FFID: CA921372067600
Size: 27,827 acres
Mission: Housed 7th Infantry Division (Light); supports the Defense Language Institute Foreign Language Center, currently at the Presidio of Monterey, California
HRS Score: 42.24; placed on NPL in February 1990
IAG Status: Federal facility agreement signed in July 1990
Contaminants: VOCs, petroleum hydrocarbons, heavy metals, and pesticides
Media Affected: Groundwater and soil
Funding to Date: $204.3 million
Estimated Cost to Completion (Completion Year): $300.8 million (FY2033)
Final Remedy in Place or Response Complete Date for BRAC Sites: FY2003
Five-Year Review Status: Completed/Planned

Marina, California

Restoration Background

From 1917 to 1994, Fort Ord served primarily as a training and staging installation for infantry units. In July 1991, the BRAC Commission recommended closing Fort Ord and moving the 7th Infantry Division (Light) to Fort Lewis, Washington. The Army closed Fort Ord in September 1994.

In FY87, a hydrogeological investigation identified the Fort Ord sanitary landfills as potential sources of contamination for the city of Marina's backup drinking water supply. In FY89, a remedial investigation and feasibility study (RI/FS) began for the landfills. In FY90, studies identified 61 sites, including landfills, underground storage tanks, motor pools, family housing areas, a fire training area, an 8,000-acre impact area, and an explosive ordnance disposal area. The installation found that petroleum hydrocarbons and volatile organic compounds (VOCs) had migrated into groundwater.

In FY94, the installation converted its technical review committee (TRC) to a Restoration Advisory Board (RAB) and formed a BRAC Cleanup Team (BCT). In FY95, the installation constructed a groundwater treatment system at the post landfill and completed a Record of Decision (ROD) for Fritzsche Army Air Field (FAAF) Operable Unit (OU) 1.

In FY96, the Army completed proposed plans (PPs) and a ROD for the RI sites and remediation of lead-contaminated soil at the Beach Ranges Site 3. The Army began to cap the OU2 landfill and to construct a groundwater pump-and-treat system. The Army proposed that the landfill, with the groundwater treatment system, be a corrective action management unit to allow consolidation of waste. In FY97, the BCT completed a ROD for remedial sites, an interim ROD for Site 3, and an explanation of significant differences for OU2.

In FY98, the installation completed waste removal at six sites and closure and cap construction for 143 acres of the 150-acre landfill. It also consolidated over 300,000 cubic yards of waste into OU2 and recycled over 750,000 pounds of lead from Site 3. The installation completed removal actions at Sites 34 and 39a for clean closure. The Army completed Phase I and Phase II engineering evaluations and cost analyses (EE/CAs) addressing removal actions for ordnance and explosives (OE) sites. EPA and California EPA concurred on the Phase I EE/CA and Action Memorandum (AM) 1 for the 12 No Action OE sites.

In FY99, long-term monitoring of OU1 and OU2 groundwater treatment systems indicated the need for specific construction enhancements, which were designed and approved. The installation constructed a groundwater pump-and-treat system for Site 12 and began a multiphase RI/FS for OE. The installation reestablished the TRC and dissolved the RAB but developed alternative public outreach initiatives to provide for public input. The Army established a Strategic Management Analysis Requirement Technology (SMART) team to address OE cleanup. A 5-year review was conducted for OU1.

FY00 Restoration Progress

The installation continued non-time-critical removal actions (NTCRAs) for OE sites. It also completed the construction enhancement for the OU2 groundwater systems. Remedial action at Site 39 continued, as did operation of the three groundwater treatment systems. The PP for the first part (Track 0) of the four-part OE RI/FS was published. Using guidelines from the SMART team, the installation completed a 350-acre OE removal action to support the early transfer of the Del Rey Oaks parcel. A 31-acre OE investigation in support of the York School lease was also completed. The installation completed Fort Ord's first economic development conveyance for the transfer of 245 acres. The Army completed a finding of suitability for early transfer (FOSET) for the FAAF OU. EPA approved the FOSET, which now awaits the Governor's signature. The FAAF OU transfer will mark the Army's first use of the Department of Toxic Substances Control's (DTSC's) Covenant to Restrict Use of Property, which was developed and signed by the Army and DTSC in FY00.

Groundwater issues delayed a FOSET for several parcels in the main garrison area. An off-post groundwater plume of carbon tetrachloride at OU1 delayed completion of the construction enhancement for the groundwater treatment system. The estimated cost of completing environmental restoration at this installation has changed significantly because of estimating and technical criteria issues.

Plan of Action

- Continue NTCRAs for priority OE sites (Ranges 43–48, seaside parcels) in FY01
- Complete RCRA closures for Building T-111 and the former open burning/open detonation area in FY01
- Continue off-post groundwater investigation and operation of the three groundwater treatment facilities in FY01
- Sign ROD for no further action regarding OE investigation (Track 0) and continue development of the three remaining parts of the four-phase OE RI/FS-associated studies in FY01
- Prepare and review two FOSETs and one finding of suitability to transfer in FY01
- Complete 5-year review as planned

BRAC Sites Achieving RIP or RC Per Fiscal Year