

PRESIDIO OF MONTEREY

Army Cleanup Program

Installation Action Plan Final

June 2024

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STATEMENT OF PURPOSE

The Installation Action Plan (IAP) provides evidence that the Army is firmly committed to expeditious identification and cleanup of environmental contamination, and that the installation has a credible, organized program to carry out that commitment. The IAP provides an outline of the total multi-year environmental cleanup program for each site with ongoing or future planned restoration activity and includes the (1) environmental restoration requirements, (2) the rationale for the selected technical approach, and (3) foundation to develop corresponding financial needs for each cleanup site.

INSTALLATION OVERVIEW

Installation Name: PRESIDIO OF MONTEREY

Installation City: MONTEREY

Installation County: Monterey County

Installation State: California

Regulatory Participation - Federal: N/A

Regulatory Participation - State: Monterey County Health Department

ACRONYMS

Acronym	Definition
CC	Compliance-related Cleanup
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CRL	Cleanup Restoration & Liabilities
DD	Decision Document
ENV	Environmental
FS	Feasibility Study
FYR	Five-Year Review
IAP	Installation Action Plan
ID	Identification
IR	Installation Restoration
IRA	Interim Remedial Action
LFG	Landfill Gas
LTM	Long-Term Management
LUC	Land Use Control
MR	Munitions Response
NPL	National Priorities List
MRSP	Munitions Response Site Prioritization Protocol
PA	Preliminary Assessment
POM	Presidio of Monterey
RAB	Restoration Advisory Board
RA(C)	Remedial Action (Construction)
RA(O)	Remedial Action (Operations)
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
RI	Remedial Investigation
ROD	Record of Decision
RRSE	Relative Risk Site Evaluation
RWQCB	Regional Water Quality Control Board
SC	Site Closeout
SI	Site Inspection
TAPP	Technical Assistance for Public Participation
UST	Underground Storage Tank

PHASE TRANSLATION TABLE

CERCLA Phase	RCRA Phase	RCRA UST Phase
Preliminary Assessment (PA)	RCRA Facility Assessment (RFA)	Initial Site Characterization (ISC)
Site Inspection (SI)	Confirmation Sampling (CS)	Investigation (INV)
Remedial Investigation/ Feasibility Study (RI/FS)	RCRA Facility Investigation/Corrective Measures Study (RFI/CMS)	Corrective Action Plan (CAP)
Remedial Design (RD)	Design (DES)	Design (DES)
Interim Remedial Action (IRA)	Interim Measure (IM)	Interim Remedial Action (IRA)
Remedial Action (Construction) (RA(C))	Corrective Measures Implementation (Construction) (CMI(C))	Implementation (Construction) (IMP(C))
Remedial Action (Operations) (RA(O))	Corrective Measures Implementation (Operations) (CMI(O))	Implementation (Operations) (IMP(O))
Long-Term Management (LTM)	Long-Term Management (LTM)	Long-Term Management (LTM)

PROGRAM SUMMARY

Number of Open Sites with Response Complete/Total Open IR Sites: 0/1

Number of Open Sites with Response Complete/Total Open MR Sites: 0/0

Number of Open Sites with Response Complete/Total Open CC Sites: 0/0

SITE-LEVEL INFORMATION

06305.1005_POM-05_OLD LANDFILL

Env Site ID: POM-05

Cleanup Site: OLD LANDFILL

Alias: POM-05

Regulatory Driver: CERCLA

RIP Date: 8/1/2028

RC Date: 7/31/2058

RC Reason: Not assigned

SC Date: 8/1/2058

Program: ENV Restoration, Army

Subprogram: IR

NPL Status: No

Hazardous Ranking Score: 0

RRSE:

MRSPP: N/A

Phase	Start	End
PA:	1/15/1987	9/15/1987
SI:	10/15/1987	5/15/1988
RI/FS:	6/15/1988	9/15/1994
RD:	6/15/1989	9/15/1994
IRA:	--	--
RA(C):	3/15/1990	5/15/1997
RA(O):	--	--
LTM:	7/15/1997	8/1/2058

Site Narrative: This is the only active Installation Restoration Program site on the Presidio of Monterey (POM). During the construction of a road in 1985, former landfill areas were discovered. In 1986, the landfill site characterization was initiated. Reports included a site investigation, site characterization, remedial investigation (RI)/feasibility study (FS), off-post and on-post risk assessments, and an off-post characterization. The off-post investigation included residences that are located adjacent to the landfill. A decision document (DD) was prepared in 1994 based on the site characterization results. The approved remedial design was a closure plan to cap the four-acre landfill and complete a limited off-post removal action with no further soil, air, or groundwater monitoring required. In January 1995, the remedial action was initiated and was substantially completed by August 1995. In February 1995, a public meeting was held, and community relations continued with the neighbors affected by the construction activities. In 1997, additional drainage features and minor repairs were completed at the closed landfill site. As noted in the POM Real Property Master Plan, land use controls include restrictions that prohibit excavation of the landfill cap. Inspections and grounds maintenance at the closed landfill are ongoing. Five-year reviews (FYR) are required, per Federal Register Section 300.430 (f)(4)(ii) of the National Contingency Plan. Because hazardous substances, pollutants, or contaminants will remain at the site at concentrations exceeding levels that allow for unlimited use and unrestricted exposure, five-year remedy reviews will continue indefinitely. In 2001, the first FYR for this site was completed, and was approved by the California Regional Water Quality Control Board (RWQCB). In 2007, 2012, 2017, and 2022, subsequent FYRs were completed. The next scheduled FYR is to be completed in 2027. In 2005, the POM Garrison Commander provided a memorandum for record approving the decision to adjourn the existing Restoration Advisory Board for the installation's landfill site, which was remedy in place/response complete in 1997. In 2008, the California RWQCB ceased oversight of the site and deferred to Monterey County Health Department. The county performs annual inspections and charges an annual long-term management closed landfill permit fee. As noted in the 2012 and 2017 FYRs, pest control is to be applied to deter/eliminate ground burrowing animals identified in previous inspections and to continue as necessary. Long-term management of the site consists of inspections, grounds maintenance, and minor

erosion repairs. In 2016, the Monterey County Health Department required further action regarding post-closure land use due to the construction of a new barracks unit in proximity to the landfill. These required actions included a landfill gas (LFG) assessment and determination of the extent of waste for the closed POM Landfill. In 2017, LFG wells were installed, and monthly methane and quarterly volatile organic compound measurements have since been taken. Additional LFG wells have since been installed outside the landfill footprint, and various waste characterization activities have been conducted to identify the vertical and lateral extent of the landfill and to further study methane detections outside of the footprint. Cleanup/Exit Strategy- Regular discussions are ongoing with POM Environmental, US Army Environmental Command, Army Office of Counsel, Monterey County Health Department, and Cal Recycle to determine if future mitigation is required for protectiveness of human health and environment. A contract modification has been completed by US Army Environmental Command to conduct a comprehensive analysis of all data gathered to date, and to take action to mitigate any potential risk related to the conditions of LFG present at the landfill. The current DD does not contain the requirements for treating LFG at this landfill. DOD has decided to complete an engineering evaluation/cost analysis, proposed plan and record of decision amendment to address LFG at landfill. Work will commence under the long-term management phase. Projected contract award for the proposed plan and DD is estimated to be in 2026.

SITE SUMMARY

SITE CLOSEOUT SUMMARY

CRL ID	Site Name	Site Closeout Date
06305.1001	POM-01_BLDG 230	5/15/1996
06305.1002	POM-02_BLDG 120/124	9/15/1999
06305.1003	POM-03_BLDG 422,622,627,630	1/15/1994
06305.1004	POM-04_BLDG 223	6/15/1992
06305.1006	POM-08_BLDG 832	3/15/1992
06305.1007	POM-11_BLDG 634	3/15/1992
06305.1008	POM-12_BLDG 622 UST	6/15/1992
06305.1009	POM-13_BLDG 627	6/15/1992
06305.1010	POM-14_BLDG 630 UST	6/15/1992
06305.1011	POM-15_BUILDING 141	1/15/1996
06305.1012	POM-16_BUILDING 262	8/15/1999
06305.1013	POM-17_BLDG 234	2/15/1998

COMMUNITY INVOLVEMENT

Community Involvement Plan (Date Last Reviewed):	2/15/1995
Technical Review Committee Establishment Date:	N/A
Restoration Advisory Board (RAB) Establishment Date:	N/A
RAB Adjournment Date:	6/15/2005
RAB Adjournment Reason:	All environmental restoration remedies are in place and are operating properly and successfully
Reasons for Not Establishing RAB:	TRC Operating (no RAB by choice)
RAB Date of Solicitation from Community:	N/A
RAB Results of Solicitation:	N/A
Current Technical Assistance for Public Participation (TAPP):	N/A
TAPP Title:	N/A
Potential TAPP:	N/A
Administrative Record Location:	Bldg. 4463 Gigling Rd. Seaside, CA 93955, Telephone no. 520-692-8469
Information Repository Location:	Bldg. 4463 Gigling Rd. Seaside, CA 93955, Telephone no. 520-692-8469

FIVE-YEAR / PERIODIC REVIEW SUMMARY

Status	Review Type	Start Date	End Date	Plans Narrative	Actions Narrative	Results Narrative
Completed	FYR	5/1/2021	3/1/2022	N/A	N/A	N/A
Planned	FYR	5/1/2026	3/1/2027	Implement non-vegetative permanent or temporary erosion controls. Perform a complete analysis to determine if landfill gases pose health or public safety risks, particularly to occupants of the barracks constructed in 2016.	Remedy protects human health and environment. Landfill cap/drainage systems eliminate surface exposure of contaminants.	Reduces potential for dermal contact, inhalation, and ingestion by military residents/personnel, workers, and off-post residents.