

QUARTERLY UPDATE ON THE ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT

Residential Quality Assurance Pilot Study

Situated along several miles fronting Monterey Bay, the former Fort Ord Military Reservation is nearly 28,000 acres, approximately 45 square miles. The earliest military activity on the former base began in the 1880's, eventually becoming home to the U.S. Army's (Army) 7th Infantry Division. In 1991, Fort Ord was formally listed for closure and officially decommissioned in 1994.

In 2007, after extensive review, the Army and the Fort Ord Reuse Authority (FORA) entered into an Environmental Services Cooperative Agreement (ESCA) governing the terms of munitions and explosives of concern (MEC) removal on remaining Economic Development Conveyance parcels on the former base. This agreement facilitated Army transfer of approximately 3,340 former Fort Ord acres to FORA prior to MEC remediation completion. This was the first successfully negotiated MEC remediation privatization at a former military Superfund site.

During ESCA negotiations, regulatory agencies expressed concern with the adequacy of the Best Available (and Appropriate) Detection Technologies and related

processes to detect and remove MEC to allow residential reuse. These concerns were attributed to the potential for small, but possibly hazardous, MEC items to remain at depths below the detection capability of Best Available (and Appropriate) Detection Technologies and close enough to the surface to pose a threat to future residents and/or land users.

In an effort to satisfy these concerns, the FORA ESCA team (collaborating with the regulatory agencies and Army) is developing and verifying a process to determine residential reuse acceptability. This effort has been named the "Residential Quality Assurance (RQA) process."

The FORA ESCA team conducted an RQA Pilot Study to test the RQA process, identifying areas for the study, refining a technical approach, and developing success criteria to be used by the regulatory agencies to evaluate how the RQA process will be applied to other designated residential reuse areas. A data-driven decision process was employed during the RQA Pilot Study, which guided the technical approach.

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Upcoming Meetings and Events

August

25th: Fort Ord Users Working Group

September

3rd & 4th: Monterey County Fair

22nd: Fort Ord Users Working Group

30th: ESCA Informal Community Workshop

October

13th: Army Community Involvement Workshop

16th: Marina Air Faire

20th: Fort Ord Users Working Group

23rd: BLM Fort Ord Public Lands Day

Parker Flats Munitions Response Area Overview

In fall 2008, MEC investigation field work began in the Parker Flats Munitions Response Area (MRA). This munitions investigation work addresses portions of the Parker Flats MRA, identified as Phase II, that were not included in the Army's Phase I MEC investigation activities.

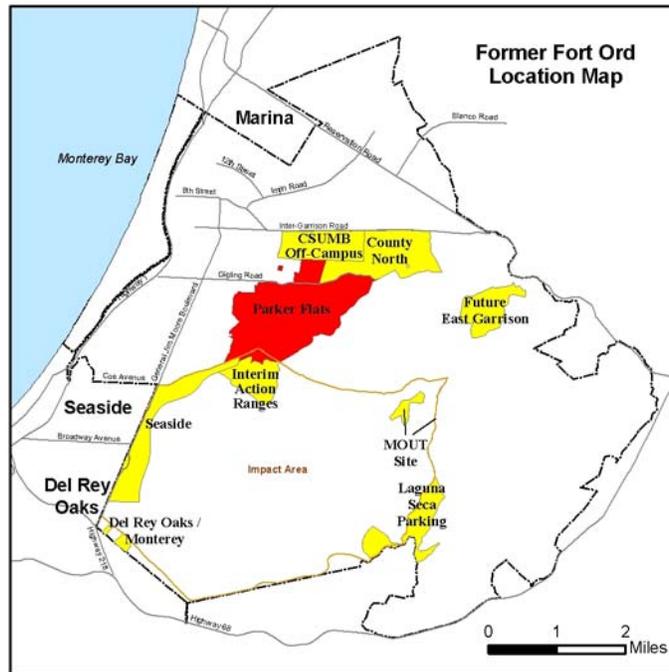
The Phase II portion of the Parker Flats MRA consists of 477 acres targeted for evaluation. Of that total, 167 acres are designated for habitat reserve, 185 acres for non-residential development, and 125 acres for residential development. Field activities being conducted include:

- Debris removal;
- Habitat monitoring;
- Vegetation cutting and removal;
- Surface and sub-surface MEC investigation;
- Weed monitoring and abatement;
- Erosion control; and
- Third party quality assurance monitoring.

These field activities are essential to support the proposed reuse for Parker Flats MRA including: residential development; non-residential development consisting of the Central Coast Veterans Cemetery, Monterey Peninsula College Training area, and Monterey Downs Horse Park; recreational trails; and Habitat Reserve.

To date, investigation has been completed on 360 acres of the Parker Flats MRA. During this MEC investigation, the ESCA RP Team has been successful in collecting 860 MEC items and 6490 munitions debris items.

Beginning in the eastern portion of the MRA designated for habitat, UXO technicians investigated existing trails and trail buffer areas. To do this effectively, vegetation had to be cleared for UXO technicians to access buffer areas on either side of existing trails. The habitat within the Parker Flats MRA is predominately coast woodlands consisting of coastal scrub oak, grasses, and poison oak. A few pockets of dense maritime chaparral exist, inhibiting UXO technicians from deploying appropriate munitions detection equipment.



photographs demonstrate that vegetation returns. Additionally, vegetation cutting or thinning removes old and dead growth, greatly reducing fire hazards and increasing plant health.

Vegetation and habitat activities must follow the requirements of the Army's Habitat Management Plan and Biological Opinions for the former Fort Ord. This ensures that sensitive species are monitored and protected as ESCA RP Team qualified biologists survey and monitor existing Habitat Reserve areas. ↻

This over growth also hides surface MEC, potentially compromising worker safety. In order for safe and effective munitions remediation to proceed, vegetation removal is essential.

On the former Fort Ord, vegetation removal is performed by either cutting or controlled burns. Since the transfer of ESCA property and MEC remediation funding to FORA, the ESCA RP Team has worked with the Army to identify areas where cutting is an appropriate vegetation removal method. Vegetation removal methods in the Parker Flats MRA consist of:

- Mowing grasses;
- Machine cutting dense brush, Manzanita and poison oak;
- Removing low hanging tree branches; and
- Removing young, small trees where necessary and larger trees when investigations indicate possible munitions within the root structure.

FORA is committed to minimizing vegetation removal impacts on the natural environment. Although vegetation removal activities may be necessary, archival

FORT Friends Established!

Congratulations to the newly formed "Fort Ord Regional Trail (FORT) Friends", who will be concerned with the long-term interconnectivity of the trails and other transportation infrastructure throughout the former Fort Ord. They have also offered to assist local jurisdictions in maintaining the integrity of existing trails. The FORT Friends group is made up of bikers, hikers, equestrians, runners and other recreationalists that utilize Fort Ord for transportation and recreation. An unexpected outcome of FORA's work with local community members, this level of community engagement illustrates that engaging the public in a collaborative problem solving approach produces positive long term benefits for those involved. ↻

November

17th: Fort Ord Users Working Group

Residential Quality Assurance Pilot Study

continued from Cover Story...

The following criteria were used to evaluate RQA Pilot Study process “success:”

Does the process:

- Increase the level of confidence in the ability of the MEC removal actions to meet remediation goals?
- Demonstrate the effectiveness of the MEC removal actions with respect to reducing explosive hazard risk to future residential users?
- Can it be implemented in a technically defensible manner with quantifiable costs?



The RQA Pilot Study proposes a three level evaluation process. Level 1 is a review of previous MEC investigations and removal actions. At this step areas acceptable for residential reuse are identified. Areas presenting some uncertainty move to Level 2 for further investigation using Best Available (and Appropriate) Detection Technologies. Level 3 is designed to be selectively applied to areas with remaining MEC issues not resolved in prior levels.

The results of the RQA Pilot Study are being evaluated to determine whether the RQA risk reduction value-added justifies implementation of the process on the remainder of the designated residential reuse ESCA areas. The RQA Pilot Study, data-driven decisions, success criteria, and collaborative regulatory/Army interaction are critical developmental components in crafting the eventual RQA process implementation. The RQA process will allow the FORA ESCA RP Team to systematically evaluate the potential presence of residual MEC on parcels proposed for residential development. The RQA Pilot Study results are currently being summarized in a technical information paper anticipating an September publication. ☞

Questions & Answers

Q: During the FORA ESCA cleanup investigation have you been successful in finding munitions?

A: *Yes, our investigations in Parker Flats and Seaside munitions response areas have uncovered MEC and munitions related debris. These MEC items and munitions debris are consistent with the type of training that occurred in these areas.*

Q: What type of equipment is used to detect munitions?

A: *Depending upon the areas being investigated, the FORA ESCA RP Teams uses a combination of analog and digital detection equipment. Both types of equipment detect metal under the earth's surface. Analog equipment produces an audible sound and when technicians hear that signal, they dig to find the item causing the detection equipment to emit the signal. Digital equipment produces a detailed computerized map which is then analyzed to determine where technicians need to dig.*

Q: If old munitions are discovered, what is the disposal process?

A: *First, UXO technicians examine the munitions to determine whether it is safe to transport to a designated location where a scheduled detonation will take place. If it is determined that transporting the munitions poses a safety risk, the Army, regulators, and local emergency responders are notified. UXO technicians dig a hole, place the munitions in the hole, place sandbags all around and blow in place. A safety officer is present at all times who oversees all required safety measures.*

See you at the Fair!
Please stop by the
FORA ESCA RP
booth at the
Monterey County Fair
Sept. 4th.



FORT ORD REUSE AUTHORITY (FORA)
100 12th Street, Bldg. 2880 Marina, CA 93933

To find out more about the Environmental Services Cooperative Agreement (ESCA), or to request that you be added to our database, please send an email to esca@fora.org or visit the ESCA website at www.fora-esca-rp.com



2010 Project Document Schedule

- Draft Residential Quality Assurance Pilot Study Technical Information Paper
⊙ Targeted Release: September
- Draft Interim Action Ranges MRA RI/FS Work Plan
⊙ Targeted Release: September
- Draft Final Group 2 RI/FS Report, CSUMB Off-Campus MRA
⊙ Targeted Release: October
- Final Group 2 RI/FS Report, CSUMB Off-Campus MRA
⊙ Targeted Release: December
- Draft Final Group 3 RI/FS Report, MOUT Site, Laguna Seca Parking, and Del Rey Oaks/Monterey MRAs
⊙ Released: August
- Final Group 3 RI/FS Report, MOUT Site, Laguna Seca Parking, and Del Rey Oaks/Monterey MRAs
⊙ Targeted Release: November
- Draft Final Group 4 RI/FS Work Plan, Future East Garrison MRA
⊙ Targeted Release: August
- Final Group 4 RI/FS Work Plan, Future East Garrison MRA
⊙ Targeted Release: October

FORA ESCA RP documents can be reviewed at www.fora-esca-rp.com or at the BRAC Office, Building 4463 Gigling Road, Ord Military Community. For viewing hours contact the Administrative Record coordinator at **(831) 393-9186**.

* The above document timeframes are based upon agency work schedules and therefore subject to change. For the most current information please contact FORA's ESCA hotline at **(831) 883-3506** or send an email to esca@fora.org.

FORA ESCA Remediation Program Team



Fort Ord
Reuse
Authority



WESTCLIFFE
ENGINEERS