



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 23-602

July 25, 2023

Introduced: 7/10/2023

Current Status: Agenda Ready

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Matter Type: General Agenda Item

- a. Approve submittal of an application to the United States Environmental Protection Agency (USEPA), Targeted Brownfields Assessment program, to request contamination assessment services for the Former Fort Ord Firing Range and Marshal Station; and
- b. Authorize the Director of Public Works, Facilities and Parks (PWFP), or designee, to act as the agent for the County in processing all documentation to secure the assessment; and
- c. Direct PWFP to return to the Board for approval prior to acceptance of United States Environmental Protection Agency, Targeted Brownfields Assessment service.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve submittal of an application to the United States Environmental Protection Agency (USEPA), Targeted Brownfields Assessment program, to request contamination assessment services for the Former Fort Ord Firing Range and Marshal Station; and
- b. Authorize the Director of Public Works, Facilities and Parks (PWFP), or designee, to act as the agent for the County in processing all documentation to secure the assessment; and
- c. Direct PWFP to return to the Board for approval prior to acceptance of United States Environmental Protection Agency, Targeted Brownfields Assessment service.

SUMMARY/DISCUSSION:

The United States Army Corps of Engineers Parcel Number L23.3.3.1(Parcel) is located on the former United States Army Fort Ord Military Base (Attachment A) which operated from 1917-1994, then transferred to Fort Ord Reuse Authority (FORA), and transferred to the County in 2020 upon completion of FORA's legislatively defined mission. Under the ownership of United States Army, the Fort Ord Military Base utilized a 10-acre portion of the Parcel (Project area) as an outdoor firing range, marshal station and ammunition supply point. The Project area is adjacent to the East Garrison residential community and intersects with a recreational trail system. The Project area contains three (3) dilapidated structures. The 2007 Finding of Suitability to Transfer (FOST) document outlines prior surface remediation actions performed on the Project area for the presence of toxic contaminants. Currently the Project area is restricted from any use due to the risk of the potential presence of munitions and contaminants beneath the remediated surface area, and temporary perimeter fencing is installed around the dilapidated structures as a preventative countermeasure. PWFP proposes to pursue a contamination assessment for the Project area to inform the level of remediation required to safely demolish the three (3) dilapidated structures, associated foundations and infrastructure and safely restore the Project area to healthy open space habitat and potential public use. PWFP has prioritized this Project and the remediation and restoration portion of the Project is included on the five-year CIP list.

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The USEPA offers assistance to public entities through the non-competitive Targeted Brownfields Assessment program (TBA Program). The TBA Program supplements other efforts under the Brownfields Program to promote the cleanup and redevelopment of Brownfield sites. Projects selected for TBA Program assistance receive ASTM Phase I and Phase II assessments conducted by an USEPA contractor and include the following: sampling activities to identify types, locations and concentrations of contaminants, background, historical investigation, site inspection, determination of remediation options, and cost estimates based on future uses and redevelopment plans. The Project is an eligible Brownfields site and PWFP intends to submit an application to the TBA Program to receive an assessment. TBA applications are accepted on a rolling basis throughout the year.

If the proposed Project application is selected to receive assessment services by the TBA Program, staff will return to the Board for approval to accept the assessment services and approve the Project. The TBA Program provides assessments only and PWFP intends to pursue other State and Federal grant opportunities to fund portions of the remediation and restoration portions of the Project if assessment services are awarded.

OTHER AGENCY INVOLVEMENT:

PWFP coordinated with County Housing and Community Development (HCD) staff regarding the Project, and consulted with FORA successor agency housed within the City of Seaside, and Fort Ord Environmental Cleanup Community Relations Office to obtain documents regarding prior remediation efforts.

FINANCING:

The TBA Program does not have a match requirement and will not impact the General Fund. The TBA Program covers 100% of the assessment costs if the Project is selected.

The total Project costs for the remediation and restoration portions of the Project are estimated to be \$350,000 and is an unfunded 5-year CIP project. The total Project cost will be further refined once the contamination assessment is completed, if awarded. PWFP will also pursue grant funding to complete the remediation and restoration portions of the Project.

BOARD OF SUPERVISORS' STRATEGIC INITIATIVES:

Performing contamination assessment activities will enhance public safety, improve and protect the environment, and improve the quality of life for County residents and visitors. The recommended action supports the following Board of Supervisors' Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

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The following attachment is on file with the Clerk of the Board:
Attachment A - Location Map

Prepared by: Janie Bettencourt, Management Analyst II, (831) 755-5184

Reviewed by: Lindsay Lerable, Chief of Facilities

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

DocuSigned by:

Randell Ishii

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