanup levels, continuing monitoring to assess status and making appropriate changes to the system as aquifer conditions change. Shut down treatment system once cleanup levels are achieved and have regulatory approval. Destroy treatment system, wells, piping, and

Site ID: FTO-041

Site Name: SITE 41 FAAF FIRE DRILL AREA (OU1)

monitoring wells.

CLEANUP/EXIT STRATEGY

Exit Strategy: Completion of on-site extraction and treatment system by PBC contractor. The Army will complete the Pilot Study and then select a contractor to address the off-site portion of the plume. Operate both systems to reach aquifer cleanup levels, continuing monitoring to assess status and making appropriate changes to the system as aquifer conditions change. Shut down treatment system once cleanup levels are achieved and have regulatory approval. Destroy treatment system, wells, piping, and monitoring wells.

STATUS

Parcel: UCMBEST (FOST 12) (46.32 acres), MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres), MARINA (FORA) (FOSET 5) (52.87 acres)

Regulatory Driver: CERCLA

RRSE: HIGH

Program: BRAC-IRP

Contaminants of Concern: Volatiles

Media of Concern: Groundwater

BRAC Round: BRAC II

Phases	Start	End
PA.....	199701.....	199701
SI.....	199701.....	199802
RI/FS.....	199701.....	200309
RD.....	200309.....	200601
IRA.....	200407.....	200409
RA(C).....	200603.....	200910
RA(O).....	200911.....	202409
LTM.....	202510.....	203809

RIP Date: 200911

RC Date: 202409

SITE DESCRIPTION

FTO-044 The Operable Unit Carbon Tetrachloride also known as OUCTP is located in the north-central portion of Fort Ord. Based upon some limited historical information, electronics maintenance activities existed in the north-central part of the former Fort Ord during the 1950s. Carbon tetrachloride appears to have been discharged to the ground after it was used to clean radio parts. Construction of base housing occurred in the area during the 1980s to the early 1990s. Data collected for site investigation for inclusion in the RI/FS indicate that carbon tetrachloride has migrated through the soil to groundwater. A Soil Vapor Extraction system installed as a pilot study has successfully removed remaining soil vapor contamination.

Groundwater contamination has migrated downgradient and affects three aquifer units below the site. These are the A, 180 foot, and 400 foot aquifers. The groundwater plume in the A aquifer is long and narrow (10,000 by 700 feet). Current use of the area impacted by the plume is residential housing in the source area on Fort Ord and in the area furthest downgradient (in the City of Marina). The central portion of the plume (approximately 5,000 feet) overlies a designated habitat preserve area. Contamination in the lower aquifer units was caused by migration through previously existing wells which were screened across the three aquifers. Well abandonment has been completed on wells previously used by the Army, as well as on all identified conduits.

An RI/FS was completed in 2006 which identified three remedial treatment technologies to address the groundwater contamination:

- A Aquifer - in situ bioremediation;
- 180 foot aquifer - capture in the OU 2 groundwater extraction system and treat;
- 400 foot aquifer - MNA.

A pilot test system will be installed in late 2007 to further refine the design of the in situ bioremediation system. Full system build-out should be completed in 2009/2010. Remedial action will likely take 20 years for bioremediation and 30 years for MNA, based on groundwater modeling.

Exit Strategy: Install identified remedy, monitor and adjust appropriately to ensure progress is made to reach aquifer cleanup level. Once ACL is reached, coordinate with regulatory agencies to shut down treatment system in A aquifer and upper 180 foot aquifer; monitor aquifer to identify changes after shut down. If ACL holds, remove any remaining system infrastructure.

CLEANUP/EXIT STRATEGY

Exit Strategy: Install identified remedy, monitor and adjust appropriately to ensure progress is made to reach aquifer cleanup level. Once ACL is reached, coordinate with regulatory agencies to shut down treatment system in A aquifer and upper 180 foot aquifer; monitor aquifer to identify changes after shut down. If ACL holds, remove any remaining system infrastructure.

STATUS

Parcel: MONTEREY COUNTY (FORA) (FOST 12) (146.8 acres),MARINA (FORA) (FOST 10) (40.18 acres)

Regulatory Driver: CERCLA

RRSE: HIGH

Program: BRAC-IRP

Contaminants of Concern: Semi-volatiles, Volatiles

Media of Concern: Groundwater, Other (Soil Gas), Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	199006.....	199012
SI.....	199012.....	199012
RI/FS.....	199012.....	199306
RD.....	199307.....	199612
RA(C).....	199512.....	200211
RA(O).....	199601.....	201909
LTM.....	201910.....	203509

RIP Date: 200211

RC Date: 201909

SITE DESCRIPTION

FTO-053 OU2 consists of two adjacent landfill areas covering 150 acres and associated contaminated groundwater and were used for residential and commercial disposal of waste from Fort Ord. The north landfill (Area A, 30 acres) was used from 1956 to 1966. The main landfill (Areas B through F, 120 acres) operated from 1960 to 1987 and may have received a small amount of chemical waste (paint, oil, pesticides, electrical equipment, ink, and epoxy adhesive) along with household and commercial refuse. The main landfill facility stopped accepting waste for disposal in May 1987, after which waste was transported to and disposed at the Monterey Peninsula Regional Landfill. As a result of detections of VOCs in Fort Ord and Marina Coast Water District water supply wells, the CRWQCB issued several Cleanup and Abatement Orders. The Army initiated studies in 1988. The Final RI/FS Report (1993) indicated the presence of low levels of VOCs in groundwater, and semi-volatile organic compounds (SVOCs), metals, and pesticides in the soil. Trichloroethylene (TCE) was the most frequently detected chemical in groundwater with a maximum concentration of 80 micrograms per liter (ug/l).

Remedies for the Fort Ord Landfills included landfill capping and closure, groundwater extraction and treatment in conjunction with institutional controls. The north landfill has been excavated and clean closed, and the waste transported to the main landfill. In accordance with the OU2 ROD a construction completion report for cap construction was issued; however, the regulatory agencies did not concur on that document, since issues relating to landfill gas remained to be addressed.

A groundwater treatment facility was constructed in 1995 to remediate groundwater underlying the landfill and continues to be in operation. Remediation was expected to take about 30 years. Since 1995, groundwater samples have been collected and analyzed every three months, with data compiled into quarterly and annual reports to show long-term trends of system operation. In addition, from 2003 to 2005 the Army assessed the treatment system to determine whether actions to optimize the extraction/treatment system could be identified. Actions such as optimizing locations of extraction wells, and extracting landfill gases before they could add to groundwater contamination were identified. A number of these actions have occurred. The optimization assessment originally estimated that approximately 12 years would be required to reach aquifer cleanup levels, once all identified actions had been completed.

Groundwater monitoring has identified low level contamination (below action levels) in municipal water supply wells downgradient to the landfill plume. Well monitoring will continue to determine if remedial action is required.

Based on the recommendations of the Landfill Gas (LFG) Pilot Test Evaluation Report, the Army expanded the OU2 LFG extraction and treatment system, which included installation of extraction wells around the entire perimeter of Area E and in the interior of Area F, and converting from treatment with Granular Activated Carbon GAC and Potassium permanganate (KMnO4) to a thermal treatment unit. The goals of this system include intercepting landfill gas before groundwater contamination occurs, thus shortening the overall time that the groundwater treatment system needs to operate. The LFG treatment system is operational.

Exit Strategy: Continue system operations. Modify locations of monitoring wells (destroy unneeded wells/construct new wells) as plume footprint shrinks. Reduce groundwater sampling frequency for specific wells as identified in annual reports. Once aquifer cleanup levels are met, shut treatment system down. Continue monitoring to validate remediation and support site closeout decision. Destroy groundwater treatment system, extraction wells and pipelines as well as any remaining monitoring wells at site closeout.

Site ID: FTO-053
Site Name: LANDFILL (OU2)

CLEANUP/EXIT STRATEGY

Exit Strategy: Continue system operations. Modify locations of monitoring wells (destroy unneeded wells/construct new wells) as plume footprint shrinks. Reduce groundwater sampling frequency for specific wells as identified in annual reports. Once aquifer cleanup levels are met, shut treatment system down. Continue monitoring to validate remediation and support site closeout decision. Destroy groundwater treatment system, extraction wells and pipelines as well as any remaining monitoring wells at site closeout.

Response Complete (No Further Action) Summary

Site ID	Site Name	NFA Date	Documentation
FTO-001	SITE 1 ORD VILLAGE SEWAGE TREATMENT PLNT	199510	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-002	SITE 2-ABANDONED SEWAGE TREATMENT PLANT	199510	Record of Decision, Basewide Remedial Investigation Sites, January 13, 1997 / All Required Cleanup(s) Completed
FTO-004	SITE 4-BEACH STORM WATER OUTFALLS	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-005	SITE 5-RANGE 36A (SITE 39)	200707	Closure Certification Acknowledgement Letter for Range 36A Open Burn/Open Detonation Unit, U.S. Department of the Army, Former Fort Ord, EPA ID Number CA7210020676, dated 9/21/07
FTO-006	SITE 6-CAR DUMP (SITE 39)	199605	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-007	SITE 7 RANGES 40/41 FIRE DEMO (SITE 39)	199704	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-008	SITE 8 MC RANGES 49 (SITE 39)	199608	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-009	SITE 9 FFE TRAINING AREA (SITE 39)	199902	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-010	SITE 10 BURN PIT NEAR MAIN FIRE STATION	199608	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-011	SITE 11 AAFES GAS STATION	199606	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed,

Response Complete (No Further Action) Summary

Site ID	Site Name	NFA Date	Documentation
			No Cleanup Required
FTO-013	SITE 13 RAILROAD RIGHT-OF-WAY	199606	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-014	SITE 14 707TH MAINTENANCE FACILITY	199602	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-015	SITE 15 DEH YARD	199608	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-016	SITE 16 DOL MAINTENANCE/PETE'S POND	199909	Record of Decision, Basewide Remedial Investigation Sites, January 13, 1997 / All Required Cleanup(s) Completed
FTO-017	SITE 17 1400 BLOCK MOTOR POOL	199812	Record of Decision, Basewide Remedial Investigation Sites, January 13, 1997 / All Required Cleanup(s) Completed
FTO-018	SITE 18 1600 BLOCK MOTOR POOL	199606	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-019	SITE 19 2200 BLOCK MOTOR POOL	199603	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-020	SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK	199612	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-021	SITE 21 4400/4500 MOTOR POOL, EAST BLOCK	199607	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-022	SITE 22 4400/4500 MOTOR POOL, WEST BLOCK	199605	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed

Response Complete (No Further Action) Summary

Site ID	Site Name	NFA Date	Documentation
FTO-023	SITE 23 3700 MOTOR POOL AREA	199606	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-024	SITE 24 OLD DEH YARD	199604	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-025	SITE 25 FORMER DRMO	199606	No Action Plug-In Record of Decision, February 16, 1995 / Other RCRA-related closure documents/ All Required Cleanups Completed
FTO-026	SITE 26 BLDGS 5871&6143(SEWAGE PUMP STA)	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-027	SITE 27 ARMY RES MOTOR POOL	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-028	SITE 28 BARRACKS & MAIN GARRISON AREA	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-029	SITE 29 PRESENT DRMO	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-030	SITE 30 DRIVER TRAIN. AREA EAST GARRISON	199602	No Action Plug-In Record of Decision, February 16, 1995 / All Required Cleanup(s) Completed
FTO-031	SITE 31 FORMER DUMP SITE, EAST GARRISON	199809	Record of Decision, Basewide Remedial Investigation Sites, January 13, 1997 / All Required Cleanup(s) Completed
FTO-032	SITE 32 EAST GARRISON SEW. TRMT. PLANT	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-033	SITE 33 GOLF COURSES	199603	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-034	SITE 34 FAAF FUELING FACILITY	199812	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed

Response Complete (No Further Action) Summary

Site ID	Site Name	NFA Date	Documentation
FTO-035	SITE 35 AIRCRAFT CANNIBALIZATION AREA	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-036	SITE 36 FAAF SEWAGE TREATMENT PLANT	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-037	SITE 37 TRAILER PARK MAINTENANCE SHOP	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-038	SITE 38 AAFES DRY CLEANER	199610	No Action Plug-In Record of Decision, February 16, 1995 / Study Completed, No Cleanup Required
FTO-039A	SITE 39A EAST GARRISON SKEET RANGES	199809	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-039B	SITE 39B INTERGARRISON	199701	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-040	FAAF DEFUELING AREAS	199702	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed
FTO-042	CRESENT BLUFFS BURN PIT	199610	Interim Action Record of Decision, Contaminated Surface Soil Remediation, February 23, 1994 / All Required Cleanup(s) Completed

BRAC-IRP Schedule

Date of BRAC-IRP Inception: 198006

Past Phase Completion Milestones

1981

PA (FTO-041 - SITE 41 FAAF FIRE DRILL AREA (OU1))

1987

SI (FTO-041 - SITE 41 FAAF FIRE DRILL AREA (OU1))

RI/FS

(FTO-041 - SITE 41 FAAF FIRE DRILL AREA (OU1))

1988

RA(C) (FTO-041 - SITE 41 FAAF FIRE DRILL AREA (OU1))

1991

PA (FTO-026 - SITE 26 BLDGS 5871&6143(SEWAGE PUMP STA), FTO-027 - SITE 27 ARMY RES MOTOR POOL, FTO-028 - SITE 28 BARRACKS & MAIN GARRISON AREA, FTO-029 - SITE 29 PRESENT DRMO, FTO-030 - SITE 30 DRIVER TRAIN. AREA EAST GARRISON, FTO-031 - SITE 31 FORMER DUMP SITE, EAST GARRISON, FTO-032 - SITE 32 EAST GARRISON SEW. TRMT. PLANT, FTO-033 - SITE 33 GOLF COURSES, FTO-034 - SITE 34 FAAF FUELING FACILITY, FTO-035 - SITE 35 AIRCRAFT CANNIBALIZATION AREA, FTO-036 - SITE 36 FAAF SEWAGE TREATMENT PLANT, FTO-037 - SITE 37 TRAILER PARK MAINTENANCE SHOP, FTO-038 - SITE 38 AAFES DRY CLEANER, FTO-039 - SITE 39 IMPACT RANGE, FTO-040 - FAAF DEFUELING AREAS, FTO-053 - LANDFILL (OU2), FTO-001 - SITE 1 ORD VILLAGE SEWAGE TREATMENT PLNT, FTO-002 - SITE 2-ABANDONED SEWAGE TREATMENT PLANT, FTO-003 - SITE 3-BEACH TRAINFIRE RANGES, FTO-004 - SITE 4-BEACH STORM WATER OUTFALLS, FTO-005 - SITE 5-RANGE 36A (SITE 39), FTO-006 - SITE 6-CAR DUMP (SITE 39), FTO-007 - SITE 7 RANGES 40/41 FIRE DEMO (SITE 39), FTO-008 - SITE 8 MC RANGES 49 (SITE 39), FTO-009 - SITE 9 FFE TRAINING AREA (SITE 39), FTO-010 - SITE 10 BURN PIT NEAR MAIN FIRE STATION, FTO-011 - SITE 11 AAFES GAS STATION, FTO-012 - SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD, FTO-013 - SITE 13 RAILROAD RIGHT-OF-WAY, FTO-014 - SITE 14 707TH MAINTENANCE FACILITY, FTO-015 - SITE 15 DEH YARD, FTO-016 - SITE 16 DOL MAINTENANCE/PETE'S POND, FTO-017 - SITE 17 1400 BLOCK MOTOR POOL, FTO-018 - SITE 18 1600 BLOCK MOTOR POOL, FTO-019 - SITE 19 2200 BLOCK MOTOR POOL, FTO-020 - SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK, FTO-021 - SITE 21 4400/4500 MOTOR POOL, EAST BLOCK, FTO-022 - SITE 22 4400/4500 MOTOR POOL, WEST BLOCK, FTO-023 - SITE 23 3700 MOTOR POOL AREA, FTO-024 - SITE 24 OLD DEH YARD, FTO-025 - SITE 25 FORMER DRMO)
SI (FTO-025 - SITE 25 FORMER DRMO, FTO-026 - SITE 26 BLDGS 5871&6143(SEWAGE PUMP STA), FTO-027 - SITE 27 ARMY RES MOTOR POOL, FTO-028 - SITE 28 BARRACKS & MAIN GARRISON AREA, FTO-029 - SITE 29 PRESENT DRMO, FTO-030 - SITE 30 DRIVER TRAIN. AREA EAST GARRISON, FTO-031 - SITE 31 FORMER DUMP SITE, EAST GARRISON, FTO-032 - SITE 32 EAST GARRISON SEW. TRMT. PLANT, FTO-033 - SITE 33 GOLF COURSES, FTO-034 - SITE 34 FAAF FUELING FACILITY, FTO-035 - SITE 35 AIRCRAFT CANNIBALIZATION AREA, FTO-036 - SITE 36 FAAF SEWAGE TREATMENT PLANT, FTO-037 - SITE 37 TRAILER PARK MAINTENANCE SHOP, FTO-038 - SITE 38 AAFES DRY CLEANER, FTO-039 - SITE 39 IMPACT RANGE, FTO-040 - FAAF DEFUELING AREAS, FTO-053 - LANDFILL (OU2), FTO-001 - SITE 1 ORD VILLAGE SEWAGE TREATMENT PLNT, FTO-002 - SITE 2-ABANDONED SEWAGE TREATMENT PLANT, FTO-003 - SITE 3-BEACH TRAINFIRE RANGES, FTO-004 - SITE 4-BEACH STORM WATER OUTFALLS, FTO-005 - SITE 5-RANGE 36A (SITE 39), FTO-006 - SITE 6-CAR DUMP (SITE 39), FTO-007 - SITE 7 RANGES 40/41 FIRE DEMO (SITE 39), FTO-008 - SITE 8 MC RANGES 49 (SITE 39), FTO-009 - SITE 9 FFE TRAINING AREA (SITE 39), FTO-010 - SITE 10 BURN PIT NEAR MAIN FIRE STATION, FTO-011 - SITE 11 AAFES GAS STATION, FTO-012 - SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD, FTO-013 - SITE 13 RAILROAD RIGHT-OF-WAY, FTO-014 - SITE 14 707TH MAINTENANCE FACILITY, FTO-015 - SITE 15 DEH YARD, FTO-016 - SITE 16 DOL MAINTENANCE/PETE'S POND, FTO-017 - SITE 17 1400 BLOCK MOTOR POOL, FTO-018 - SITE 18 1600 BLOCK MOTOR POOL, FTO-019 - SITE 19 2200 BLOCK MOTOR POOL, FTO-020 - SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK, FTO-021 - SITE 21 4400/4500 MOTOR POOL, EAST BLOCK, FTO-022 - SITE 22 4400/4500 MOTOR POOL, WEST BLOCK, FTO-023 - SITE 23 3700 MOTOR POOL AREA, FTO-024 - SITE 24 OLD DEH YARD)

1993

BRAC-IRP Schedule

1993

PA (FTO-042 - CRESENT BLUFFS BURN PIT)

SI (FTO-042 - CRESENT BLUFFS BURN PIT)

RI/FS (FTO-053 - LANDFILL (OU2))

1994

SI (FTO-039A - SITE 39A EAST GARRISON SKEET RANGES, FTO-039B - SITE 39B INTERGARRISON)

PA (FTO-039A - SITE 39A EAST GARRISON SKEET RANGES, FTO-039B - SITE 39B INTERGARRISON)

1996

RA(C) (FTO-030 - SITE 30 DRIVER TRAIN. AREA EAST GARRISON, FTO-039B - SITE 39B INTERGARRISON, FTO-006 - SITE 6-CAR DUMP (SITE 39), FTO-008 - SITE 8 MC RANGES 49 (SITE 39), FTO-010 - SITE 10 BURN PIT NEAR MAIN FIRE STATION, FTO-014 - SITE 14 707TH MAINTENANCE FACILITY, FTO-015 - SITE 15 DEH YARD, FTO-020 - SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK, FTO-021 - SITE 21 4400/4500 MOTOR POOL, EAST BLOCK, FTO-022 - SITE 22 4400/4500 MOTOR POOL, WEST BLOCK, FTO-024 - SITE 24 OLD DEH YARD)

RI/FS (FTO-028 - SITE 28 BARRACKS & MAIN GARRISON AREA, FTO-029 - SITE 29 PRESENT DRMO, FTO-030 - SITE 30 DRIVER TRAIN. AREA EAST GARRISON, FTO-031 - SITE 31 FORMER DUMP SITE, EAST GARRISON, FTO-032 - SITE 32 EAST GARRISON SEW. TRMT. PLANT, FTO-033 - SITE 33 GOLF COURSES, FTO-034 - SITE 34 FAAF FUELING FACILITY, FTO-035 - SITE 35 AIRCRAFT CANNIBALIZATION AREA, FTO-036 - SITE 36 FAAF SEWAGE TREATMENT PLANT, FTO-037 - SITE 37 TRAILER PARK MAINTENANCE SHOP, FTO-038 - SITE 38 AAFES DRY CLEANER, FTO-039 - SITE 39 IMPACT RANGE, FTO-039A - SITE 39A EAST GARRISON SKEET RANGES, FTO-039B - SITE 39B INTERGARRISON, FTO-001 - SITE 1 ORD VILLAGE SEWAGE TREATMENT PLNT, FTO-002 - SITE 2-ABANDONED SEWAGE TREATMENT PLANT, FTO-003 - SITE 3-BEACH TRAINFIRE RANGES, FTO-004 - SITE 4-BEACH STORM WATER OUTFALLS, FTO-005 - SITE 5-RANGE 36A (SITE 39), FTO-006 - SITE 6-CAR DUMP (SITE 39), FTO-007 - SITE 7 RANGES 40/41 FIRE DEMO (SITE 39), FTO-008 - SITE 8 MC RANGES 49 (SITE 39), FTO-009 - SITE 9 FFE TRAINING AREA (SITE 39), FTO-010 - SITE 10 BURN PIT NEAR MAIN FIRE STATION, FTO-011 - SITE 11 AAFES GAS STATION, FTO-012 - SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD, FTO-013 - SITE 13 RAILROAD RIGHT-OF-WAY, FTO-014 - SITE 14 707TH MAINTENANCE FACILITY, FTO-015 - SITE 15 DEH YARD, FTO-016 - SITE 16 DOL MAINTENANCE/PETE'S POND, FTO-017 - SITE 17 1400 BLOCK MOTOR POOL, FTO-018 - SITE 18 1600 BLOCK MOTOR POOL, FTO-019 - SITE 19 2200 BLOCK MOTOR POOL, FTO-020 - SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK, FTO-021 - SITE 21 4400/4500 MOTOR POOL, EAST BLOCK, FTO-022 - SITE 22 4400/4500 MOTOR POOL, WEST BLOCK, FTO-023 - SITE 23 3700 MOTOR POOL AREA, FTO-024 - SITE 24 OLD DEH YARD, FTO-025 - SITE 25 FORMER DRMO)

RD (FTO-030 - SITE 30 DRIVER TRAIN. AREA EAST GARRISON, FTO-039B - SITE 39B INTERGARRISON, FTO-006 - SITE 6-CAR DUMP (SITE 39), FTO-008 - SITE 8 MC RANGES 49 (SITE 39), FTO-010 - SITE 10 BURN PIT NEAR MAIN FIRE STATION, FTO-014 - SITE 14 707TH MAINTENANCE FACILITY, FTO-015 - SITE 15 DEH YARD, FTO-020 - SITE 20 SOUTH PARADE GROUNDS, 3800 BLOCK, FTO-021 - SITE 21 4400/4500 MOTOR POOL, EAST BLOCK, FTO-022 - SITE 22 4400/4500 MOTOR POOL, WEST BLOCK, FTO-024 - SITE 24 OLD DEH YARD)

1997

RA(C) (FTO-040 - FAAF DEFUELING AREAS, FTO-042 - CRESENT BLUFFS BURN PIT, FTO-007 - SITE 7 RANGES 40/41 FIRE DEMO (SITE 39))

RD (FTO-039A - SITE 39A EAST GARRISON SKEET RANGES, FTO-040 - FAAF DEFUELING AREAS, FTO-042 - CRESENT BLUFFS BURN PIT, FTO-053 - LANDFILL (OU2), FTO-003 - SITE 3-BEACH TRAINFIRE RANGES, FTO-007 - SITE 7 RANGES 40/41 FIRE DEMO (SITE 39), FTO-016 - SITE 16 DOL MAINTENANCE/PETE'S POND, FTO-017 - SITE 17 1400 BLOCK MOTOR POOL)

PA (FTO-044 - RESERVATION ROAD SITE)

RI/FS (FTO-026 - SITE 26 BLDGS 5871&6143(SEWAGE PUMP STA), FTO-027 - SITE 27 ARMY RES MOTOR POOL, FTO-040 - FAAF DEFUELING AREAS, FTO-042 - CRESENT BLUFFS BURN PIT)

1998

BRAC-IRP Schedule

1998

RD (FTO-031 - SITE 31 FORMER DUMP SITE, EAST GARRISON, FTO-034 - SITE 34 FAAF FUELING FACILITY, FTO-039 - SITE 39 IMPACT RANGE, FTO-009 - SITE 9 FFE TRAINING AREA (SITE 39), FTO-012 - SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD)
 SI (FTO-044 - RESERVATION ROAD SITE)
 RA(C) (FTO-031 - SITE 31 FORMER DUMP SITE, EAST GARRISON, FTO-034 - SITE 34 FAAF FUELING FACILITY, FTO-039A - SITE 39A EAST GARRISON SKEET RANGES, FTO-009 - SITE 9 FFE TRAINING AREA (SITE 39), FTO-016 - SITE 16 DOL MAINTENANCE/PETE'S POND, FTO-017 - SITE 17 1400 BLOCK MOTOR POOL)

1999

RA(C) (FTO-003 - SITE 3-BEACH TRAINFIRE RANGES)

2000

RA(C) (FTO-012 - SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD)

2003

RA(C) (FTO-053 - LANDFILL (OU2))
 RI/FS (FTO-044 - RESERVATION ROAD SITE)
 RD (FTO-005 - SITE 5-RANGE 36A (SITE 39))

2004

IRA (FTO-044 - RESERVATION ROAD SITE, FTO-005 - SITE 5-RANGE 36A (SITE 39))

2006

RD (FTO-044 - RESERVATION ROAD SITE)

2007

RA(C) (FTO-005 - SITE 5-RANGE 36A (SITE 39))

Projected Phase Completion Milestones

See attached schedule

Projected Record of Decision (ROD)/Decision Document (DD) Approval Dates

Site ID	Site Name	ROD/DD Title	ROD/DD Date
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Final RA(C) Completion Date: 201609

NPL Deletion Date: N/A

Schedule for Next Five-Year Review: N/A

Estimated Completion Date of BRAC-IRP at Installation (including LTM phase): 203809

FORT ORD BRAC-IRP Schedule

 = phase underway

SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-003	SITE 3-BEACH TRAINFIRE RANGES	PA						
		SI						
		RI/FS						
		RD						
		RA(C)						
		LTM						
FTO-012	SITE 12 DOL AUTO MAINT. AREA/CANNIBAL.YD	PA						
		SI						
		RI/FS						
		RD						
		RA(C)						
		RA(O)						
		LTM						
FTO-039	SITE 39 IMPACT RANGE	PA						
		SI						
		RI/FS						
		RD						
		RA(C)						
		LTM						
FTO-041	SITE 41 FAAF FIRE DRILL AREA (OU1)	PA						
		SI						
		RI/FS						
		RA(C)						
		RA(O)						
		LTM						
FTO-044	RESERVATION ROAD SITE	PA						
		SI						
		RI/FS						
		RD						
		IRA						
		RA(C)						
		RA(O)						
		LTM						

FORT ORD BRAC-IRP Schedule

SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-053	LANDFILL (OU2)	PA						
		SI						
		RI/FS						
		RD						
		RA(C)						
		RA(O)						
		LTM						

FORT ORD

Base Realignment and Closure Military Munitions Response Program

BRAC-MMRP Summary

Installation Total Army Environmental Database-Restoration (AEDB-R) BRAC Sites/Response Complete (RC)

BRAC Sites*: 22/4

Installation Site Types with Future and/or Underway Phases*

- 1 Small Arms Range
(FTO-006-R-01)
- 21 Unexploded Munitions/Ordnance
(FTO-001-R-01, FTO-002-R-01, FTO-003-R-01, FTO-004-R-01, FTO-005-R-01, FTO-007-R-01, FTO-008-R-01, FTO-009-R-01, FTO-010-R-01, FTO-011-R-01, FTO-012-R-01, FTO-013-R-01, FTO-014-R-01, FTO-015-R-01, FTO-016-R-01, FTO-017-R-01, FTO-018-R-01, FTO-019-R-01, FTO-020-R-01, FTO-021-R-01, FTO-022-R-01)

Most Widespread Contaminants of Concern*

Munitions and explosives of concern

Media of Concern*

Soil

Completed Remedial Actions (Interim Remedial Actions / Final Remedial Actions (IRA/FRA))*

Site ID	Site Name	Action	Remedy	FY	Cost
N/A					

Duration of BRAC-MMRP

Date of BRAC-MMRP Inception: 200111

Estimated Date for Remedy-In-Place (RIP)/Response Complete (RC): 202309/202309

Date of BRAC-MMRP completion including Long Term Management (LTM): 203809

***Note:** This does not include sites closed prior to installation being identified as BRAC.

BRAC-MMRP Contamination Assessment

Contamination Assessment Overview

In February 1990, the former Fort Ord was listed on the National Priority List of Superfund sites due to groundwater contamination. The FFA was signed in July 1990. The Army began military munitions investigations in 1993, including identification of potential MRSs through the Archive Search process. Removal actions using the EE/CA process under CERCLA were conducted beginning in 1994. Fort Ord was officially closed in September 1994 in response to the 1991 BRAC. The Army was sued for not following the CERCLA process by not preparing an RI/FS for military munitions.

In 1998 the Army settled the suit by agreeing to complete an RI/FS for military munitions. In order to expedite property transfer, the Army categorized the 121 known or suspected sites into three tracks: 1, 2 and 3. The Department of Justice required the Army to evaluate all areas other than identified sites in another track, which became Track 0. In April 2000 an agreement was signed between the Army, USEPA, and California DTSC to evaluate military munitions at the former Fort Ord subject to the provisions of the Fort Ord FFA. Track 0 through Track 3 are described as follows:

1. Track 0: Areas that do not contain evidence of MEC and have never been suspected as having been used for military munitions-related activities of any kind. The Track 0 process addresses single or grouped areas of land at the former Fort Ord that do not have history of munitions-related use and for which No Action is necessary to protect human health and the environment. Details of the Track 0 program and areas addressed are provided in the Track 0 ROD (Track 0 ROD, 2002), and the Track 0 ESD (Track 0 ESD, 2005).
2. Track 1: Sites where military munitions were suspected to have been used, but based on the RI/FS for each site, it falls into one of the following three categories and no further action is required:
 - * Category 1: There is no evidence to indicate military munitions were used at the site (i.e., suspected training did not occur); or
 - * Category 2: The site was used for training, but the military munitions items used do not pose an explosive hazard (i.e., training did not involve explosive items); or
 - * Category 3: The site was used for training with military munitions, but military munitions items that potentially remain as a result of that training do not pose an unacceptable risk based on site-specific evaluations. Field investigations identified evidence of past training involving military munitions, but training at these sites involved only the use of practice and/or pyrotechnic items that are not designed to cause injury. In the unlikely event that a live item of the type previously observed at the site is found, the item is not expected to function by casual contact (i.e., inadvertent and unintentional contact).

To be included in the Track 1 decision process, the results of the evaluation performed for a site must indicate a strong weight of evidence that the information from the Literature Review and field investigations supports NFA related to MEC as determined by the project team. Because Track 1 sites do not pose an unacceptable risk to human health or the environment from previous military munitions-related activities, NFA related to MEC is necessary at these sites (Track 1 ROD, 2005).

3. Track 2: Sites where MEC items were present and MEC removal has been conducted. Based on site-specific conditions, actions taken, residual potential risks and anticipated future reuse, each Track 2 site or area would be evaluated through an RI/FS, PP and ROD.

4. Track 3: Areas where MEC items are known or suspected to be present, but MEC investigations have not yet been completed. Sites would be evaluated through an RI/FS, PP and ROD.

The Army signed an ESCA with FORA to manage the clean up of MEC on the portions of Fort Ord properties that remain to be transferred to FORA and subsequently the local jurisdictions under the existing Fort Ord Base Reuse Plan (1997). In the ESCA process, the FORA would be working as an agent/contractor for the Army. Public Outreach and updates on the clean up work will be prepared by FORA and/or its contractors and supplied to the Army to be posted on the cleanup website (www.fortordcleanup.com) and in the Administrative Record. FORA and/or its contractors will attend US Army public outreach meetings and provide updates to the public as a part of the Army's overall briefings on the cleanup efforts at the former Fort Ord.

The same regulatory oversight, cleanup requirements, and public participation requirements will apply to the ET/ESCA as would apply if the Army were conducting the cleanup. The early transfer of these lands is expected Summer 2008.

Further details concerning FORA's mission and current actions can be found at FORA's website at www.fora.org or by calling (831) 883-3672.

Cleanup Exit Strategy

Continue work on the development of the RI/FS for Tracks 2 and 3. Complete MEC removal at MRS-16. Implement Track 3 remedy in the Impact Area MRA including prescribed burn. Implement the LUCs in portions of Parker Flats and Del Rey Oaks sites.

BRAC-MMRP Contamination Assessment

Continue MEC awareness and site security programs.

FORT ORD

Military Munitions Response Program

Site Descriptions

STATUS

Parcel: BLM (7444 acres), MONTEREY COUNTY (FORA) (FOST 10) (380.05 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: 03

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409
LTM.....	201410.....	203809

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

This complex covers approximately 1,847.1 acres. It is located in the southeast section of Former Fort Ord and contains approximately 30 training and maneuver areas. Training maps from 1984 indicate these areas of the complex as several small unit infantry maneuver training areas likely used from the 1940s until the closure of the base in 1994 involving signaling and simulator devices as well as small arms blank ammunition. OE removal and sampling has been conducted on some ranges in the complex. Other ranges remain to be sampled. The complex and adjoining property have been transferred to the BLM for use as public lands. The area is subject to the requirements of a pending MR RI/FS. Remedial action is not required for the following munitions response sites in accordance with Track 1 ROD: MRS-27X, MRS-32A, MRS-32B, MRS-63, MRS-69 and MRS-70.

Army began military munitions investigations in 1993, including identification of potential MRSs through the Archive Search process. Removal actions using the EE/CA process under the CERCLA were conducted beginning in 1994.

The preliminary assessment (PA) date reflected in the site status box is a result of the US Army Closed, Transferring, and Transferred (CTT) Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for the ESCA portion of this range complex includes oversight of the FORA ESCA remediation program until Site Closeout is attained, which is expected in FY14.

The site strategy for the remaining portion of the range complex includes:

---Track 1 sites. No further remedial action is required for this portion of the range complex based on the Track 1 ROD (MRS-27X, MRS-32A/B, MRS-63, MRS-69 and MRS-70; 239 acres). LTM measures are required based on Track 1 ROD. LTM requirement will end based on the 2012 five-year review.

---Track 1 future sites. Site Assessment and Track 1 Approval Memorandum are required for 939 acres (MRS-17, MRS-27J/K/L/M/N/O/P/Q/R/S/T/U/V/W, MRS-61, MRS-64, MRS-65, MRS-67 and MRS-68). LTM will be required through 2017 five-year review.

---Track 2 future sites. Site Assessment, Track 2 Remedial Investigation/ Feasibility Study, Proposed Plan and ROD are required for 664 acres (MRS-32C, MRS-14B/C/D/E, MRS-25, MRS-26, MRS-12 and MRS-21). LTM will be required.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for the ESCA portion of this range complex includes oversight of the FORA ESCA remediation program until Site Closeout is attained, which is expected in FY14.

The site strategy for the remaining portion of the range complex includes:

---Track 1 sites. No further remedial action is required for this portion of the range complex based on the Track 1 ROD (MRS-27X, MRS-32A/B, MRS-63, MRS-69 and MRS-70; 239 acres). LTM measures are required based on Track 1 ROD. LTM requirement will end based on the 2012 five-year review.

Site ID: FTO-001-R-01
Site Name: BLM-EAST

---Track 1 future sites. Site Assessment and Track 1 Approval Memorandum are required for 939 acres (MRS-17, MRS-27J/K/L/M/N/O/P/Q/R/S/T/U/V/W, MRS-61, MRS-64, MRS-65, MRS-67 and MRS-68). LTM will be required through 2017 five-year review.

---Track 2 future sites. Site Assessment, Track 2 Remedial Investigation/ Feasibility Study, Proposed Plan and ROD are required for 664 acres (MRS-32C, MRS-14B/C/D/E, MRS-25, MRS-26, MRS-12 and MRS-21). LTM will be required.

Site ID: FTO-002-R-01
Site Name: BLM-EAST OTHER

STATUS

Parcel: BLM (7444 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: 03

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201109
LTM.....	201110.....	201709

RIP Date: N/A

RC Date: 201109

SITE DESCRIPTION

This complex contains approximately 4929.8 acres that surround the BLM East complex areas on the southeast portion of Former Fort Ord. The acreage of this complex is not specifically identified as a range or MRS; however, these areas were used by troops to get from one area to another within BLM East and as such are defined as range areas. The acreage of the complex was included in 1984 training facilities maps of small unit maneuver areas. The area is not indicated or identified as an area where Ordnance and Explosives (OE) was used. The complex has been transferred to the BLM for use as public lands. The area is subject to the requirements of a pending MR RI/FS as well as the results of a Basewide Range Assessment. This area is assumed to have been used during the same period as BLM East Range.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes Remedial Investigation followed by both a Track 0 and a Track 1 Plug-In DDs, each addressing the area which best fits the Track 0 or Track 1 definition as established by the respective RODs.

This range complex would require LTM measures after the completion of RI/FSs.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes Remedial Investigation followed by both a Track 0 and a Track 1 Plug-In DDs, each addressing the area which best fits the Track 0 or Track 1 definition as established by the respective RODs.

This range complex would require LTM measures after the completion of RI/FSs.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

STATUS

Parcel: NONE

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200910.....	201009
LTM.....	201009.....	203809

RIP Date: N/A

RC Date: 201009

SITE DESCRIPTION

The whole Multi-Use Range Area (MRA) was historically used for small arms training, and as firing and impact areas for a variety of grenades, shoulder-launched projectiles, and other munitions. This use occurred over the entire operating history of the base. This transferred portion of the MRA consists of the site identified as MR-35, the former Range Control area. The BLM Headquarters occupies 12.9 acres and is located on the northern edge of the MRA in the geographic center of Former Fort Ord. This area has been transferred to BLM. In 1994, all of OE-35 was sampled to a depth of four feet. A total of 508 small arms and two Unexploded Ordnance (UXO) items (a grenade fuze and a ground illumination signal) were located. OE surface removal was conducted in January 1998. The September 2001 After Action Report indicates that further OE response is not needed to support reuse of the property. The area currently consists of maintenance facilities. MR cleanup was completed to meet anticipated reuse. This area is subject to the requirements of a pending MR RI/FS.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes a Track 2-type RI/FS, PP and ROD. The LTM phase will be composed of MEC monitoring and a five-year review.

CLEANUP/EXIT STRATEGY

The site strategy for this range complex includes a Track 2-type RI/FS, PP and ROD. The LTM phase will be composed of MEC monitoring and a five-year review.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-004-R-01
Site Name: BLM-NORTH

STATUS

Parcel: BLM (7444 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: 03

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	201009.....	201109
RA(C).....	201110.....	201309
LTM.....	201310.....	203809

RIP Date: N/A

RC Date: 201309

SITE DESCRIPTION

This complex, located in the central portion of Former Fort Ord, includes approximately 727.8 acres and was used for maneuver, training, and weapons ranges from approximately 1930 through the 1950s involving rifle grenades and small arms. The area was later used for small unit infantry maneuver training involving simulators, signaling devices, and blank surface-to-air arms ammunition until closure of the base in 1994. The area is planned for transfer to BLM for use as public lands, but this transfer has not been initiated. A vegetation burn was conducted in 1997 and removal and sampling actions were completed in the area. This area is subject to the requirements of a pending MR RI/FS.

The Army began military munitions investigations in 1993, including identification of potential MRSs through the Archive Search process. Removal actions using the EE/CA process under the CERCLA were conducted beginning in 1994.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes Track 2-type MR RI/FS, PP and ROD and remedial action. For clarification, the following sites make up FTO-004-R-01: MRS-10A, MRS-10B, MRS-19, MRS-48, and MRS-58.

This range complex would require LTM measures after the completion of RI/FS and remedial action. LTM is required.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes Track 2-type MR RI/FS, PP and ROD and remedial action. For clarification, the following sites make up FTO-004-R-01: MRS-10A, MRS-10B, MRS-19, MRS-48, and MRS-58.

This range complex would require LTM measures after the completion of RI/FS and remedial action. LTM is required.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-005-R-01
Site Name: BLM-NORTH- XD

STATUS

Parcel: BLM (7444 acres), MONTEREY COUNTY (FORA)
(FOSET 5) (2290 acres), MONTEREY COUNTY (FORA)
(FOST 10) (380.05 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: 03

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200709.....	201409
LTM.....	201410.....	203809

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

This complex, located in the central portion of Former Fort Ord, includes approximately 506.5 acres and was used for maneuver, training, and weapons ranges from approximately 1930 through the 1950s involving rifle grenades and small arms. The area was later used for small unit infantry maneuver training involving simulators, signaling devices, and blank surface-to-air arms ammunition until closure of the base in 1994. The area has been transferred to the BLM for use as public lands. A visual inspection of the observable surface area has been completed in this area. This area is subject to the requirements of a pending MR RI/FS. Remedial action is not required for the following munitions response site in accordance with Track 1 ROD: MRS-59A.

Army began military munitions investigations in 1993, including identification of potential MRSs through the Archive Search process. Removal actions using the EE/CA process under the CERCLA were conducted beginning in 1994.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes remedial investigation at suspect training areas followed by a Track 1 Plug-In DD. Track 2-type MR RI/FS, PP and ROD will be completed for areas where removal was conducted. Based on the findings noted in the document "Track 1 Plug-In Approval Memorandum Multiple Sites, Groups 1-5, Former Fort Ord, California, dated December 27, 2005" for removal actions done in FTO-020-R-01, a Remedial Action (Construction) (RA(C)) phase is needed for MRS-54 and MRS-56. 81mm mortars, 75mm projectiles, 37mm projectiles, and hand grenades were found adjacent to MRS-54 and MRS-56.

This range complex would require LTM measures after the completion of RA(C) and RI/FSs. The LTM phase will be composed of MEC monitoring, five-year review, and site close-out documentation.

NOTE: A small portion of this site is a part of the ESCA. TOTAL ESCA ACRES: 56.28

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes remedial investigation at suspect training areas followed by a Track 1 Plug-In DD. Track 2-type MR RI/FS, PP and ROD will be completed for areas where removal was conducted. Based on the findings noted in the document "Track 1 Plug-In Approval Memorandum Multiple Sites, Groups 1-5, Former Fort Ord, California, dated December 27, 2005" for removal actions done in FTO-020-R-01, a Remedial Action (Construction) (RA(C)) phase is needed for MRS-54 and MRS-56. 81mm mortars, 75mm projectiles, 37mm projectiles, and hand grenades were found adjacent to MRS-54 and MRS-56.

This range complex would require LTM measures after the completion of RA(C) and RI/FSs. The LTM phase will be composed of MEC monitoring, five-year review, and site close-out documentation.

Site ID: FTO-005-R-01
Site Name: BLM-NORTH- XD

NOTE: A small portion of this site is a part of the ESCA. TOTAL ESCA ACRES: 56.28

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-006-R-01
Site Name: COASTAL SMALL ARMS RANGE

STATUS

Parcel: STATE PARKS (FOST 8) (11.37 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: No longer required

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
LTM.....	200309.....	201209

RIP Date: N/A

RC Date: 200306

SITE DESCRIPTION

This is also Site FTO-003 in the IRP.

The Coastal Small Arms Range covers approximately 951.8 acres and was in use from the 1940s through base closure in 1994. Initial walkthrough, MR sampling, and other activities on the beach range complex, located on the coast of Monterey Bay, found no MEC and 17 OE scrap items along with numerous (more than 239 items) small arms ammunition. Significant portions of the area were excavated as part of a remedial action to address lead-contaminated soil associated with small arms ranges. In September 2006, the area was transferred to the Department of the Interior -- the initial step before transfer to the state of California for management as a state park with much of the area to be managed as a habitat reserve with designated trails accessible to the public.

Further remedial action is not required for this site based on the Track 1 ROD (MRS-22). An explanation of the remedial activities for Tracks 0-3 can be found in the MMRP Contamination Assessment section.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: No further action is required. LTM is underway. Site close-out is expected with the next five-year review anticipated in FY12.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: No further action is required. LTM is underway. Site close-out is expected with the next five-year review anticipated in FY12.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

STATUS

Parcel: CSUMB (FORA) (FOSET 5) (322.84 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

Archive information indicates that the ranges of this complex cover approximately 356.6 acres and were used for infantry maneuver training until the base closed in 1994. These ranges are located in the central portion of Former Fort Ord, along the northern edge of the designated range areas. A sampling of the area indicates sites containing practice mines, practice grenades, and booby-trap training areas, CBR training, and ordnance cache burial pits. A 100 percent removal action has been completed on the ranges of the complex. The area of the complex is currently retained by the Army and not used. The area is planned for development by the California State University, Monterey Bay. Remedial action is not required for the following munitions response site in accordance with Track 1 ROD: MRS-27Y.

NOTE: The site is part of the ESCA project that is currently in progress. ESCA ACRES: 332.84 Remedial Action will be required for MRS sites 4c, 7, 8, 13c, 31, and 18; however, this work is a part of the ESCA.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion (332.8 acres).
- 2) LTM on MRS-27Y (23.76 ares, Track 1 ROD).

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion (332.8 acres).
- 2) LTM on MRS-27Y (23.76 ares, Track 1 ROD).

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

STATUS

Parcel: NONE

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: No longer required

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
LTM.....	200309.....	201209

RIP Date: N/A

RC Date: 200306

SITE DESCRIPTION

Archive information indicates that the ranges of this complex were used for small unit infantry maneuver training until the area was developed for military housing in 1987. These ranges occupy approximately 41.1 acres and are located in the central portion of Former Fort Ord, along the northern edge of the designated range areas. A sampling of the area located 1 expended OE item and 66 small arms ammunition items. The area has been transferred for use as student and faculty housing and future development to California State University, Monterey Bay.

Further remedial action is not required for this site based on the Track 1 ROD (MRS-66). An explanation of the remedial activities for Tracks 0-3 can be found in the MMRP Contamination Assessment section.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: No further action is required. LTM is underway. Site close-out is expected with the next five-year review anticipated in FY12.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: No further action is required. LTM is underway. Site close-out is expected with the next five-year review anticipated in FY12.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-009-R-01

Site Name: DEVELOPMENT-NORTH

STATUS

Parcel: MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres), MONTEREY COUNTY (FORA) (FOST 10) (380.05 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

Archive information indicates that the ranges of this complex, located adjacent to the California State University at Monterey Bay (CSUMB) range complex in the northern portion of the range areas, were used for small unit infantry maneuver training involving signaling devices, simulator, and small arms blank ammunition. Actual periods of use were not documented. This range complex covers approximately 394.5 acres. A sampling of the area indicates sites containing practice mines, practice grenades, booby-trap training areas, and ordnance cache burial pits. The area is retained by the Army and is currently undeveloped. The complex comprises development areas with habitat requirements.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003. Further remedial action is not required for the following site based on the Track 1 plug-in process: MRS-45A.

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Program oversight on the ESCA portion (393.96 acres, oversight on MRS-45).
- 2) LTM on MRS-66 (Track 1 Plug-in ROD).

NOTE: This site is included within the proposed ESCA project which is currently in progress. In the ESCA, there is a potential for 68 acres of this site to be converted to residential use as a school. The ESCA estimate has not been changed related to this potential conversion in reuse. ESCA ACRES: 393.96

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Program oversight on the ESCA portion (393.96 acres, oversight on MRS-45).
- 2) LTM on MRS-66 (Track 1 Plug-in ROD).

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-010-R-01
Site Name: EAST GARRISON

STATUS

Parcel: MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres), MONTEREY COUNTY (FORA) (FOST 10) (380.05 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

An Archives Search Report (ASR) found the ranges in this complex were used for small arms and rifle grenade training from the 1930s through the 1950s and small arms, infantry maneuver training involving signaling devices and simulators until closure of the base in 1994. This area is located in the east central portion of Former Fort Ord and occupies approximately 71.0 acres. The area is currently retained by the Army and is undeveloped. MEC sampling and removal actions have been completed on ranges in the complex. Additional removal actions are pending. The area is planned for housing development and habitat reserve. The area is subject to the requirements of a MR RI/FS and results of the Basewide Range Assessment. No remedial action is required for the following munitions response site in accordance with Track 1 Record of Decision: MRS-5. Remedial action is not expected for the following munitions response sites in accordance with Track 1 Plug-In Approval Memorandum currently in progress: MRS-33. The remaining portions (MRS-11/42) are included in the ESCA.

Army began military munitions investigations in 1993, including identification of potential MRSs through the Archive Search process. Removal actions using the EE/CA process under the CERCLA were conducted beginning in 1994.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion (41.72 acres, oversight on MRS-42/11).
- 2) LTM on MRS-5/33 (29.28 acres, Track 1 ROD/Plug-in).

NOTE: The site is part of the ESCA project that is currently in progress. ESCA ACRES: 41.72

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion (41.72 acres, oversight on MRS-42/11).
- 2) LTM on MRS-5/33 (29.28 acres, Track 1 ROD/Plug-in).

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-011-R-01
Site Name: EAST GARRISON-OTHER

STATUS

Parcel: MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres), MONTEREY COUNTY (FORA) (FOST 10) (380.05 acres)

Regulatory Driver: CERCLA
Program: BRAC-MMRP
MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409

RIP Date: N/A
RC Date: 201409

SITE DESCRIPTION

This complex contains the acreage (385.1 acres) of the area around the East Garrison complex sites in the east central portion of Former Fort Ord that is not currently identified as ranges or MR sites but may have been used for small unit infantry maneuver training involving signaling devices, blank ammunition, and simulators. Actual periods of use are not documented. Since the acreage is not identified as ranges or sites, there has been no response. It is planned that the area be transferred with its associated ranges to multiple users. The area is currently retained by the Army and is undeveloped.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:

1) Project oversight on ESCA portion (181.96 acres, oversight on EGA4 which includes MRS-24/42EXP and E11.b.6.1) NOTE: Only 181.96 acres of the 203.4 ESCA acres for this site have MMRP issues. The site strategy for the ESCA-portion of this range complex includes oversight of the FORA ESCA remediation program until site close-out is attained, which is expected in FY14. Site MRS-EG Area 4 is included in the ESCA.

2) For the Army-retained (non-ESCA) portions of this site, further remedial action is mpt required for the remaining portion of this range complex based on the Track 1 ROD and the Track 1 Plug-in process (MRS-EG Area 2, MRS-EG Area 4NE, and MRS-E11b.6.1). LTM measures are required based on Track 1 ROD and Track 1 Plug-in process. LTM requirement will end based on the 2012 five-year review.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

1) Project oversight on ESCA portion (181.96 acres, oversight on EGA4 which includes MRS-24/42EXP and E11.b.6.1) NOTE: Only 181.96 acres of the 203.4 ESCA acres for this site have MMRP issues. The site strategy for the ESCA-portion of this range complex includes oversight of the FORA ESCA remediation program until site close-out is attained, which is expected in FY14. Site MRS-EG Area 4 is included in the ESCA.

2) For the Army-retained (non-ESCA) portions of this site, further remedial action is mpt required for the remaining portion of this range complex based on the Track 1 ROD and the Track 1 Plug-in process (MRS-EG Area 2, MRS-EG Area 4NE, and MRS-E11b.6.1). LTM measures are required based on Track 1 ROD and Track 1 Plug-in process. LTM requirement will end based on the 2012 five-year review.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-012-R-01
Site Name: GARRISON-NORTH

STATUS

Parcel: Marina Coast Water District (FORA)(FOST 10) (1.09 acres),MARINA (FORA) (FOST 10) (40.18 acres),VETERANS CENTER (FOST 9) (4.62 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: No longer required

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200603
LTM.....	200603.....	201209

RIP Date: N/A

RC Date: 200603

SITE DESCRIPTION

This complex, located in the northern section of Former Fort Ord and occupying approximately 141.0 acres, includes designated military weapons training areas and disposal sites likely operated between the 1930s and 1967. Discarded military munitions were located in some areas during IRP actions. An interim response action is complete. The area of the complex is currently retained by the Army and not used. It is planned that the area be transferred to multiple recipients. No remedial action is required for the following munitions response sites in accordance with Track 1 ROD: MRS-1, MRS-6, MRS-13A, MRS-20, MRS-24D and MRS-24E. No remedial action is required for the following MRS-2 in accordance with Track 1 Plug-In Approval Memorandum.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: No further action is required. LTM is underway. Site close-out is expected with the next five-year review anticipated in FY12.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: No further action is required. LTM is underway. Site close-out is expected with the next five-year review anticipated in FY12.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-013-R-01
Site Name: GARRISON-SOUTH

STATUS

Parcel: SEASIDE (FORA) (FOST 11) (70.62 acres), SEASIDE (FORA) (FOSET 5) (615.43 acres), MPC (FOST 9) (15.17 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200510.....	201209
LTM.....	201210.....	203809

RIP Date: N/A

RC Date: 201209

SITE DESCRIPTION

This range complex, located west of Parker Flats range area, occupies approximately 92.3 acres. This complex includes designated practice grenade training areas used prior to the 1960s at which time military housing was developed in the area. The Army retained the area for military housing. The area is subject to the requirements of a pending MR RI/FS. Remedial action is not required for the following MRSs in accordance with Track 1 ROD: MRS-24B, MRS-39 and MRS-49.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes a FS to continue in the Study Phase for this Track 1 Plug-In site. This range complex would require 30 years of LTM measures after the completion of RI/FS.

The site strategy for the remaining portion of the range complex includes:

- Track 1 sites. No further remedial action is required for this portion of the range complex based on the Track 1 ROD (MRS-24B, MRS-39, and MRS-49). LTM measures are required based on Track 1 ROD. LTM requirement will end based on the 2012 five-year review.
- Track 1 future sites. Track 1 plug-in approval memorandum is required to document no further action (MRS-24A). LTM will be required through 2017 five-year review.
- Track 2 future sites. Track 2-type RI/FS, PP and ROD are required (MRS-24C). LTM will be required.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes a FS to continue in the Study Phase for this Track 1 Plug-In site. This range complex would require 30 years of LTM measures after the completion of RI/FS.

The site strategy for the remaining portion of the range complex includes:

- Track 1 sites. No further remedial action is required for this portion of the range complex based on the Track 1 ROD (MRS-24B, MRS-39, and MRS-49). LTM measures are required based on Track 1 ROD. LTM requirement will end based on the 2012 five-year review.
- Track 1 future sites. Track 1 plug-in approval memorandum is required to document no further action (MRS-24A). LTM will be required through 2017 five-year review.
- Track 2 future sites. Track 2-type RI/FS, PP and ROD are required (MRS-24C). LTM will be required.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-014-R-01

Site Name: MULTI-USE RANGE AREA - BLM

STATUS

Parcel: York School (FOST 10) (101.2 acres),BLM (7444 acres),MST (FORA) (FOST 11) (27.03 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: 02

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200307.....	200608
RA(C).....	200609.....	202309
LTM.....	202310.....	203809

RIP Date: N/A

RC Date: 202309

SITE DESCRIPTION

The ranges of this complex are located within the confines of the Impact Area in the southwest portion of Former Fort Ord and cover approximately 5905.1 acres. The 2006 Remedial Action Cost Engineering and Requirements (RACER) estimate increased acreage from 5905.1 to 6316.8 based on transferring 391 acres from FTO-016 and 20.7 acres from FTO-017. These ranges include the impact areas of approximately 27 small arms, mortar, rocket, and machine gun ranges as well as demolitions and incendiary munitions training areas used from the 1930s until the base was closed in 1994. The ranges contain a concentration of similar expended munitions and UXO. The area is retained and not in use by the Army. Removal actions will be completed following the Munitions Response RI/FS (MR RI/FS) process. Vegetation on this complex is protected under the Installation-wide Multispecies Habitat Management Plan (HMP). The area is planned to be transferred to BLM as a habitat reserve when all removal action is complete. The area is subject to the requirements of a pending MR RI/FS. (Source: US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003. Reference page D-5, CTT Range and Site Summaries.) Residues of explosives are addressed under IRP site FTO-039.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes the completion of Track 3 PP and ROD, followed by remedial action. This range complex would require LTM measures after the completion of RI/FS and remedial action.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes the completion of Track 3 PP and ROD, followed by remedial action. This range complex would require LTM measures after the completion of RI/FS and remedial action.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-015-R-01

Site Name: MULTI-USE RANGE AREA - DRO

STATUS

Parcel: Monterey Peninsula Regional Park District (FOST 10 (13.27 acres),MST (FORA) (FOST 10) (7 acres),MONTEREY PENINSULA REGIONAL PARK DISTRICT(FOSET5) (7 acres),DEL REY OAKS (FORA) (FOSET 5) (5.04 acres),DEL REY OAKS (FORA) (FOST 10) (4.66 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Table with 3 columns: Phases, Start, End. Rows include PA, RI/FS, and LTM with corresponding dates.

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

This complex is located on the western edge of the MRA, occupies approximately 335.3 acres, and includes the hardstand, firing lines, and preparation areas for approximately three small arms and mortar ranges used from the 1930s until the base was closed in 1994. A 100 percent removal action has been completed in this complex. No further action is planned and a Finding of Suitability for Early Transfer (FOSET) has been completed. The area has been transferred to the adjacent municipality of Del Rey Oaks. The area is subject to completion of a Track 2-type RI/FS.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for the ESCA-portion of this range complex includes oversight of the FORA ESCA remediation program until site close-out is attained, which is expected in FY14.

The site strategy for the remaining portion of the range complex includes:

--Track 1 sites. No further remedial action is required for this portion of this range complex based on the Track 1 ROD (MRS-15DRO.1A and MRS-15DRO.2A). LTM measures are required based on Track 1 ROD. LTM cost is included in the MEC Institutional Controls cost of the Track 2 sites, below.

--Track 2 sites. Implementation of the selected remedy (Track 2, Del Rey Oaks Munitions Response Area), including LTM, is required.

NOTE: A portion of this site is included in the proposed ESCA project that is currently in progress. ESCA ACRES: 9.1

CLEANUP/EXIT STRATEGY

Site Name: MULTI-USE RANGE AREA - DRO

AEEDB-R Narrative:

This complex is located on the western edge of the MRA, occupies approximately 335.3 acres, and includes the hardstand, firing lines, and preparation areas for approximately three small arms and mortar ranges used from the 1930s until the base was closed in 1994. A 100 percent removal action has been completed in this complex. No further action is planned and a Finding of Suitability for Early Transfer (FOSET) has been completed. The area has been transferred to the adjacent municipality of Del Rey Oaks. The area is subject to completion of a Track 2-type RI/FS.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey

Site ID: FTO-015-R-01

Site Name: MULTI-USE RANGE AREA - DRO

(Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for the ESCA-portion of this range complex includes oversight of the FORA ESCA remediation program until site close-out is attained, which is expected in FY14.

The site strategy for the remaining portion of the range complex includes:

--Track 1 sites. No further remedial action is required for this portion of this range complex based on the Track 1 ROD (MRS-15DRO.1A and MRS-15DRO.2A). LTM measures are required based on Track 1 ROD. LTM cost is included in the MEC

Institutional Controls cost of the Track 2 sites, below.

--Track 2 sites. Implementation of the selected remedy (Track 2, Del Rey Oaks Munitions Response Area), including LTM, is required.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-016-R-01

Site Name: MULTI-USE RANGE AREA - IA

STATUS

Parcel: BLM (7444 acres), MONTEREY COUNTY (FORA)
(FOSET 5) (2290 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: 04

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200307.....	200407
RA(C).....	200709.....	201409
LTM.....	201410.....	203809

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

The ranges of this complex are located within the confines of the MRA in the southwest portion of Former Fort Ord and cover approximately 550.78 acres.

These ranges were used for combined weapons training including mortars, 40mm grenades, anti-tank rockets, demolition charges, incendiary devices, and small arms from the 1930s until the based closed in 1994. A surface removal action in exposed areas of the complex was completed in 2001. An interim action has been developed for this complex to address dangerous UXO conditions arising from the type of military munitions on the ranges and the proximity of the ranges to local residential areas and schools. The Army currently retains control of the area and it is undeveloped. The ranges of the complex are currently fenced and patrolled. The habitat area of the complex is planned to be transferred to BLM, and the former range firing lines, hardstands, and other perimeter lands to Monterey County for use as a police training facility. An Interim Action RI/FS and ROD has been completed for this area.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for the ESCA-portion of this range complex includes oversight of the FORA ESCA remediation program until site close-out is attained, which is expected in FY14.

The site strategy for this range complex included subsurface removal based on Interim Action (IA) ROD. Most of the requirements of the IA ROD for ranges 43-48 were completed in 2005 and for MRS-16 in 2006-08.

--For the southern portion of Ranges 43-48 (non-ESCA portion), site strategy is to implement the selected remedy as part of the Track 3 ROD (reference: Track 3 Proposed Plan; also see FTO-014-R-01); cost estimate is included in FTO-014-R-01 CTC.

--For MRS-16, site strategy is to complete a site closeout report with LTM.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for the ESCA-portion of this range complex includes oversight of the FORA ESCA remediation program until site close-out is attained, which is expected in FY14.

The site strategy for this range complex included subsurface removal based on Interim Action (IA) ROD. Most of the requirements of the IA ROD for ranges 43-48 were completed in 2005 and for MRS-16 in 2006-08.

--For the southern portion of Ranges 43-48 (non-ESCA portion), site strategy is to implement the selected remedy as part of the Track 3 ROD (reference: Track 3 Proposed Plan; also see FTO-014-R-01); cost estimate is included in FTO-014-R-01 CTC.

--For MRS-16, site strategy is to complete a site closeout report with LTM.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-017-R-01

Site Name: MULTI-USE RANGE AREA - OB/OD

STATUS

Parcel: BLM (7444 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: No longer required

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200307.....	200601
LTM.....	200602.....	203809

RIP Date: N/A

RC Date: 200601

SITE DESCRIPTION

This site is also covered under site FTO-005 in the IRP.

This range area covers approximately 1.8 acres and was an explosive ordnance disposal (EOD) range used for disposal of various types of commercial explosives and military ordnance and munitions in the south-central portion of Former Fort Ord, within the confines of the Impact Area. Disposal occurred by open burn/open detonation (OB/OD). The range was used until October 1992, when Former Fort Ord's EOD unit was deactivated. From January 1994 to January 1997, this range was reactivated for disposal of UXO identified from the Former Fort Ord Time-Critical Removal Action (TCRA) Program for UXO/Ordnance and Explosives Workplan (OEW) found outside the Inland Ranges. Potential contaminants present at the range as a result of past activities include explosive compounds and metals. The Army retains control of the area and reuse is anticipated to be limited to a habitat area.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The range complex will be included in the Track 3-type MR RI/FS, PP and ROD that will be funded under FTO-014-R-01. The 1.8 acres remains in FTO-017-R-01 because of the range type in the CTT report references above.

This range complex requires LTM measures which are underway.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The range complex will be included in the Track 3-type MR RI/FS, PP and ROD that will be funded under FTO-014-R-01. The 1.8 acres remains in FTO-017-R-01 because of the range type in the CTT report references above.

This range complex requires LTM measures which are underway.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-018-R-01

Site Name: MULTI-USE RANGE AREA - SEA

STATUS

Parcel: SEASIDE (FORA) (FOSET 5) (615.43 acres),MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres),SEASIDE (FORA) (FOST 10) (90.9 acres)

Regulatory Driver: CERCLA
Program: BRAC-MMRP
MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern
Media of Concern: Soil
BRAC Round: BRAC II

Table with 3 columns: Phases, Start, End. Rows: PA.....200111.....200306, RI/FS.....200710.....201409

RIP Date: N/A
RC Date: 201409

SITE DESCRIPTION

This complex is located on the western edge of the Impact Area, and occupies approximately 470 acres, and includes the hardstand, firing lines, and preparation areas for approximately nine small arms and mortar ranges used from the 1930s until that base was closed in 1994 that are now adjacent to a connector highway and local residential areas.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:
1) Project oversight for the ESCA project
2) Some specific LTM for Army responsibilities not covered by the ESCA project

NOTE 1: The entire site is part of the ESCA project that is currently in progress. ESCA ACRES: 452.5

NOTE 2: The number of acres reported in the CTT report does not match the number of acres for the ESCA project at this range complex. The CTT report contained a mapping error. The MR portion of AEDB-R has been revised as follows: FTO-018-R-01 is now 452.5 acres and FTO-016-R-01 is now 550.78.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:
1) Project oversight for the ESCA project
2) Some specific LTM for Army responsibilities not covered by the ESCA project

NOTE 1: The entire site is part of the ESCA project that is currently in progress. ESCA ACRES: 452.5

NOTE 2: The number of acres reported in the CTT report does not match the number of acres for the ESCA project at this range complex. The CTT report contained a mapping error. The MR portion of AEDB-R has been revised as follows: FTO-018-R-01 is now 452.5 acres and FTO-016-R-01 is now 550.78.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-019-R-01

Site Name: MULTI-USE RANGE AREA - SOUTH

STATUS

Parcel: City of Monterey (FOST 10) (68.2 acres), CITY OF MONTEREY (FORA) (FOST 11) (.65 acres), MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres), CITY OF MONTEREY (FORA) (FOSET 5) (23.31 acres), MONTEREY COUNTY (FORA) (FOST 10) (380.05 acres)

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409

RIP Date: N/A

RC Date: 201409

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

SITE DESCRIPTION

This complex is located on the southern edge of the MRA, occupies approximately 232.7 acres, and includes the hardstand, firing lines, and preparation areas for approximately four small arms and mortar ranges used from the 1930s until that base was closed in 1994 that are now adjacent to a connector highway, local businesses, race track, and residential areas. The area is planned to transfer to the County of Monterey, the City of Monterey, and York School. Sampling and appropriate removal action are completed on this complex. Portions of the area have been leased to York School and the Laguna Seca Raceway. The remainder is under Army control and undeveloped. Further remedial action is not required the following munitions response sites in accordance with Track 1 Plug-In Approval Memorandum: MRS-MOCO.1 and MRS-46.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion (101.6 acres, oversight on MRS-43/47/30).
- 2) LTM on MRS-MOCO.1/46 (Track 1 Plug-in).

NOTE: The site is included in the ESCA project that is currently in progress. ESCA ACRES: 101.6

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion (101.6 acres, oversight on MRS-43/47/30).
- 2) LTM on MRS-MOCO.1/46 (Track 1 Plug-in).

NOTE: The site is included in the ESCA project that is currently in progress. ESCA ACRES: 101.6

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-020-R-01
Site Name: PARKER FLATS

STATUS

Parcel: BLM (7444 acres),MPC (FORA) (FOSET 5) (10.97 acres),SEASIDE (FORA) (FOSET 5) (615.43 acres),MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSPP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409
LTM.....	201509.....	203809

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

An ASR found the ranges in this complex to be used for rifle grenade and shoulder launched projectile training from the 1940s through 1970s. The area is approximately 1139.2 acres and is in the central portion of Former Fort Ord. The area is designated for development by the Monterey Peninsula College as a police officer training area, equestrian center, and veterans' cemetery. The Army retains the area and there is no current usage. This range complex covers 1139.2 acres including non-ESCA parcels F2.6, L2.3 and L2.4.1 L2.8 which are all within the Parker Flats MRA.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion, oversight of LTM in Track 2 ROD portion and oversight of the rest of Parker Flats.
- 2) LTM on parcels F2.6/L2.3/I2.4.1 (Track 2 Parker Flats MRA).

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) Project oversight on the ESCA portion, oversight of LTM in Track 2 ROD portion and oversight of the rest of Parker Flats.
- 2) LTM on parcels F2.6/L2.3/I2.4.1 (Track 2 Parker Flats MRA).

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-021-R-01
Site Name: ROCKET RANGE AREA (FAAF)

STATUS

Parcel: NONE

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	201109.....	201110
LTM.....	201210.....	203809

RIP Date: N/A

RC Date: 201110

SITE DESCRIPTION

The Fritzsche Army Air Field (FAAF) Rocket Range, consisting of 70.8 acres, is located north of the existing runway of the former FAAF in the northern section of Former Fort Ord. This range area was identified through a review of a 1942 Fort Ord Master Plan map showing a 2.36-inch rocket practice range, prior to the establishment of the airfield. This range was used for small arms training, 2.36-inch rockets, and demolition charges. The dates of use for this range are reportedly unknown, but assumed to be from the 1940s to approximately 1970. A 100 percent removal action has been completed on the complex. The land has been transferred to the City of Marina. LUCs are in place. Further remedial action is not planned. The area is subject to the requirements of a pending MR RI/FS.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes Track 2-type MR RI/FS, PP and ROD.

LTM will be composed of MEC Monitoring, five-year review, and site close-out documentation, after the completion of RI/FS and remedial action.

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes Track 2-type MR RI/FS, PP and ROD.

LTM will be composed of MEC Monitoring, five-year review, and site close-out documentation, after the completion of RI/FS and remedial action.

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Site ID: FTO-022-R-01
Site Name: SOUTH RANGE AREA

STATUS

Parcel: MONTEREY COUNTY (FORA) (FOSET 5) (2290 acres)

Regulatory Driver: CERCLA

Program: BRAC-MMRP

MRSP Score: Evaluation pending

Contaminants of Concern: Munitions and explosives of concern

Media of Concern: Soil

BRAC Round: BRAC II

Phases	Start	End
PA.....	200111.....	200306
RI/FS.....	200710.....	201409

RIP Date: N/A

RC Date: 201409

SITE DESCRIPTION

This complex covers approximately 421.7 acres and contains ranges outside the MRA in the southeast and southwest of Former Fort Ord. These ranges are suspected to have been used from the 1930s to the 1950s for rifle grenades and from the 1960s until the closure of the base in 1994 as small unit infantry maneuver training areas. The area is planned for transfer to local municipalities and businesses. A portion of the area is currently leased to the Laguna Seca Raceway. Remedial action is not required for the following MRS in accordance with Track 1 ROD: MRS-62.

The PA date reflected in the site status box is a result of the US Army CTT Range and Site Inventory, Final, Presidio of Monterey (Former Fort Ord) BRAC Property, California, dated June 27, 2003.

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) LTM on MRS-62
- 2) Project management/oversight on ESCA portion (MRS-14A/29) Track 2-type MR RI/FS, PP and ROD.

NOTE: The site is included in the proposed ESC) project that is currently in progress. ESCA ACRES: 193.4

CLEANUP/EXIT STRATEGY

EXIT STRATEGY: The site strategy for this range complex includes:

- 1) LTM on MRS-62
- 2) Project management/oversight on ESCA portion (MRS-14A/29) Track 2-type MR RI/FS, PP and ROD.

NOTE: The site is included in the proposed ESC) project that is currently in progress. ESCA ACRES: 193.4

An explanation of the remedial activities for Tracks 0-3 can be found in the Cleanup Program Summary section.

Response Complete (No Further Action) Summary

Site ID	Site Name	NFA Date	Documentation
There are no NFA Sites			

BRAC-MMRP Schedule

Date of BRAC-MMRP Inception: 200111

Past Phase Completion Milestones

2003

PA (FTO-004-R-01 - BLM-NORTH, FTO-006-R-01 - COASTAL SMALL ARMS RANGE, FTO-007-R-01 - CSUMB, FTO-008-R-01 - CSUMB-XD, FTO-005-R-01 - BLM-NORTH- XD, FTO-010-R-01 - EAST GARRISON, FTO-011-R-01 - EAST GARRISON-OTHER, FTO-021-R-01 - ROCKET RANGE AREA (FAAF), FTO-013-R-01 - GARRISON-SOUTH, FTO-009-R-01 - DEVELOPMENT-NORTH, FTO-016-R-01 - MULTI-USE RANGE AREA - IA, FTO-014-R-01 - MULTI-USE RANGE AREA - BLM, FTO-015-R-01 - MULTI-USE RANGE AREA - DRO, FTO-018-R-01 - MULTI-USE RANGE AREA - SEA, FTO-019-R-01 - MULTI-USE RANGE AREA - SOUTH, FTO-017-R-01 - MULTI-USE RANGE AREA - OB/OD, FTO-020-R-01 - PARKER FLATS, FTO-022-R-01 - SOUTH RANGE AREA, FTO-001-R-01 - BLM-EAST, FTO-002-R-01 - BLM-EAST OTHER, FTO-003-R-01 - BLM-HQ)

2004

RI/FS (FTO-016-R-01 - MULTI-USE RANGE AREA - IA)

2006

PA (FTO-012-R-01 - GARRISON-NORTH)

RI/FS (FTO-014-R-01 - MULTI-USE RANGE AREA - BLM, FTO-017-R-01 - MULTI-USE RANGE AREA - OB/OD)

Projected Phase Completion Milestones

See attached schedule

Projected Record of Decision (ROD)/Decision Document (DD) Approval Dates

Site ID	Site Name	ROD/DD Title	ROD/DD Date
FTO-015-R-01	MULTI-USE RANGE AREA - DRO	OE RI/RS PROCESS: TRACK 2 Del Rey Oaks	20081001

Final RA(C) Completion Date: 202309

NPL Deletion Date: N/A

Schedule for Next Five-Year Review: N/A

Estimated Completion Date of BRAC-MMRP at Installation (including LTM phase): 203809

FORT ORD BRAC-MMRP Schedule

= phase underway

SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-001-R-01	BLM-EAST	PA						
		RI/FS						
		LTM						
FTO-002-R-01	BLM-EAST OTHER	PA						
		RI/FS						
		LTM						
FTO-003-R-01	BLM-HQ	PA						
		RI/FS						
		LTM						
FTO-004-R-01	BLM-NORTH	PA						
		RI/FS						
		RA(C)						
		LTM						
FTO-005-R-01	BLM-NORTH- XD	PA						
		RI/FS						
		LTM						
FTO-006-R-01	COASTAL SMALL ARMS RANGE	PA						
		LTM						
FTO-007-R-01	CSUMB	PA						
		RI/FS						
FTO-008-R-01	CSUMB-XD	PA						
		LTM						
FTO-009-R-01	DEVELOPMENT-NORTH	PA						
		RI/FS						
FTO-010-R-01	EAST GARRISON	PA						
		RI/FS						
FTO-011-R-01	EAST GARRISON-OTHER	PA						
		RI/FS						
FTO-012-R-01	GARRISON-NORTH	PA						
		LTM						

FORT ORD BRAC-MMRP Schedule

SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-013-R-01	GARRISON-SOUTH	PA						
		RI/FS						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-014-R-01	MULTI-USE RANGE AREA - BLM	PA						
		RI/FS						
		RA(C)						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-015-R-01	MULTI-USE RANGE AREA - DRO	PA						
		RI/FS						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-016-R-01	MULTI-USE RANGE AREA - IA	PA						
		RI/FS						
		RA(C)						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-017-R-01	MULTI-USE RANGE AREA - OB/OD	PA						
		RI/FS						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-018-R-01	MULTI-USE RANGE AREA - SEA	PA						
		RI/FS						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-019-R-01	MULTI-USE RANGE AREA - SOUTH	PA						
		RI/FS						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-020-R-01	PARKER FLATS	PA						
		RI/FS						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-021-R-01	ROCKET RANGE AREA (FAAF)	PA						
		RI/FS						
		LTM						
SITE ID	SITE NAME	PHASE	FY09	FY10	FY11	FY12	FY13	FY14+
FTO-022-R-01	SOUTH RANGE AREA	PA						
		RI/FS						

Community Involvement

Technical Review Committee (TRC): 199001

Restoration Advisory Board (RAB): RAB established 1994

RAB Adjournment Date: 199905

RAB Adjournment Reason: Installation Commander determined RAB should be adjourned.

Community Involvement Plan (Date Published): 200606

Additional Community Involvement Information

Restoration Advisory Board

For five years, the Fort Ord RAB held monthly public meetings in which current cleanup actions were scheduled to be presented and discussed. Participants in these meetings frequently expressed frustration with RAB meeting procedures, extended meetings and delays in the discussion of cleanup issues. RAB participation declined to eight members in 1998. After several attempts at facilitation by the USEPA and the Army, as well as DTSC and CRWQCB, and in spite of the efforts of many talented community members, the RAB was assessed as ineffective in providing a forum for the exchange of information and a source of advice for the Army. Subsequently, the RAB was disbanded by the Army in May 1999.

Community Involvement Workshops

The RAB public meeting process was replaced by Community Involvement Workshops (CIWs) to provide community members an opportunity to discuss cleanup plans, examine cleanup documents and express their interests or concerns. A community meeting was held by the USEPA and the Army in May 1999 to solicit input from community members concerning the format for future public meetings. Using that input plus ideas and concerns collected during other community relations activities, the Army developed the date, time, and format for CIWs. The meeting format is continually assessed and modified using community input and participant critiques to sustain an effective information exchange forum.

The objective of the CIWs is to provide an opportunity for community members to participate in the cleanup decision-making process. In addition to presentations on proposed cleanup plans, CIWs provides updates from the BCT, the Fort Ord Community Advisory Group and the USEPA Technical Assistance Grant consultant when appropriate. Questions and comments by community members are solicited on agenda subjects and an open forum is provided at each workshop for comments and questions as well as input for future agenda topics on any cleanup subject.

Questions, requests, and comments from attending community members are addressed in the CIW or a response is scheduled for a subsequent meeting. Summaries describing the events and issues discussed at CIWs are produced and available for review in the Information Repositories, on the cleanup website, and in the Administrative Record.

Technical Review Committee (TRC)

Local and regional air, water, wildlife, land, public health, regulatory and service agencies, as well as educational institutions and government representatives review and comment on cleanup plans and documents as members of the Fort Ord TRC. The TRC meets quarterly to discuss technical material and provide advice to the Army, USEPA, DTSC, and the CRWQCB concerning pending cleanup decisions. The TRC was established in 1990.

The Fort Ord TRC and the community outreach program for the environmental cleanup at Fort Ord serve the purpose of the former Fort Ord RAB. It should be noted that the TRC meeting includes time to summarize comments from the CIW which usually occurs the evening prior to the TRC. This is one way in which the TRC serves as an opportunity for sharing community concerns and input with local and regional regulatory and service agency representatives.

Administrative Record is located at

Fort Ord Administrative Record
Building 4463 Gigling Road
Ord Military Community, CA 93944-5004
Telephone: (831) 393-9186
www.fortordcleanup.com

Community Involvement

Information Repository is located at

Seaside Library
550 Harcourt Avenue
Seaside, CA 93955
(831) 899-2055

California State University Monterey Bay Library
Building 12, Intergarrison Road
Seaside, CA 93955
(831) 582-3733

Current Technical Assistance for Public Participation (TAPP) N/A

TAPP Title: N/A

Potential TAPP: N/A

