



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Fact Sheet, March 2007

Draft Removal Action Workplan for East Garrison, Monterey County, California

East Garrison Partners (EGP) and the Department of Toxic Substances Control (DTSC) have prepared this fact sheet to present cleanup alternatives for soil contaminated with lead within certain parcels of the East Garrison portion of Fort Ord, the former U.S. Army training facility in Monterey County, California (the Site). The property was previously owned by the U.S. Army and has been transferred under an Economic Development Conveyance to the Monterey County Redevelopment Agency for subsequent sale to East Garrison Partners.

The East Garrison project area is located at the northeastern edge of Fort Ord. The East Garrison project involves the development of a 244-acre community (125-net acres of developed land). The community will be composed of a mixture of uses including single- and multi-family residential, commercial, office/professional, institutional, and open space and recreational uses.

This fact sheet describes the contamination present at the Site, specific goals for cleanup, and evaluation of alternative methods to achieve these goals. This information is presented in detail in the "Draft Removal Action Work Plan for Soil Affected by Lead-Based Paint East Garrison Parcel L23.3.2.1, Former Fort Ord Monterey County, California" (RAW), which is now available for public review and comment.

Public Comment Period

EGP and DTSC are seeking public comment on the proposed cleanup plan, "Draft Removal Action Work Plan for Soil Affected by Lead-Based Paint East Garrison Parcel L23.3.2.1, Former Fort Ord Monterey County, California," dated February 1, 2006 and associated Notice of Exemption (NOE) for the East Garrison site cleanup prior to its final decision. **The 30-day Public Comment Period begins March 7, 2007 and will run through April 6, 2007.** EGP and DTSC encourage all interested parties to comment or ask questions. Written comments must be postmarked by April 6, 2007 and can be mailed to:

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At the close of the comment period, EGP and DTSC will consider all public comments before making a final decision.



The purpose of the RAW is to describe the procedures for the soil removal from the perimeter of buildings at portions of the East Garrison project area that have been affected by flaking lead-based paint (LBP, paint containing greater than 5,000 parts per million (ppm) of lead). This action is being performed under a Voluntary Cleanup Agreement between the Developer and DTSC. The RAW will address an 85.3-acre portion of the East Garrison project area. The agency responsible for the asbestos abatement and demolition of these structures, which is a separate project, is the Monterey Bay Unified Air Pollution Control District.

Site Description

The East Garrison project area is located at the northeastern edge of Fort Ord on a bluff overlooking the Salinas River Valley. The Remedial Action Work Plan will address an 85.3-acre portion of the East Garrison project area (see Site Vicinity Map on page 6). This action is being performed under a Voluntary Cleanup Agreement between the Developer and DTSC. The Army historically used the property for barracks, classrooms, roadways, and training areas. The property consists of approximately 78 structures the majority of which were constructed prior to 1978 buildings and are presumed to contain LBP. The majority of buildings are either wood frame or concrete structures. Most of the structures were built to a few standard design types, and consist of one-story concrete and one-story wood-frame buildings ranging in area from approximately 1,200 to 4,700 square feet (ft²). These buildings are generally surrounded by soil on one to three sides, with concrete or asphalt on the other sides. Approximately 65 structures fall under this type of construction.

Other buildings at the Site that do not conform to one of the standard designs are from one to two stories high and range from small outbuildings with areas less than 200 ft² to large structures with areas up to approximately 27,000 ft². These buildings consist of various construction types, including wood and steel frames, corrugated steel, and masonry (e.g., cinder block, or concrete).

Background

The United States Environmental Protection Agency, DTSC, and the California Regional Water Quality Control Board have overseen all remediation work performed by the Army. In addition, except for the possibility of LBP in soil, the property has been found suitable for redevelopment pursuant to the Army's "Finding of Suitability for Transfer" (FOST). As a condition of DTSC's concurrence with the FOSTs, LBP was to be addressed by future owners prior to residential uses.

A series of investigations have been performed on the East Garrison project area. In 1998, ATC Associates performed a limited sampling program under the direction of the Army in support of site characterization. When the Developer became engaged, a series of sampling activities were conducted in 2003, 2005, and 2006 to assess conditions as part of the site investigations. To date 35 structures have been sampled at the Site.

Sampling Results

The information collected during the site investigations described above indicate that lead-affected soil is present on the Site, specifically near the drip lines of wood-sided buildings constructed before 1979. Of the 35 structures already sampled, 15 have displayed lead in soil levels ranging from 203 to 15,000 milligrams per kilogram (mg/kg). The distribution of lead in site soils suggests that the source of lead is associated with flaking LBP on wood-sided buildings at the Site. Fourteen additional wood sided buildings are suspected to have elevated lead in soil levels and are scheduled to be sampled at the Site. The remaining Site buildings are either unpainted or do not have a history of flaking lead-based paint.

These sampling results have been reported to DTSC and have been used as reference and background for the preparation of the RAW.

Site Cleanup

The presence of lead in soil is proposed to be addressed before residential development takes place.

The remediation goal of obtaining unrestricted land use for the Site will be accomplished by removing lead-affected soil with concentrations deemed significant (in excess of 203 mg/kg). EGP's environmental consultant estimates that approximately 940 cubic yards of lead-affected soil will be excavated, removed from the Site, and disposed of appropriately. Specific details of the cleanup activities have been described in the draft RAW.

Alternative Cleanup Actions Considered

Remedial action alternatives were identified, individually analyzed, and comparatively evaluated to provide a basis for the selection of a preferred alternative to achieve the identified cleanup goal. The remedial alternatives and a detailed analysis of each alternative to address the presence of lead are discussed in the RAW. The detailed analysis was conducted to provide sufficient information to compare the alternatives, select an appropriate removal action for the Site, and demonstrate to the satisfaction of DTSC and other concerned parties that the recommended action does not pose unacceptable health hazards following implementation. The extent to which actions are assessed during the detailed analysis is influenced by the available data. The following remedial alternatives, which address the presence of lead, were considered for the Site:

Alternative 1: No Further Action

Under this option, the Site would be left in its existing condition. Consequently, there would be no reduction in the volume of lead-affected soil. Although readily implementable and inexpensive, this alternative would not be effective in meeting the remedial goals for the Site.

Alternative 2: Capping and Deed Restriction ("Capping")

Under this option, a low-permeability surface cap (e.g., clay or asphalt) would be placed over lead-affected soil at the Site. The cap would be designed to reduce the potential for human exposure to and leaching of contaminants from affected soil. To maintain the cap and regulate

intrusive activities following installation of the cap, institutional controls in the form of deed notifications and/or restrictions would be implemented in combination with installation of the cap. This method would not be effective in meeting the remediation goal of no health-based land-use controls for the Site.

Alternative 3: Excavation and Off-Site Disposal of Affected Soil ("Removal").

This alternative would involve excavation of lead-affected soil identified on the Site with concentrations above the cleanup goal, using conventional earthmoving equipment (backhoes, articulated loaders, dump trucks, water trucks, etc.). The soils would be disposed of at an appropriate hazardous waste landfill. This process would meet EGP's remediation goals.

Alternative 4: Excavation, Treatment, and Reuse or Disposal.

Excavation, treatment, and reuse or disposal would include excavation of soils with concentrations exceeding cleanup levels. The soil would be excavated and placed in a mobile washing plant so that fine-grained materials (clays and silts), which would be expected to contain the elevated concentrations of lead, can be separated from coarse-grained materials (sands and gravels). Samples of the coarse-grained materials would be obtained and submitted to an analytical laboratory to confirm that concentrations of lead are below the cleanup level.

The coarse-grained materials would then be reused on site as fill material, and fine-grained materials would be properly disposed of off site.

Under this option, the volume, toxicity, and mobility of lead in soil at the Site could be considerably reduced; however, the period of remedial activity would be extended.

Based on effectiveness, implementability, and cost, Alternative 3 (removal) has been selected as the preferred removal action alternative for the Site.

Proposed Cleanup Method

Alternative 3 includes excavation and off-site disposal as the recommended removal action for the Site. This process will include soil removal by excavation, collection and analysis of confirmation samples from the excavation, soil management and waste characterization, transportation and off-site disposal, and the submittal of a report to DTSC documenting the results of the removal action.

If approved, a general contractor would implement the work in accordance with a site-specific health and safety plan. The health and safety plan would comply with both state and federal regulations designed to protect the health and safety of construction workers and the public during implementation of the alternative.

Implementation of Cleanup Plan

This alternative will be protective of human health and the environment, comply with regulatory criteria, avoid ongoing maintenance and administrative costs, and achieve EGP's goal of obtaining unrestricted land use.

Work at the Site is scheduled to begin after public comments are considered and a final cleanup decision has been made. Fieldwork affecting lead-affected soil at the Site is currently scheduled to be completed in three phases each lasting approximately 2 weeks. Phase I will include the western portion of the Site and include the Town Center. The remaining areas of the Site are expected to be completed in Phases II and III progressing easterly across the property. LFR anticipates starting soil excavation in the winter/spring of 2007. Soil remediation work is expected to be completed in 2009.

Contractors will take steps to control dust during construction, including but not limited to the water wetting of work areas, stockpiles, and roadways, to minimize the possibility that workers and nearby residents would be exposed to potentially lead-contaminated dust. Air monitoring for dust will be conducted during

cleanup until dust control methods have been proven to be effective and protective for all individual work tasks.

Proposed Truck Routes

The excavated soil will be hauled off site and all wastes will be transported in enclosed bins or fully tarped trailers. After the loading, tarping, and manifesting (listing of cargo, including hazardous waste cargo) of the trucks containing the lead-affected soils, the trucks will use one of two local routes from the internal streets within the East Garrison project. One route would travel along InterGarrison Road to Imjin Parkway, then turning north on State Highway 1, then east on State Highway 152 until reaching State Highway 101. An alternate route would involve accessing reservation road from Chapel Hill Road and continuing east along Reservation Road to South Davis Road. Head north on South Davis Road to Highway 101.

Trucks containing non-hazardous soils are expected to continue heading north on State Highway 101, then north again on Interstate 680, then east on Interstate 580 until reaching the exit for the Altamont Landfill.

Trucks containing hazardous soils are expected to continue on State Highway 152, then turn south on Interstate 5 until reaching the exit for Chemical Waste Management. Additional information on haul routes is found in Section 5.17 of the draft RAW. The draft RAW will be available for public review at the information repositories listed on page 5 in this fact sheet.

The daily work schedule is anticipated to be limited to the hours of 7 am to 5pm. Hauling will not be allowed during commute hours of 7 to 9 am and 4 to 6 pm.

California Environmental Quality Act - Notice of Exemption

In accordance with the California Environmental Quality Act (CEQA), DTSC evaluated the project to determine potential environmental impacts of the proposed cleanup plan. DTSC found that the

proposed cleanup plan would improve environmental quality and therefore have no negative impacts. DTSC plans to issue a Notice of Exemption (NOE) to CEQA for this project indicating DTSC's findings that the proposed cleanup will not have a negative impact on human health or the environment.

FOR MORE INFORMATION

The draft RAW and proposed NOE are available for public review at the following locations:

Please call for an appointment

DTSC
8800 Cal Center Drive
Sacramento, California 95826
(916) 255-3664
www.dtsc.ca.gov

Seaside Public Library
550 Harcourt Avenue
Seaside, California 93955
(831) 899-2537

The library hours are:
Monday - Thursday: 10 am - 8 pm
Friday - Saturday: 10 am - 5 pm
Sunday: Closed

Monterey County Department of Housing
and Redevelopment
168 West Alisal Street, 3rd Floor
Salinas, California 93901
(831) 755-5390

Online at www.eastgarrison.com
Select Project Documents

If you have additional questions or would like more information, please contact:

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For media inquiries, please contact:

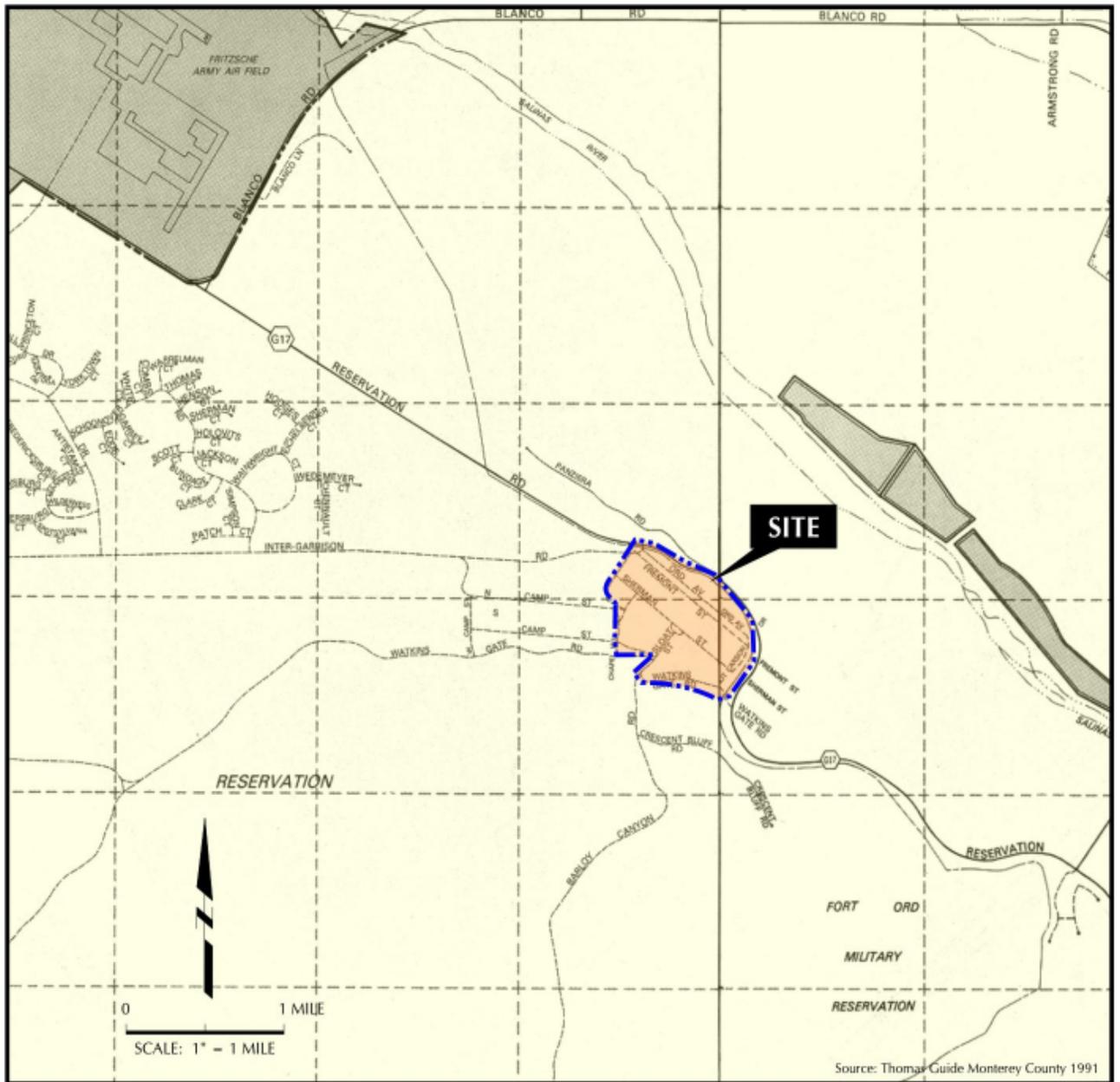
Ms. Angela Blanchette
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ANUNCIO

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jesus Cruz, Departamento de Control de Substancias Tóxicas. El número de teléfono es 1-866-495-5651.

NOTICE TO HEARING IMPAIRED INDIVIDUALS

TDD users can obtain information about the Site by using the California State Relay Service at 888-877-5378. Please ask to speak to Chao Thao, DTSC Public Participation Specialist, at 916-255-3649.



Site Vicinity Map

East Garrison, Former Fort Ord, Monterey County, California

**Inside: Information about the East Garrison
environmental cleanup.**