

**Munitions Response (MR) Base Realignment and Closure (BRAC) Cleanup Team (BCT)**  
**Meeting Minutes**  
**11 February 2022**

Members/Invited Attendees

Maeve Clancy, EPA (phone)	Brad Olson, KEMRON (phone)
Lynne Baumgras, DTSC (phone)	Steve Crane, KEMRON (phone)
Brett Leary, DTSC (phone)	Maggie Sheatzley, KEMRON (phone)
Bill Collins, Fort Ord BRAC (phone)	Betsy Hibbits, Chenega
Bridget Floyd, USACE (phone)	Aaron Kochman, Chenega (phone)
Kyle Lindsay, USACE (phone)	Bart Kowalski, Chenega (phone)
Curtis Payton, USACE (phone)	Chieko Nozaki, Chenega
Eric Morgan, BLM (phone)	Cary Stiebel, Chenega
Derek Lieberman, Ahtna	Jason No, Chenega
Melissa Broadston, City of Seaside	Val Valdez, Chenega (phone)

Acronyms

BLM	Bureau of Land Management
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
USACE	U.S. Army Corps of Engineers

Agenda

<u>Item</u>	<u>Action</u>	<u>Comment</u>
Community Relations	Update	by Jason No
Property Transfer	Update	by Derek Lieberman
Environmental Services Cooperative Agreement (ESCA)	Update	by Melissa Broadston
Site Security Program	Update	by Betsy Hibbits
Fieldwork/Impact Area Munitions Response Area	Update	by Curtis Payton
Report Status	Update	by Chieko Nozaki
Federal Facility Agreement (FFA) Schedule	Update	by Chieko Nozaki
Action Items	Review	by Chieko Nozaki
Next meetings	Schedule	by Chieko Nozaki

**Community Relations** - The Army provided an update on community outreach.

1. Recent Activities: Concluded 2021 community outreach survey (May 2021-December 31, 2021). Responded to community questions on the information line and online comment form. In December mailed/mailed the 2022 community outreach calendar to interested parties. In December/January all remaining Fort Ord fact sheets were updated. December – February: updated interested party mailing list based on member requests. A Technical Review Committee prep meeting was held in January. In February, the Online Community Involvement Workshop announcement was mailed/mailed to interested parties and published in the Monterey Herald and Monterey Weekly newspaper advertisements.
2. Upcoming Activities: Publication of the public comment period for Findings of Suitability to Transfer (FOST) Number 11, Amendment No. 1 in local newspapers is tentatively planned. Associated Press is expected to publish an article related to the 4/28/2021 site visit and 8/24/2021 interview. On February 12, the Online Community Involvement Workshop started on on the [www.fortordcleanup.com](http://www.fortordcleanup.com) website and will remain available to the public for 30 days. The Technical Review Committee meeting will be held on February 15. Informational tables at Earth Day events and the Fort Ord National Monument 10-year Anniversary Celebration will be scheduled for April. A guided Nature Walk in the Impact Area MRA is scheduled for May 14, 2022.

**Property Transfer** - The Army provided an update on recent property transfer actions.

1. Finding of Suitability to Transfer (FOST) 6: Parcel F2.7.2
  - a. This parcel includes Site 33, the Golf Course Maintenance Area at Bayonet and Black Horse Golf Course.
  - b. The property was transferred with a restriction on residential use. The site developer has completed additional remedial actions and requested DTSC to remove the restriction. DTSC has approved the remedial action report and subsequently terminated the Covenant to Restrict the Use of Property (CRUP) that removed the state's residential use restriction.
  - c. The Army can prepare a deed modification after the other regulatory agencies provide concurrence.
  - d. USEPA can concur if the Record of Decision (ROD) for the Basewide Remedial Investigation Sites identifies contaminant levels acceptable for unrestricted use and Site 33 was cleaned up to those levels; otherwise, a memo to file or other post-ROD change may be needed to address the change under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
2. FOST 11: Parcels L2.3 and L2.4.1
  - a. The FOST had been signed (in 2017) prior to the change that ended Army's participation in the State CRUP process. There is a need to amend the FOST to document the changes. The amendment will remove the reference to Army participation in the State CRUP process and update the processes for response to incidental munitions discoveries and annual reporting of land use controls.
  - b. The Army will hold a 7-day public comment period for the FOST amendment. The Army provided a draft FOST amendment and public notice on 13 January 2021 to USEPA, DTSC, Seaside, and Monterey County for review. USEPA requested an update to the USEPA contact information. DTSC provided a comment letter. Fort Ord BRAC responded to the DTSC comment letter and provided a draft memorandum to file for coordination.

DTSC and USEPA provided comments on the draft memorandum on 26 October. The 7-day public comment period will be held after the execution of the memorandum.

- c. The Army will provide the draft deed to USEPA and DTSC for review after USACE Headquarters (HQ) review. The draft revised deed was sent to the City of Seaside. The Army will execute the deed after DTSC has a CRUP in place with the City of Seaside. DTSC had reported the CRUP was ready for execution pending FOST amendment resolution and property transfer. Environmental Condition of Property (ECP) recertification is required.
3. FOST 12: Parcels E20.c.1 and S2.1.2
  - a. For S2.1.2, a process similar to FOST 11 may be required because the Operable Unit 1 (OU1) Explanation of Significant Differences (ESD) states a CRUP will be established between the Army and the State.
  - b. For E20c.1, the Army is considering the option to transfer the property under CERCLA section 120(h)(4). BRAC-FO submitted a letter to USEPA requesting concurrence. USEPA is reviewing it.
4. FOST 13: Parcel L36
  - a. Draft deed is in progress. Comments were received from USACE Office of Counsel and the City of Seaside.
  - b. USACE Sacramento District (SPK) Real Estate (RE) will send the transfer package to USACE HQ in February. SPK-RE is working with the Environmental Law Division (ELD) to confirm Seaside comments are resolved. ECP recertification is required.
5. FOSET 1:
  - a. CERCLA Warranty for Parcel L5.1.1.1 (FAAF MRS-34): sent to SPK Office of Counsel (OC) on 9/16/20. SPK-RE sent the disposal package to Seaside for review in June; comments are expected in February.
6. FOSET 4: No updates.
7. FOSET 5: Non-ESCA CERCLA Warranties (ESCA CERCLA Warranties were recorded on 6/26/20):
  - a. City of Marina Parcels E4.3.2.2, E4.7.1, E5a.1, and L5.10.1 (property overlying Operable Unit Carbon Tetrachloride Plume [OUCTP]): sent to SPK-OC 9/16/20; SPK-RE is preparing disposal package which was sent to Seaside for review. Seaside recommended revisions on 2/4/22.
  - b. County of Monterey Parcel E4.7.2 (Property overlying OUCTP): sent to SPK-OC 9/16/20. SPK-RE is preparing disposal package, which was sent to Seaside for review in June with comments expected in February.
8. Letter of Transfer: Parcel L20.4
  - a. The letter of transfer had been staffed for signature in 2013. The letter of transfer was updated and resubmitted to ELD in May 2021. An ECP update is required. SPK-RE sent an updated Letter of Transfer package to USACE-HQ in December 2021.

**ESCA Update** - City of Seaside provided an update.

1. Seaside ESCA staff and jurisdictions have been conducting regular inspections of the ESCA properties. In December 2021, five illegal encampments were discovered in the Seaside Munitions Response Area (MRA) and were cleaned up within four days. Minimal soil disturbance and no munitions were observed. City of Seaside repaired breaches in the nearby fence. ESCA continues to monitor the area.
2. Monterey Peninsula College removed bridges from an illegal "pump track" in Parker Flats.

3. California State University Monterey Bay noted a vehicle trespassing in the Spineflower Restoration Area. Ground disturbance was minimal.
4. ESCA has begun removing old signs and debris. ESCA is coordinating with the jurisdictions on new sign designs and access upgrades for cyclists and walkers when Parker Flats Road Gate 1 is closed.
5. Upcoming projects that require preparation of construction support plans include Eucalyptus Road stormwater project in the Seaside MRA and Pure Water Monterey Phase 4 pipeline in the Parker Flats MRA. An Addendum to the Seaside programmatic plan addressing the Pure Water Project Phases 3 and 4 was submitted to the regulatory agencies and the Army in July.
6. Wetlands delineation and aerial survey site preparation and survey control point installation activities were conducted at Monterey Peninsula College's Military Operations in Urban Terrain (MOUT) property in January. Work was conducted under the Final Programmatic Anomaly Avoidance Construction Support Plan (CSP). MOUT site fence construction is expected by the end of 2022.
7. A land use covenant annual report was issued by Monterey County for the July 1 – June 30 time period.
8. ESCA is conducting quarterly Long-Term Obligations (LTO) meetings to discuss land use control implementation. The next meeting will be held on March 2.
9. The City of Monterey passed a metal detection prohibition in December 2021.

**Site Security Program** – The Army provided a description of recent munitions, trespass, and security incidents, community education events, and related training. A status report detailing BRAC field check activities and findings was provided.

1. Status of follow-up actions from annual Security Committee Meeting and past BCT meetings
  - a. POM PD and BLM Law Enforcement Impact Area MRA patrols: one or more times daily.
  - b. BLM perimeter fence inspection and repairs: weekly.
  - c. BRAC site inspections: three or more times weekly.
  - d. Six motion-activated cameras are deployed at rotating locations.
2. Anticipated issues in the near future
  - a. Deterring and/or citing trespass into restricted areas with explosive hazards.
3. 2022 Fort Ord Munitions Response Site (MRS) Security Committee annual meeting
  - a. Scheduled for February 22, 2022 at 1:30 pm.
4. Planned purchases
  - a. Concertina wire for fences and gates – in progress
5. Additional planned safety signage
  - a. ESCA is coordinating gate name signs for high use perimeter gates and “No Parking Fire Lane” signs
  - b. Update of large Impact Area danger signs by Watkins Gate North and Laguna Seca is in progress
6. Trespass Incidents Overview
  - a. Six security cameras deployed since May 28, 2021
    - i. Total of 10 trespass incidents detected from cameras in 2021; 3 in 2022
    - ii. Three incidents since last BCT meeting
  - b. Trespass incidents reported since the last BCT meeting (11/17/2021 – 2/7/2022): 6
    - i. No citations issued

- c. Trespass incidents year to date (1/1/2022 through 2/7/2022): 4
- 7. Trespass Incident Details
  - a. 12/9/2021: Evidence of trespass through the Impact Area MRA fence south of Bitter Gate adjacent to Del Rey Oaks property. The bottom three wires and double layer of concertina wire were cut and replaced to make it look normal. BLM repaired the fence. Additional site visits/patrols are planned for the vicinity.
  - b. 12/15/2021: Security camera near the MOUT site documented a man and woman riding bicycles southbound inside the Impact Area MRA at 10:16 a.m. and returning northbound at approximately 10:27 a.m.
  - c. 1/10/2022: Impact Area MRA fence breach next to Orion South Gate on South Boundary Road.
  - d. 1/11/2022: Security camera near MOUT site documented two male bicyclists trespassing in the Impact Area MRA, traveling southbound at 12:13 p.m. and northbound at 1:24 p.m.
  - e. 1/23/2022: Security camera near MOUT site documented two males riding bicycles northbound on Impossible Canyon Road inside the Impact Area MRA at 2:14 p.m.
  - f. January 30, 2022: Security camera near Orion South Gate recorded one male trespassing on foot inside the Impact Area MRA. The individual was photographed jogging north on Orion Road at 5:45 p.m. He was photographed walking southbound at 5:49 p.m., carrying a cell phone.
- 8. Munitions Incidents Overview
  - a. Munitions incidents reported since last BCT meeting (11/17/2021 – 2/7/2022): 6
  - b. Munitions incidents year to date (1/1/2022 through 2/7/2022): 4
- 9. Munitions Incident Details
  - a. December 7, 2021: Biologists discovered a suspect munition in the Impact Area MRA just outside the cleared area in HA 26. Chenega munitions staff identified the item as munitions debris (MD) from a Projectile, 37mm, TP, M51A1 and removed it for scrap/recycling.
  - b. December 9, 2021: Groundwater cleanup staff discovered a suspect munition in Marina, off of Imjin Road west of Ord Market. Chenega munitions staff investigated and identified the item as munitions debris from a Signal, illumination, ground (model unknown). Chenega munitions staff removed the item for scrap/recycling.
  - c. January 3, 2022: Chenega biologist discovered a suspect munition in Unit 21 near HA 37 inside the Impact Area MRA. Chenega munitions staff identified the item as munitions debris from a Grenade, rifle, antitank, M9 series and removed it for scrap/recycling.
  - d. January 3, 2022: Chenega biologist discovered a suspect munition in Unit 21 near HA 37 inside the Impact Area MRA. Chenega munitions staff identified the item as munitions debris from a Rocket, 3.5-inch, high explosive antitank, M28 series and removed it for scrap/recycling.
  - e. January 9, 2022: A pedestrian reported discovering a suspect munition in Marina (1/4 mile south of the intersection of Abrams Drive and Intergarrison Road). CSUMB Police Department (PD) responded and identified the item as munitions debris from an illumination signal. CSUMB PD advised the Monterey County Bomb Squad that a

response was not necessary and removed the item for scrap/recycling. CSUMB PD provided photographs of the item to the BRAC office. Chenega munitions staff examined the photographs and identified the item as munitions debris from a Signal, illumination, ground (model unknown).

- f. February 7, 2022: A BLM Ranger discovered a suspect munition in a public area of the Fort Ord National Monument. The item was located on the ground near Addington Road. Chenega munitions staff examined the item and identified it as munitions debris from a Signal, illumination, ground (model unknown). Chenega munitions staff removed it for scrap/recycling.
10. Community Education Participants
- a. Year to date (1/1/2022 through 2/4/2022): 0
11. Munitions Recognition and Safety Training Participants (in-person)
- a. (1/1/2022 through 2/4/2022): 17

**Fieldwork / Impact Area Munitions Response Area** – USACE and KEMRON provided an update on the status of upcoming fieldwork.

1. 2021 surface monitoring fieldwork was completed in December 2021. Unit 18 (northern portion), Unit 22 (western portion), and Unit 32 were recommended for discontinued monitoring due to consecutive years of no discoveries of MEC, suspected MEC, MEC-like MD, or incident reports. The 2021 Track 3 Annual Surface Monitoring Report is scheduled to be submitted in March 2022.
2. Unit 5 vegetation mastication is complete (122.8 acres). Two munitions items found during mastication were categorized as material potentially presenting an explosive hazard (MPPEH) and were placed in the Explosive Storage Location. Discovery of one of the items led to new safety arc distances.
3. Field work planned for 2022 includes annual surface monitoring of Impact Area units in the spring or summer. Unit 5 surface MEC removal is scheduled to begin in late February, followed by digital geophysical mapping (DGM), and intrusive investigations in selected areas.

**Report Status** – The Army provided a review and update.

1. The FFA schedule was updated to reflect updated agency review schedule for Unit 5 SSWP.
2. Draft Final Impact Area MRA Non-Burn Fuelbreaks TIP Volume 2 was issued on 15 November. DTSC provided a letter of no comment. EPA comments are pending.
3. Draft Final Impact Area MRA Non-Burn Fuelbreaks TIP Volume 1 was issued on 15 November. DTSC provided a letter of no comment. EPA comments are pending.
4. Draft MRS-BLM Unit 5 (2021 Unit) MEC-QAPP Addendum was issued in December. DTSC commented. EPA review is pending.
5. MRS-BLM Unit 5 (2021 Unit) SSWP Addendum MEC Remedial Action was issued on 15 November. EPA and DTSC commented. Draft final version to be issued in February.
6. Impact Area MRA Surface Remediation Area Annual Monitoring Report (2021) is scheduled to be issued in March.
7. Working Draft Track 3 RD/RA Work Plan – Interim LUCIP was updated with munitions safety information for fire suppression.
8. Track 2 BLM Area B & MRS-16 Annual LUC Monitoring Report (2021) is scheduled to be issued by April 30, 2022.

9. Land Use Covenant Annual Monitoring Report (July 2020- June-2021) was submitted by Monterey County on November 29, 2021.
10. Track 2 Parker Flats MRA (FOST 11 parcels) Report of Annual Land Use Control Monitoring (2021) was issued on January 24, 2022.
11. Track 2 Parker Flats MRA (F2.6) Report of Annual Land Use Control Monitoring (2021) was issued by Presidio of Monterey Directorate of Public Works on January 26, 2022.
12. The MRS Security Program Annual Report (2021) is scheduled to be issued by May 31, 2022.
13. Deed releases and CERCLA warranty document status will be tracked

**Action Items** – Due action items were described as complete and pending items were reviewed.

The next meeting of the MR BCT was scheduled for May 13, 2022.

Finalized 5/9/2022