

A. INTRODUCTION AND METHODOLOGY

This chapter presents the findings of a hazardous materials review, and identifies potential areas of concern with respect to workers, the community, and/or the environment during and after development of the approximately 1,538-acre Project Site. This review includes a generic analysis for the approximately 1,538-acre Comprehensive Development Plan (CDP) area for the EPT Concord Resort (DGEIS) and a site-specific detailed review for the approximately 125-acre Phase 1 development area of the CDP (DEIS). As described in Chapter 1, "Project Description," Phase 1 will include the development of a casino, harness horse racetrack, hotel, and related facilities.

To identify historic and current uses, and potential sources of hazardous materials, reports were reviewed that were prepared by the predecessor of the proposed EPT Concord Resort (herein referred to as CALP and/or its affiliates). Documents from prior investigations were also reviewed to assess the potential presence of contamination on the property acquired by the Applicant that is the subject of this DGEIS/DEIS. The review included Phase I and II Environmental Site Assessments (ESAs), a Brownfield Cleanup Agreement (BCA) prepared between NYSDEC and CALP, Remedial Investigation Work Plans (RIWPs), Remedial Action Work Plans (RAWPs), and correspondence from the New York State Department of Environmental Conservation (NYSDEC).

The conclusion of the hazardous materials analysis is that with the implementation of the recommended measures described below, no significant adverse impacts related to hazardous materials would be expected to occur as a result of the construction activities for either the proposed EPT Concord Resort CDP, or development of Phase 1. Following construction of the Proposed Project, there would be no further potential for adverse impacts.

B. COMPREHENSIVE DEVELOPMENT PLAN (DGEIS)**EXISTING CONDITIONS***TOPOGRAPHY AND SUBSURFACE CONDITIONS*

The Project Site's topography is characterized by the lowland valley of Kiamesha Creek that generally runs from north to south through the center of the site, and increases in elevation to the east and west. Based on reports compiled by the U.S. Geological Survey (USGS Monticello Quadrangle 1966), elevations range from a low of 1,340 feet above sea level (based on North American Datum 1983) near the center of the site to a high point of 1,555 feet above sea level on the western side. The highest point on the Project Site's eastern side is 1,469 feet above sea level. Groundwater is generally expected to flow from the eastern and western borders of the property towards Kiamesha Creek in the center of the property. The Project Site geology is characterized by glacial deposits overlying the Upper and Lower Walton formations, which

include sedimentary deposits consisting of shale, sandstone, and conglomerate. Depth to bedrock varies across the site from visual outcrops to depths greater than 50 feet below surface grade. Refer to Chapter 4, “Geology, Soils and Topography” for a more detailed geologic review.

PREVIOUS INVESTIGATIONS

Between 1998 and 2004, Phase I and Phase II ESAs were performed for a 1,735± acre area that included the approximately 1,538 acres of the EPT Concord Resort Project Site that is the subject of this DGEIS/DEIS, the northwest-adjacent CALP property (the former Concord Hotel complex), and additional land area that expanded beyond the EPT Concord Resort Project Site boundaries to the north, east, south, and west. The 1,700-acre property that was studied at the time was reported as being vacant land with scattered residences since the early 1900s. Development in the area began in the early 1940s, with the construction of the Concord Hotel complex. The main hotel was developed over time through the early 1960s, and adjacent construction included several golf courses, including the Monster Course, International Course, and the nine-hole Challenger golf course adjacent to the hotel. By 1977, most of the existing improvements were present, including the Concord Service Gasoline Station, the ski lift, the Chalet Clubhouse, and various maintenance buildings.

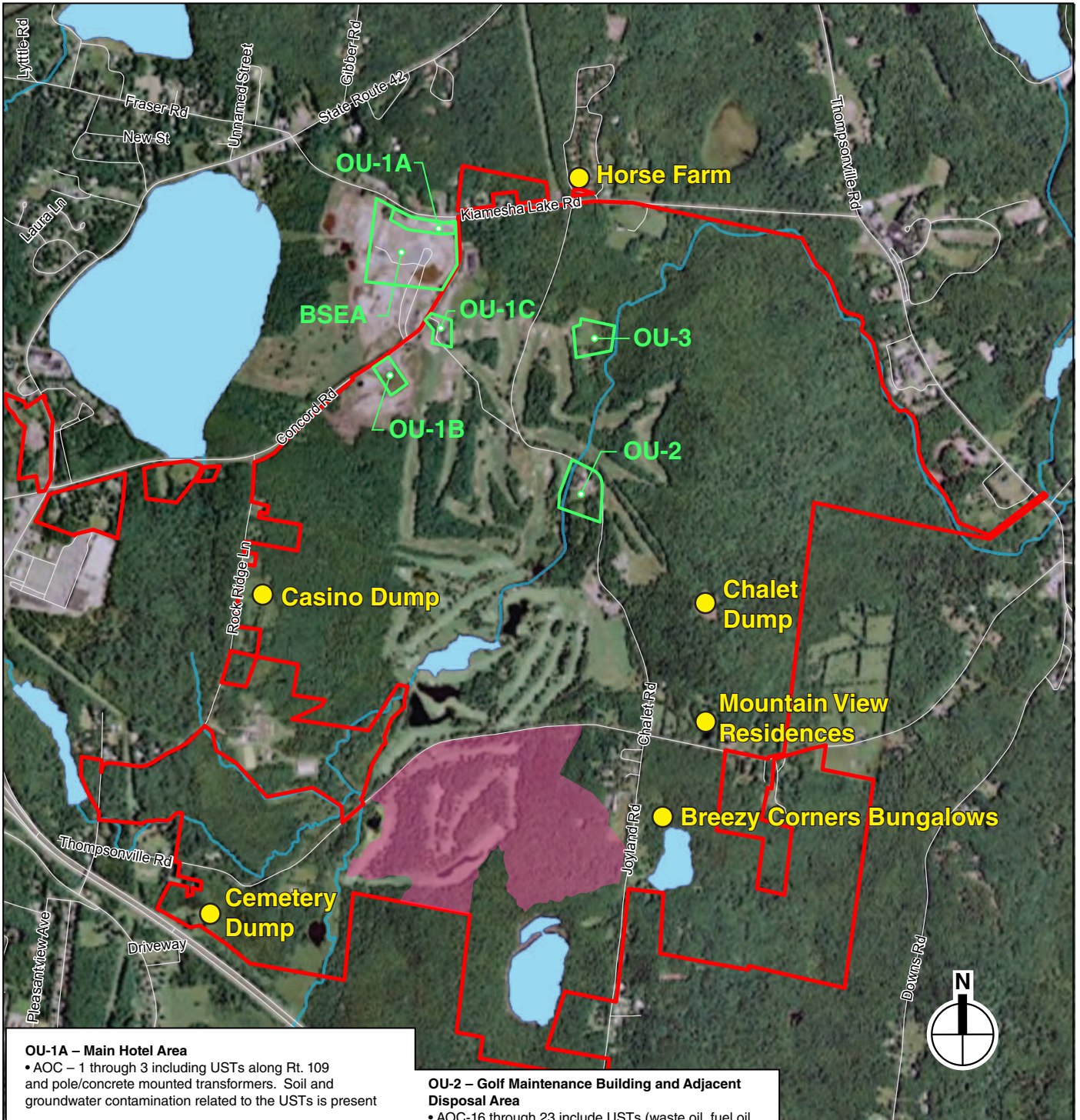
The assessments were performed to identify Areas of Environmental Concern (AOCs), and the results documented that 24 AOCs required remedial investigation and/or remedial action. AOCs 1 through 3 were associated with the CALP and/or its affiliate property and included underground storage tanks (USTs) and pole mounted transformers associated with the hotel. AOCs 4 through 9 included five locations on the Project Site (the chalet dump site, the casino dump site, Breezy Corners Bungalows dump area, and the cemetery dump site) and two locations beyond the Project Site boundary (the horse farm dump site, and the Mountain View residence) (see **Figure 17-1**). Reports and references to NYSDEC correspondence indicated that environmental issues associated with AOCs 4 through 9 were addressed through investigations and remedial efforts. Based on the documentation reviewed, it is not believed that further action is required. However, additional documentation may be needed to confirm this status. AOCs 10 through 24 (located on the Project Site) are included in a Brownfield Cleanup Agreement (BCA) that CALP and/or its affiliates have entered into with the NYSDEC.¹

Brownfield Cleanup Program

A BCA, dated May 19, 2005, exists between NYSDEC and CALP to investigate and remediate 14.5 acres of the original 1,700 acres² currently owned by CALP (±160 acres) and EPT (±1,538 acres). The 14.5 acres were divided into five Operable Units (OU-1A, OU-1B, OU-1C, OU-2, and OU-3). Figure 17-1 shows the location of the OUs, the EPT Concord Resort Project Site

¹ Pursuant to an Access Agreement with the Applicant, CALP will complete the cleanup activities covered under the BCA, as amended, on property owned by the Applicant within the Project Site. When the cleanup is completed in accordance with the terms set forth in the BCA, CALP will be allowed certain tax credits available under the New York State Brownfield Cleanup Program.

² The BCA and amendment, only pertains to the investigation and remediation of specific AOCs within the Project Site and is permitted under the New York State Brownfield Law to be executed and implemented by an entity other than the property owner. Here, the BCA was entered into prior to the transfer of property from CALP to Applicant, and CALP remains the signatory on the BCA with the NYSDEC.



OU-1A – Main Hotel Area
 • AOC – 1 through 3 including USTs along Rt. 109 and pole/concrete mounted transformers. Soil and groundwater contamination related to the USTs is present

OU-1B – Gas Station and Adjacent Disposal Area
 • AOC-12 through 15 include leaking service station USTs, leaking hydraulic lifts and oil/water separator, and petroleum contaminated groundwater

OU-1C – International Golf Club House and Maintenance Building Disposal Area
 • AOCs 10 and 11 include the dump area and an aboveground tank (AST). Pesticide contamination was found in soil from the dump area, and groundwater had elevated metals attributed to naturally occurring conditions

OU-2 – Golf Maintenance Building and Adjacent Disposal Area

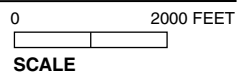
• AOC-16 through 23 include USTs (waste oil, fuel oil, diesel, and gasoline), pesticide storage, a transformer, ASTs, and a disposal area. Pesticide contamination was documented in soil around the maintenance building, and pesticides, VOCs, PCBs, and metals contamination was present in the disposal area. Groundwater contains elevated levels of metals, and benzene was detected in soil vapor above EPA soil gas screening levels

OU-3 – International Golf Course Disposal Area

• AOC-24 includes the disposal area where pesticides, PCBs and metals were detected in soil

AOC-4 through AOC-9
 Includes the Chalet Dump site, Casino Dump site, Breezy Corners Bungalows, Cemetery Dump site, Horse Farm dump site, and the Mountain View Residence. These areas were previously addressed and are not included in the the BCP. Refer to the 2006 DGEIS for description of investigation and remedial action completed at each site.

- Project Site Boundary
- Phase 1 Boundary



boundary, and the location of the EPT Concord Resort Phase I development area. An amendment to the BCA in August 2009 added 20 acres to OU-1A (CALP property), bringing the total BCA area to approximately 35 acres. A remedial investigation (RI) was completed in each OU to identify and delineate sources of contamination. RIs were conducted in accordance with NYSDEC-approved work plans and were completed in October 2008. With the exception of localized “hot spots” related to contaminated fill, the soil and groundwater contamination was primarily related to storage tanks and unregulated landfills. A summary of AOCs and the related contamination is included below:

- *OU-1A – Adjacent CALP Property* - AOC 1 through AOC 3 included underground storage tanks (USTs) along Route 109 and pole/concrete mounted transformers. Soil and groundwater contamination related to the USTs was present.
- *OU-1B – Gas Station and Adjacent Disposal Area* – AOC 12 through AOC 15 included leaking service station USTs, leaking hydraulic lifts and oil/water separators, and petroleum contaminated groundwater.
- *OU-1C – International Golf Clubhouse and Maintenance Building Disposal Area* - AOCs 10 and 11 included a dump area and an aboveground tank (AST). Pesticide contamination was found in soil from the dump area, and groundwater had elevated levels of metals attributed to naturally occurring conditions.
- *OU-2 – Golf Maintenance Building and Adjacent Disposal Area* – AOC 16 through AOC 23 included USTs (waste oil, fuel oil, diesel, and gasoline), pesticide storage, a transformer, ASTs, and a disposal area. Pesticide contamination was documented in soil around the maintenance building, and pesticides, volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), and metals contamination were present in the disposal area. Groundwater contained elevated levels of metals, and benzene was detected in soil vapor above EPA soil gas screening levels.
- *OU-3 – International Golf Course Disposal Area* – AOC 24 included the disposal area where pesticides, PCBs, and metals were detected in the soil.

A Qualitative Human Health Exposure Assessment was completed in November 2008 and concluded that the likelihood of adverse health effects as a result of exposure to the site contamination is remote. A Fish and Wildlife Impact Analysis indicated fish and wildlife habitat did not exist in OU-1A, and there were no potential ecological risks to fish and wildlife resources in OU-1B and OU-1C. An ecological exposure pathway was reported to exist for OU-2 and OU-3, but no impacts to nearby receptors were documented. Proper remediation of the OUs would eliminate the risks.

A Remedial Action Work Plan (RAWP) for OU-1A was submitted to NYSDEC on October 3, 2008. An Interim Remedial Measures (IRM) Work Plan for OU-1B was submitted on October 31, 2008, and approved by the NYSDEC on December 3, 2008. The IRM Work Plan for OU-1B was incorporated into a RAWP for OU-1B, OU-1C, OU-2, and OU-3, which was submitted on December 5, 2008. The remediation plan for OU-1B and OU-1C included a Track 1¹ Unrestricted Use clean-up with removal of USTs (where applicable) and contaminated soil

¹ The NYSDEC BCP law provides for a multi-track approach to remediation of contaminated soil. Track 1 includes clean-up standards to achieve unrestricted use.

removal. The remediation plan for OU-2 and OU-3 included a Track 2¹ cleanup with UST removal (where applicable) and contaminated soil “hot spot” removal. In May 2011, a NYSDEC Fact Sheet was released indicating that remediation in OU-1C was planned to begin in June 2011, followed by remediation of OU-1B. The remediation schedule for OU-2 and OU-3 was not provided.

SITE INSPECTION

On December 29, 2011, representatives of AKRF, Inc., on behalf of the Applicant, completed an inspection at the Project Site with a specific focus on the identified Brownfield Cleanup Program (BCP) Operable Units (OUs). The inspection included a site walk-through of the Project Site, roadside observations of adjacent properties, and interviews with golf course personnel. During the site inspection, AKRF Inc. personnel did not enter CALP property. The goal of the inspection was to determine the status of the operable units with respect to the disturbance/redevelopment activities at the CALP property and the scheduled remediation.

OU-1A (Former Concord Hotel Site)

The former hotel and associated buildings were demolished and foundation elements for the new development were in place. A large soil pile (greater than 5,000 cubic yards) was observed on the northern end of the Project Site, east-adjacent to Concord Road and the CALP property. It was reported by maintenance staff that the stockpile contained contaminated soil and fill material that occurred during the excavation and construction of the former Concord Hotel property. The soil pile was predominantly covered with a tarp and secured with anchors, but wind had displaced the tarp at several locations along the stockpile and soil was exposed.

OU-1B (Former Concord Gas Station)

The former gas station building was still present, albeit in a dilapidated condition. The USTs were still present. A small construction and demolition (C&D) debris pile and a collection of 55-gallon drums were observed north-adjacent to the former gas station building. The contents of the drums were not known. Golf course maintenance staff reported that the drums contained creosote from work completed by CALP in the BCP OU-1A area. Additional drums were observed adjacent to monitoring wells that surrounded the former gas station property. These drums likely contained investigation-derived waste generated during groundwater sampling. A significant amount of grading and earthwork was observed in the land areas south and east of the gas station property. The earthwork appears to have been completed as part of the preconstruction for the previous CALP development plan.

OU-1C (Former International Golf Clubhouse)

A remedial excavation was observed adjacent to the northern end of the former International Golf Clubhouse. The excavation was approximately 50 by 100 feet and 1 foot deep. Golf course maintenance staff reported that the excavation was completed by CALP to remove pesticide contaminated soil, and the excavated soil was transported to and stockpiled on the CALP property. There was no evidence of a soil stockpile related to the remedial excavation observed in the area of the now vacant clubhouse building. An orange snow fence was utilized to identify and secure the remedial excavation area. The status of the excavation was not known, but golf

¹ Track 2 is a specific cleanup standard in the BCA. Track 2 includes clean-up standards that contain land and groundwater use restrictions.

course maintenance staff stated that the soil removal requirements were complete. However, reports were not available to verify the status of the excavation, including endpoint sampling results, and documentation for waste disposal.

OU-2

The golf maintenance building and adjacent disposal area appeared to be in the same condition that was described in previous reports. There was no evidence of site disturbance associated with redevelopment and/or remediation.

OU-3

The former International Golf Course disposal area appeared to be in the same condition that was described in previous reports. There was no evidence of site disturbance associated with redevelopment and/or remediation.

Remaining Project Site Area

A cursory review was conducted of the overall 1,538 acres that comprises the EPT Concord Resort CDP, including the Phase I development area. There was no evidence of site disturbance associated with redevelopment and/or remediation.

THE FUTURE WITHOUT THE PROPOSED ACTIONS AND PROPOSED PROJECT

In the future without the proposed zoning text amendments and Proposed Project, there would be no new construction on the site. The existing Monster Golf Course would continue to be maintained, operated, and used by golfers. There would not be any significant investment in the Project Site, and there would be no incentive to continue to utilize the properties currently included in the New York State Brownfield Cleanup Program to their fullest potential.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS AND PROPOSED PROJECT

With the Proposed Actions and Proposed Project, the Project Site would be developed per the new CDP and according to a master development plan that would include a world-class destination resort. The impact of the proposed development would be substantially beneficial for the Catskill region in general, and for the Town of Thompson, specifically. There would be substantial investment in the site that would include full remediation and clean-up of the OUs that have been previously identified. Either the OUs would be cleaned up as part of the BCA between CALP and NYSDEC, or the BCA would be transferred to the current property owner, the Applicant, and the cleanup would commence as part of the overall EPT Concord Resort development plan.

Although there is a potential for hazardous materials impacts during construction activities and after development resulting from exposure to the contamination associated with the BCP OUs, it is anticipated that such impacts would be avoided by entering into a BCA agreement with the NYSDEC as a Volunteer and addressing the current OUs by continuing and completing the remedial program currently in place. This would allow for remediation to be completed under oversight and in accordance with the regulations of the NYSDEC. In addition, construction activities would be completed in accordance with specific protocols, including (1) implementation of a Construction Health and Safety Plan (CHASP) to manage disturbance of soil and a contingency plan to address sources or areas of contamination, if any, encountered

during future construction activities, and (2) appropriate erosion and sediment controls in accordance with the project Stormwater Pollution Prevention Plan (SWPPP).

Existing public water supply services are currently not located within the CDP area, and a comprehensive water supply system would need to be constructed to provide adequate water supply for the respective development areas. The preliminary water supply design for the Project Site, discussed in Chapter 8, "Water Supply," includes the possible extension of existing public water supply sources (where available), as well as augmenting existing water supplies with on-site wells. Isolated areas of dissolved contamination, delineated through the State-required investigation of the OU's, were documented in the overburden groundwater (the saturated zone in glacial sediments overlying bedrock) beneath the BCA OUs. The proposed water supply wells would draw water from the bedrock aquifer, which consists of water-filled fractures within the bedrock that lies below the glacial sediments. There is a potential for contaminated groundwater associated with the BCP OUs to be pulled into the bedrock aquifer and impact the proposed well fields during future operation. However, steps can be taken to prevent the overburden contamination from entering the bedrock aquifer. Remediation of the BCP OUs in accordance with the NYSDEC-approved RAWP would alleviate the potential for contamination to impact the water supply system. Supply well locations would also be selected by a hydrogeologist to minimize the potential for interaction with the BCP OUs. A pumping test would be completed to determine safe well yields and the area of influence of each well field. State regulations require each proposed well to be tested at a rate that stresses the aquifer beyond what would be utilized during normal operation. This process will confirm the limits of well influence and data collected during the test will confirm if the water supply aquifer remains isolated from the overburden aquifers in the BCA areas. As part of the pumping test process, NYSDOH-required water quality samples collected at the end of each pumping test would confirm that water quality is suitable for the proposed use. In the unlikely event that contaminants are drawn into a future well field, treatment options are available to maintain the water-quality requirements.

The remedial and safety measures documented herein would be developed and described in detail when future development phases are defined and the appropriate secondary comprehensive reviews are completed. With the implementation of these measures, no significant adverse impacts related to hazardous materials would be expected to occur as a result of the construction activities for the CDP. Following construction of the Proposed Project, there would be no further potential for adverse impacts.

MITIGATION

BROWNFIELD CLEAN UP PROGRAM

The Brownfield Cleanup Program law provides for a multi-track approach to the remediation of soil contamination. Tables containing soil cleanup objectives can be found in 6 NYCRR Part 375 (part 6), the Environmental Remediation Programs Regulations which became effective December 14, 2006.

Track 1 - Unrestricted Use: Generic Soil Cleanup Table

- Site can be used for any purpose
- Land/groundwater use restrictions or institutional/engineering controls (IC/ECs) cannot be employed to obtain the remedial action objectives for the site. (Volunteers who have acted to

reduce groundwater contamination to asymptotic levels and who otherwise conform with Track 1 may employ groundwater use restrictions.)

Track 2 - Restricted Use: Generic Soil Cleanup Tables

- Land use and groundwater use restrictions are allowed
- Cannot rely upon IC/ECs to prevent exposures to soil contamination at levels exceeding those specified in the corresponding soil cleanup table. Uses generic soil cleanup table for the applicable land use scenario; does not use site-specific soil data

Track 3 - Restricted Use: Modified Soil Cleanup Objectives

- Land use and groundwater use restrictions are allowed
- Cannot rely upon IC/ECs to prevent exposures to soil contamination at levels exceeding those specified in the corresponding soil cleanup table
- Uses site-specific data to generate soil cleanup objectives

Track 4 - Restricted Use: Site-Specific Objectives

- Land use and groundwater use restrictions are allowed
- Can rely upon IC/ECs to prevent exposures to soil contamination
- If soil contamination presents exposure risks above specified levels, the NYSDEC and NYSDOH must find that the cleanup would be protective
- Contaminated soil must be covered by material that meets the requirements of the generic soil cleanup table for the applicable site use:
 - One foot for commercial/industrial uses
 - Two feet for residential uses.

SUMMARY OF REMEDIAL ACTIONS FOR BCP OU'S

In December 2008, SESI Consulting Engineers, P.C. submitted on behalf of CALP a Remedial Action Work Plan (RAWP) for BCP Operable Units 1B, 1C, 2, and 3. The RAWP included the proposed remedial approach for each OU, which is described in this section.

Operable Unit 1B – Gas Station and Disposal Area

The proposed remedial actions for OU-1B have been submitted to the NYSDEC in an Interim Remedial Measure Work Plan (IRMWP), dated October 31, 2008. No additional remedial tasks are proposed for OU-1B in this RAWP. Approved by the NYSDEC on December 2, 2008, these remedial actions will achieve a Track 1, Unrestricted Use cleanup for OU-1B.

Operable Unit 1C – International Golf Clubhouse and Maintenance

Similar to OU-1B, the nature of the redevelopment activities favors a Track 1, Unrestricted Use cleanup for OU-1C. The proposed remedial action involves:

- Excavation of source soil in the vicinity of AOC 10 that is impacted at levels that exceed the Track 1 Unrestricted Use SCOs.
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work.

- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the Track 1 Unrestricted Use SCOs.
- Appropriate off-site disposal of all material removed from the Site in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal.

2.3 Operable Unit 2 – Golf Maintenance Building & Adjacent Disposal Area

A summary of the remedial actions, to address the impacts identified within OU-2 to achieve a Track 2 cleanup, are discussed below:

- Source removal excavation in the vicinity of AOCs 16 and 17 (USTs), AOC 22 (Septic Field), and AOC 21 (Disposal Area). Source removal will include:
 - Removal of the existing USTs in accordance with the procedures outlined in Section 5.5, Underground Storage Tank Closure, of NYSDEC Draft DER-10.
 - Soil that is grossly contaminated (i.e., soil that may act as a source of groundwater impacts or soil vapor with a potential to impact indoor air quality in structures up to 100 feet away);
 - Soil in AOCs 16, 17, 21, and 22 that is impacted at levels that exceed the Restricted Use-Commercial SCOs
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the Restricted Use-Commercial SCOs in an attempt to achieve a Track 2 cleanup.
- Appropriate off-site disposal of all material removed from the Site in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal.
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual soil and/or groundwater contamination remaining at the Site.
- Publication of a Site Management Plan for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

2.4 Operable Unit 3 – International Golf Course Disposal Area

A summary of the remedial actions, to address the impacts identified within OU-3 to achieve a Track 2 cleanup, are discussed below:

- Excavation of source soil in the vicinity of OU3-TP11 that is impacted at levels that significantly exceed the Restricted Use-Commercial SCOs.
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the Restricted Use-Commercial SCOs in an attempt to achieve a Track 2 cleanup.
- Appropriate off-site disposal of all material removed from the Site in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal.

- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual soil and/or groundwater contamination remaining at the Site.
- Publication of a Site Management Plan for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. All responsibilities associated with the Remedial Action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State, and local rules and regulations. Remedial activities will be performed at the Site in accordance with this NYSDEC-approved RAWP. All deviations from the RAWP will be promptly reported to NYSDEC for approval and fully explained in the FER.

C. SITE-SPECIFIC DEVELOPMENT OF PHASE 1 (DEIS)

EXISTING CONDITIONS

The elevation within the Phase 1 development area increases slightly from west to east, with a low point of 1,340 feet above sea level on the golf course on the site's western side to a high point of 1,456 feet above sea level in the wooded area on the site's eastern side. Groundwater is expected to follow topography and flow in a western direction towards Kiamesha Creek. A geotechnical survey conducted at the Phase 1 development area documented that a surficial layer of topsoil approximately 6 to 12 inches deep was followed by 12 to 36 inches of loose natural sands. Below the looser stratum, glacial deposits were medium dense to very dense and contained varying amounts of silt, gravel, cobbles, and boulders. Depth to bedrock exceeded completion depth (approximately 50 feet) in 19 of the 32 borings; bedrock was encountered between 19 and 46 feet below surface grade in the remaining 13 borings.

PREVIOUS INVESTIGATIONS OF THE PHASE 1 DEVELOPMENT AREA

The Phase 1 development area does not contain any structures and includes wooded areas along with manicured fairways and greens associated with the existing Monster Course. The previous environmental assessment (prepared by CALP and/or its affiliates) did not identify any AOCs within the Phase 1 development area.

THE FUTURE WITHOUT THE DEVELOPMENT OF PHASE 1

In the future without the project, the existing golf course would be maintained and actively used by golfers, and there would be no anticipated changes.

PROBABLE IMPACTS OF THE DEVELOPMENT OF PHASE 1

Phase 1 of the Proposed EPT Concord Resort project would entail altering the majority of the 125-acres within the development area. As described in Chapter 1, "Project Description," the uses that would be constructed within Phase 1 would be a casino, harness horse racetrack, hotel, and associated support facilities. A review of historical data, environmental reports, and a site walk-through did not identify any specific AOCs.

MITIGATION

To ensure that construction workers are not adversely affected by exposure to potential contamination during construction of the Phase I development area, a Construction Health and

EPT Concord Resort

Safety Plan (CHASP) would be prepared prior to construction. The CHASP would identify safety procedures, monitoring requirements, and exposure limits for worker protection in the event that contamination is encountered. Procedures for soil sampling and handling to manage excavated material and export excess fill material and procedures for identification, handling, and disposal of any unknown contaminated soil encountered during excavation, would be completed in accordance with all applicable Federal, State, and local regulations.

With these measures, no significant adverse impacts related to hazardous materials would be expected to occur during Phase 1 construction and future use of the Phase I development area. *