



Spring Valley Formerly Used Defense Site Remedial Action Question & Answer Fact Sheet

How is the upcoming Remedial Action involving 90+ properties different from the Remedial Investigation?

- The Site-Wide Remedial Investigation effort included most of the soil removal actions that have taken place in Spring Valley up until now.
- This final Site-Wide Remedial Action, currently underway, is the carrying out of the chosen clean-up actions detailed in the official Decision Document dated June 15, 2017. This includes the mapping for and removal of any potential buried munitions on properties in Spring Valley. The entire Remedial Action throughout Spring Valley is expected to take about three years, beginning in early 2018.
- We now have the technology that can look at anomalies underground and accurately, depending on the conditions of the property, determine if it is an item that needs to be removed. This will enable the team to be more efficient and dig less holes. In addition, this instrument is smaller and can fit in places that previously could not be reached.
- The Army Corps remains committed to implementing a measured and comprehensive path forward at the Spring Valley Formerly Used Defense Site (FUDES) — the objective being a thorough and complete cleanup, with the safety of the surrounding neighborhood, university community, and site workers as the number one priority.



MPV

What are the steps that each homeowner will take in partnership with the Army Corps?

*Right-of-Entry → Schedule landscape appraisal & geophysical surveying → Data processing
→ Anomaly removal → Restoration*



G-858 Magnetometer

- Before any work begins at a property, the homeowner will need to give permission to the Army Corps to proceed and sign a Right-of-Entry (ROE), which gives the government formal permission to come onto the property and complete the recommended Remedial Action.
- An arborist will appraise the value of all landscaping at the property, this assessment is presented to the homeowner for approval.
- The geophysical data collecting team will walk the property and identify the items that need to be temporarily moved (plants, trampolines, tables, etc.). The information is presented to the homeowner for approval. The landscape crews will remove the agreed upon items before the geophysical survey can begin.
- Data will be collected by mapping the property with two instruments, the MPV and G-858. It is then processed and used to determine the location of any metallic anomalies under the soil. If anomalies are present the locations are revisited to collect more data to assess if the anomaly is a munition. Based on these results, a dig list is created to remove those items of interest.
- The duration of the field work by the Army Corps is approximately 15 days of activity on a property, over an 8 to 12 week period.
- The careful restoration of each property is very important to our team; we will immediately begin restoring the property to the condition it was before our disruptions as soon as the digging phase is complete.

For additional questions, please call our Community Outreach Office at 410-962-2210 or email rebecca.e.yahiel@usace.army.mil. Visit the Spring Valley project website:

<http://www.nab.usace.army.mil/Home/SpringValley.aspx>

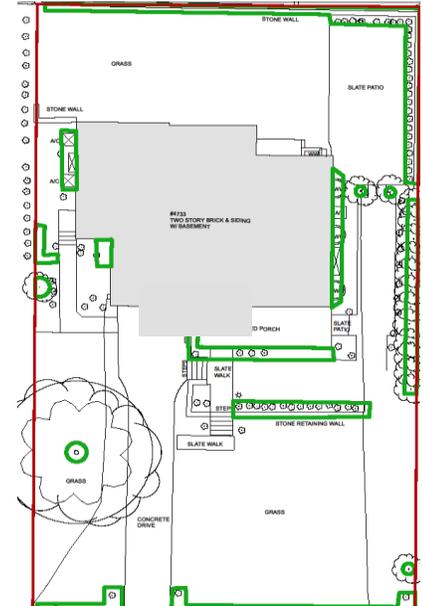


Does a homeowner have to allow the Army Corps onto their property to do this remedial action work? If they refuse to sign a Right of Entry, what will this mean for the homeowner?

- No, a homeowner will not be forced to sign an Right of Entry. In fact, even if they do sign a Right of Entry, they can revoke those privileges at any time. The Community Outreach Team will continuously coordinate with a homeowner during the entire process.
- At the conclusion of the Remedial Action, if a property provides a large data gap, then the Closeout Report will state that the Army Corps was unable to complete the clean-up objectives at that particular property. That property will not receive a letter of completion.

When would a homeowner get a final assurance letter and what would it cover?

- If the majority of the property is surveyed, and the select anomalies are removed, the homeowner will receive a closure letter.
- If multiple areas on the property were not surveyed [due to the wishes of the homeowner], homeowners may have to wait to receive their letters until the Remedial Action is complete for all 90+ properties. The Army Corps will consult with their regulatory partnering agencies on whether a closure letter can be issued.
- At the end of the Remedial Action field work, we will know how much of each focus area has been covered; which is our overarching goal rather than just an individual property. Ultimately, the final Closeout Report will be the best document to share with realtors, prospective buyers, etc.



Base map used for arborist and Advanced Classification Geophysical surveys.

What size plants will be considered for removal?

- In addition to standard plant removal, there may be the option to trim, transplant, or bundle plants that are *less than* six inches in diameter depending on the approval of the arborist.
- The homeowner will be paid for the plants removed or will be provided replacements/installation during restoration activities, once the field work on that property is complete.

Are driveways and or sidewalks going to be dug up?

- Only if the instruments can detect or “see” through a driveway or walkway (i.e. there are no steel rebar reinforcements), and it’s decided an anomaly needs to be removed from underneath it (i.e. the instrument is telling us there is a likely munition item). Crews will restore any impacts to sidewalks and driveways caused by any removals deemed necessary.

Is there a prioritization of which property or area will be addressed first?

- None of the properties within the Remedial Action area are considered more hazardous than another. Thus, there is no reason to go to one property over another based on safety concerns.
- Homeowners who have requested prioritization are being considered for early action. The Army Corps cannot make guarantees due to many administrative and financial considerations.

Will there be any more contaminated arsenic soil removal actions in the Spring Valley FUDS area?

- No, the investigation and remediation of arsenic contamination from properties throughout the Spring Valley FUDS was completed in 2016. All property-specific USACE sampling letters indicating ‘no further action’ or the restoration final reports regarding the arsenic investigation or arsenic soil removal are still valid.

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