

**Munitions Response (MR) Base Realignment and Closure (BRAC) Cleanup Team (BCT)
Meeting Minutes
17 November 2021**

Members/Invited Attendees

Maeve Clancy, EPA (phone)
Lynne Baumgras, DTSC (phone)
Brett Leary, DTSC (phone)
Bill Collins, Fort Ord BRAC (phone)
Bridget Floyd, USACE
Dana Gentry, USACE (phone)
Curtis Payton, USACE (phone)
James Specht, USACE (phone)
Eric Morgan, BLM (phone)
Derek Lieberman, Ahtna

Linda Temple, Westin Solutions
Melissa Broadston, City of Seaside
Ben Havens-Stokes, City of Seaside
Betsy Hibbits, Chenega (phone)
Aaron Kochman, Chenega (phone)
Bart Kowalski, Chenega
Chieko Nozaki, Chenega
Cary Stiebel, Chenega
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 Chieko Nozaki
Property Transfer	Update	by Derek Lieberman
Environmental Services Cooperative Agreement (ESCA)	Update	by Melissa Broadston and Ben Havens-Stokes
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: The Army will continue to accept the 2021 community outreach survey forms through December 31, 2021. Presidio of Monterey (POM) InBrief newsletter included articles “229th MI Bn. ‘Warrior Nerds’ hold competition, focus on land navigation skills” and “Walk inside Ord cleanup area features tanks, terrain, more”. In October the Fort Ord Annual Report was posted online, sent to 2,000 email addresses, and mailed to approximately 67,000 addresses. In October several Fort Ord fact sheets were updated with current BCT contact information and community outreach email address. BRAC received EPA 2020 Excellence in Site Reuse Award plaques for local distribution to BLM, City of Seaside for FORA, and USACE.
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. More Fort Ord fact sheets will be updated. The next Community Involvement Workshop and Technical Review Committee meeting are scheduled for February 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.
 - c. The Army can prepare a deed modification after the other regulatory agencies provide concurrence.
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 Covenant to Restrict the Use of Property (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 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 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.
3. FOST 12: Parcels E20.c.1 and S2.1.2
 - a. Draft deeds are in progress.
 - b. 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.

- c. For E20c.1, the Army is evaluating the option to transfer the property under CERCLA section 120(h)(4).
- 4. FOST 13: Parcel L36
 - a. Draft deed is in progress. Comments were received from USACE Office of Counsel and the City of Seaside.
- 5. 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 Army Environmental Law Division in May; however, it may be necessary to do a new Environmental Condition of Property Report Update due to the time lapse.
- 6. CERCLA warranty documents for non-ESCA early transfer parcels are in progress. Draft documents for parcels in Finding of Suitability for Early Transfer (FOSET) 1 and FOSET 5 were sent to the City of Seaside for review in June.

ESCA Update - City of Seaside provided an update.

- 1. Melissa Broadston and Ben Havens-Stokes are the new City of Seaside ESCA program staff.
- 2. Seaside ESCA staff and jurisdictions have been conducting regular inspections of the ESCA properties. No unauthorized ground-disturbing activities have been found recently. The City of Seaside ESCA is preparing to send an annual notice to the property owners about the land use controls.
- 3. 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.
- 4. One incidental munitions discovery occurred on an ESCA Monterey Peninsula College parcel. The incident was responded to in a safe manner and reported to the regulatory agencies.
- 5. Upcoming projects that require preparation of construction support plans include: Eucalyptus Road stormwater project and California American Water Company pipeline in Monterey County. 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. Pure Water Project boreholes are to begin in the November-December timeframe.
- 6. ESCA is conducting quarterly Long Term Obligations (LTO) meetings to discuss land use control implementation. The next meeting will be held in February.
- 7. The jurisdictions are on track to submit the annual land use covenant monitoring report to DTSC by 1 December.

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. POMPD 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; locations are being rotated.
 - e. Multi-lock gate devices (“slider locks”) for five perimeter gates have been installed.
- 2. Anticipated issues in the near future
 - a. Deterring and/or citing trespass into restricted areas with explosive hazards.
- 3. Planned purchases

- a. Small concertina wire rolls
- b. Radio batteries
- c. “No Trespassing” signs for Army-owned portion of FONM
- 4. Additional planned safety signage
 - a. ESCA is coordinating gate name signs for high use perimeter gates and “No Parking Fire Lane” signs.
 - b. Update/replace large Impact Area danger signs by Watkins Gate North and Laguna Seca.
- 5. Trespass Incidents Overview
 - a. Six security cameras deployed since May 28, 2021
 - i. Total of nine trespass incidents detected from cameras
 - ii. Four incidents since last BCT meeting
 - b. Trespass incidents reported since the last BCT meeting (9/17/2021 – 11/15/2021): 6
 - i. Four of the six incidents were discovered from security camera footage
 - ii. No citations issued
 - c. Trespass incidents year to date (1/1/2021 through 11/15/2021): 60
- 6. Trespass Incident Details
 - a. September 25, 2021: Security camera footage near the MOUT site documented one male bicyclist entering the Impact Area MRA at 4:30 p.m. and two male bicyclists exiting at 5:57 p.m.
 - b. September 27, 2021: Impact Area MRA fence break along South Boundary Road between the Forestall and Range 30 gates.
 - c. October 24, 2021: Security camera footage near the MOUT site documented two males on foot inside the Impact Area MRA. They entered at 1:42 p.m. They exited at 3:11 p.m. carrying large objects: an apparent target for shooting practice and an unknown object.
 - d. November 6, 2021: Security camera footage near the MOUT site documented a man and woman riding bicycles northbound inside the Impact Area MRA at 4:55 p.m.
 - e. November 7, 2021: Security camera footage near the MOUT site documented two young males entering the Impact Area MRA at 3:43 p.m. and exiting at 4:10 p.m.
 - f. November 15, 2021: Impact Area MRA fence breach near Orion North Gate on Eucalyptus Road.
- 7. Munitions Incidents Overview
 - a. Munitions incidents reported since last BCT meeting (9/17/2021 – 11/12/2021): 1
 - b. Munitions incidents year to date (1/1/2021 through 11/12/2021): 14
- 8. Munitions Incident Details
 - a. October 10, 2021: A suspect munitions item was reported by a bicyclist on Monterey Peninsula College property near Trail 65, north of Eucalyptus Road across from Range 43 gate. It was determined to be discarded military munition (DMM). The item was identified as a Cartridge, 40mm, Practice, M781. Monterey County Bomb Squad responded and removed the item for detonation.
- 9. Community Education Participants
 - a. Year to date (1/1/2021 through 11/12/2021): 240

10. Munitions Recognition and Safety Training Participants (in-person)
 - a. (1/1/2021 through 11/4/2021): 81
11. BLM is hiring a law enforcement ranger to be assigned full time at the Fort Ord National Monument.
12. The BRAC field check program status report will not be issued past October as the program is now well established.

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

1. 2021 surface monitoring fieldwork is in progress.
2. Unit 5 vegetation mastication is in progress.
3. Munitions debris in Unit 23 and other debris in Units 22 and 43-48 was removed.
4. Field work planned for 2022 includes annual surface monitoring of Impact Area units in the springtime. Unit 5 surface MEC removal is scheduled to begin in February, followed by digital geophysical mapping (DGM), and intrusive investigations in selected areas. A contract for investigating and removing anomalies from fuel break segments in late 2022 is planned.
5. The Army and BLM described a recent discussion regarding potential future use scenarios for the Impact Area MRA.

Report Status – The Army provided a review and update.

1. The FFA schedule update to address Unit 5 remediation documents were approved by USEPA and DTSC.
2. Draft Final Impact Area MRA Non-Burn Fuelbreaks TIP Volume 2 was issued on 15 November.
3. Draft Final Impact Area MRA Non-Burn Fuelbreaks TIP Volume 1 was issued on 15 November.
4. Draft MRS-BLM Unit 5 (2021 Unit) MEC-QAPP Addendum is in progress.
5. MRS-BLM Unit 5 (2021 Unit) Site SSWP Addendum MEC Remedial Action was issued on 15 November; comments are requested by 17 December 2021.
6. Working Draft Track 3 RD/RA Work Plan – Interim LUCIP was updated with munitions safety information for fire suppression.
7. 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 February 11, 2022.

BH 12/02/2021