

APPENDIX E

RESIDENTIAL USE RESTRICTION AND APPLICABILITY OF DRAFT DTSC  
RESIDENTIAL QUALITY ASSURANCE PROTOCOL

## APPENDIX E

### RESIDENTIAL USE RESTRICTION AND APPLICABILITY OF DRAFT DTSC RESIDENTIAL QUALITY ASSURANCE PROTOCOL

The following sections are excerpts from the DTSC's *Draft Protocol for Authorizing Residential Uses at Del Rey Oaks* describing procedures required to allow residential use in the DRO MRA. The protocol is presented in the *Draft Initial Study and Mitigated Negative Declaration for the City of Del Rey Oaks Housing Element and Amendments to the General Plan Redevelopment Plan, and Zoning Ordinance (Duffy and Associates, 2006)*.

#### **1.0 Defined Property Boundaries.**

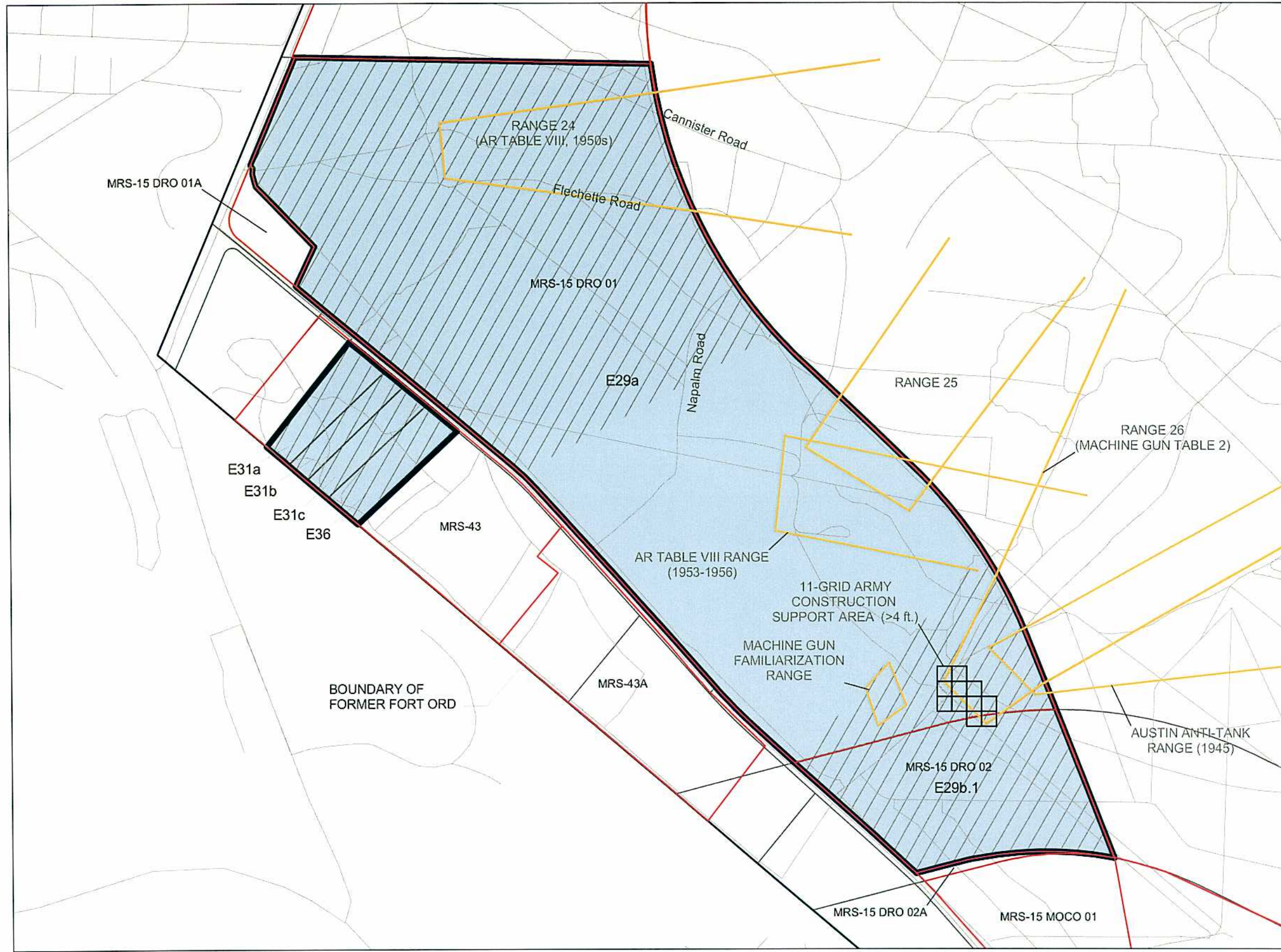
This Protocol may be applied within defined legal parcels, or property boundaries that have been surveyed and for which a legal description has been developed, within the former Fort Ord lands located in the Del Rey Oaks MRA.






#### **2.0 Additional Clearance Protocol for Unrestricted Use Areas.**

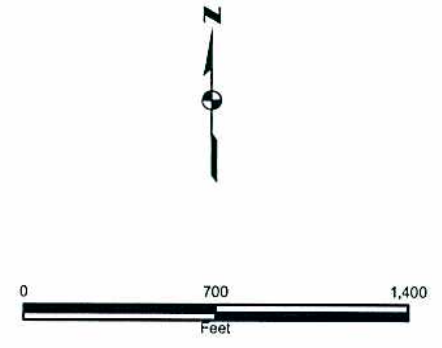
- 2.1 The top 6" to 12" of surface soils shall be removed and stockpiled, and may not be used within Residential Use Areas without prior approval from the Department. Construction monitoring, as prescribed by the Chapter 15.48 (Digging and Excavation on the Former Fort Ord), shall be used during this clearing and grubbing activity. As prescribed in Section 2.1.3 of Exhibit 3 to the Covenant to Restrict Use of Property dated December 2005, no stockpiled soil may be removed from the Del Rey Oaks MRA without prior written approval from the Department.
- 2.2 Areas where the top 6"-12" inches where soil has been removed pursuant to Section 2.1 above shall be rescanned using the EM61 Mark 2 technology, and the field deployment and quality assurance/quality control procedures documented in the following referenced document, unless an alternate methodology has been previously approved by the Department.  

USA Environmental [2001] Final 100 percent Grid Sampling 4" OE Removal, After Action Report, Inland Range Contract, Former Fort Ord, California; Site MRS-15, Seaside 1 – 4, MRS-15DRO.02 and MoCo 1 & 2, October 13.
- 2.3 Areas scanned pursuant to Section 2.2 for which no additional MEC or MD has been located need no additional work.
- 2.4 For areas in which any MEC or MD item which would produce the same geophysical signal as an MEC item if the MEC item were buried at the same depth below the surface are found, the following further clearance protocol shall be implemented:
  - 2.4.1 If any MEC is found, further excavation to the depth of the MEC, but no shallower than six inches of soil, in a radius of 20-feet from the MEC shall be completed. Stockpiled soils from this location may not be used within Residential Use Areas without prior approval from the Department. Construction support, as prescribed by Chapter 15.48 (Digging and Excavation on the Former Fort Ord) and the Agreement, shall be used during this supplemental MEC removal activity.

- 2.4.2 If five or more MDs are found (which would produce the same geophysical signal as an MEC item if the MEC item were buried at the same depth below the surface), or five of any combination of such MDs or MECs are found within a 100-foot radius, further excavation to the depth of the deepest of the MDs or MEC, but a minimum of six inches, within this 100-foot radius area shall be completed. Stockpiled soils from this excavation area may not be used within Residential Use Areas without prior approval from the Department. Construction support, as prescribed by Chapter 15.48 (Digging and Excavation on the Former Fort Ord) and the Agreement, shall be used during this supplemental MEC removal activity.
- 2.5 Areas for which a layer of soil was removed pursuant to Section 2.4 above shall be rescanned using the best available demonstrated technology (BADT) identified in Section 2.2 above, or by an alternate methodology that has been approved by the Department. Areas scanned pursuant to this Section 2.5 for which no additional MEC or MD has been located are Residential Use Areas. Areas where additional MEC or MD are found pursuant to this Section 2.5 shall be required to implement Section 2.4, and this Section 2.5, until cleared using the BADT identified in Section 2.2 above, or by an alternate methodology that has been approved by the Department.
- 2.6 An after action report shall be submitted documenting implementation of this Protocol, including documentation of MD and MEC finds, and the results of all scanning, to the Department.



- EXPLANATION**
-  Areas Requiring Residential Use Restriction
  -  DRO-MRA Boundary
  -  Munitions Response Site
  -  Parcel Boundary
  -  Historical Range Fans



DRAWN: TJH	PROJECT NO: 4088064345 04
ENGINEER:	SCALE: AS SHOWN
CHECKED: BPF	APPROVED: <i>Blw</i>
DATE: 3/2007	DATE: 3/2007



Track 2 Munitions Response Remedial Investigation/Feasibility Study  
 Del Rey Oaks Munitions Response Area  
 Former Fort Ord, Monterey, California

Portions of Site Requiring Residential Use Restriction

PLATE  
**E-1**

DRO-PlateE-1.mxd - 3/26/07