



County of Monterey

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

Legislation Details (With Board Report)

File #:	16-1096	Name:	Arm Corp Landfill
Type:	General Agenda Item	Status:	Agenda Ready
File created:	9/21/2016	In control:	Fort Ord Committee
On agenda:	9/26/2016	Final action:	
Title:	Receive a report on the progress of the US Army Corps of Engineers to construct new extraction wells, a replacement water treatment plant, and new injection wells for treated water for its ongoing program to remediate contaminated groundwater at site of the former Fort Ord landfill.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Report, 2. Attachment 1 - Army notification re GWTP start construction

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Receive a report on the progress of the US Army Corps of Engineers to construct new extraction wells, a replacement water treatment plant, and new injection wells for treated water for its ongoing program to remediate contaminated groundwater at site of the former Fort Ord landfill.

RECOMMENDATION:

It is recommended that the Fort Ord Committee receive a report on the progress of the US Army Corps of Engineers to construct new extraction wells, a replacement water treatment plant, and new injection wells for treated water for its ongoing program to remediate contaminated groundwater at site of the former Fort Ord landfill.

SUMMARY:

In continuation of its ongoing program to remediate the contamination of groundwater from the old Army landfill at the former Fort Ord, this month contractors retained by the US Army Corps of Engineers through the Base Realignment and Closure (BRAC) office have begun construction of a new groundwater treatment plant at the old landfill site. The proposed work also includes construction of new wells and pipelines on properties adjacent to the landfill which are owned by the Successor Agency to the Redevelopment Agency of the County of Monterey (including the property currently leased to the Ord Market).

DISCUSSION:

The 2001 *Implementation Agreement* between the County of Monterey and the Fort Ord Reuse Authority formalized the County intention that, upon the Army's determination of suitability to transfer, the County would accept ownership of, among other properties, 308 acres of property comprising the former Army municipal landfill and surrounding parcels (map Attachment 2). In 2006 and 2007, the former Redevelopment Agency accepted ownership of 161 acres of property surrounding the landfill cells ("landfill border" parcels). On August 23, 2016 the Board of Supervisors approved the transfer of 140 acres of this property to the County's ownership. The Army currently retains ownership of the 147-acre landfill site (Parcels E8a.1.1.1 and E8a.2).

Municipal waste from the former Fort Ord was sent to the unlined landfill from 1955 through 1987. The Army

identified a plume of groundwater contaminated with trichloroethylenes (TCEs) and other volatile organic compounds (VOCs) emanating from the landfill site, and in 1995 constructed a system to extract contaminated groundwater, treat it, and re-inject the treated water back into the ground. This program has been in continuous operation since that date.

The treatment plant for this project was initially constructed on 12th Street in the city of Marina. In 2014 the Army Base Realignment and Closure (BRAC) office notified the County that it was initiating planning to construct new groundwater extraction wells, new injection wells for treated water, and a new treatment plant at the landfill site. In August 2015 BRAC notified the County of its schedule to begin construction of the proposed improvements. The BRAC office has continued to provide RMA staff with regular updates on the progress of the project, and to include staff in its initial pre-construction coordination meetings.

Construction is underway and scheduled to be completed in January 2017.

OTHER AGENCY INVOLVEMENT:

The US Army owns the site of the former Fort Ord landfill. The US Army Corps of Engineers (USACOE), working through the BRAC office, has constructed and is operating the groundwater remediation program.

The former Fort Ord landfill and landfill border properties are located in the unincorporated area of the County, and are also within City of Marina General Plan Sphere of Influence.

As a result of methane generation in the soils beneath the landfill site, in 2009 the California Department of Toxic Substances Control (DTSC) and the former Redevelopment Agency of the County of Monterey approved and recorded a *Covenant to Restrict Use of Property - Environmental Restriction* over the portions of the landfill border parcels within 1,000 feet of the landfill property. This covenant essentially prohibits these properties from being used to construct homes, schools, day care facilities, and hospitals.

FINANCING:

There is no impact on the General Fund resulting from this project. The former Fort Ord landfill groundwater remediation program is fully funded by the US Army.

Prepared by: G.H. Nichols, PE, Special Projects Engineer

Reviewed by: Melanie Beretti, Special Programs Manager

Approved by: Carl P. Holm, AICP, Director, Resource Management Agency

Attachment:

Attachment 1 - Army notification re GWTP start construction