

Land Use Control Implementation Plan / Operation and Maintenance Plan (LUCIP/OMP)

June 17, 2015 Briefing

Fort Ord Reuse Authority
Local Jurisdictions Workshop

Briefing Topics

- FORA and ESCA Background
- ESCA Property Orientation
- ESCA Property Pathway-to-Transfer
- LUC Remedy Description
- LUC Implementation Pathway
- LUC Implementation Actions and Strategy
- LUC Monitoring and Reporting
- LUCIP / OMP Schedule

ESCA = Environmental Services Cooperative Agreement

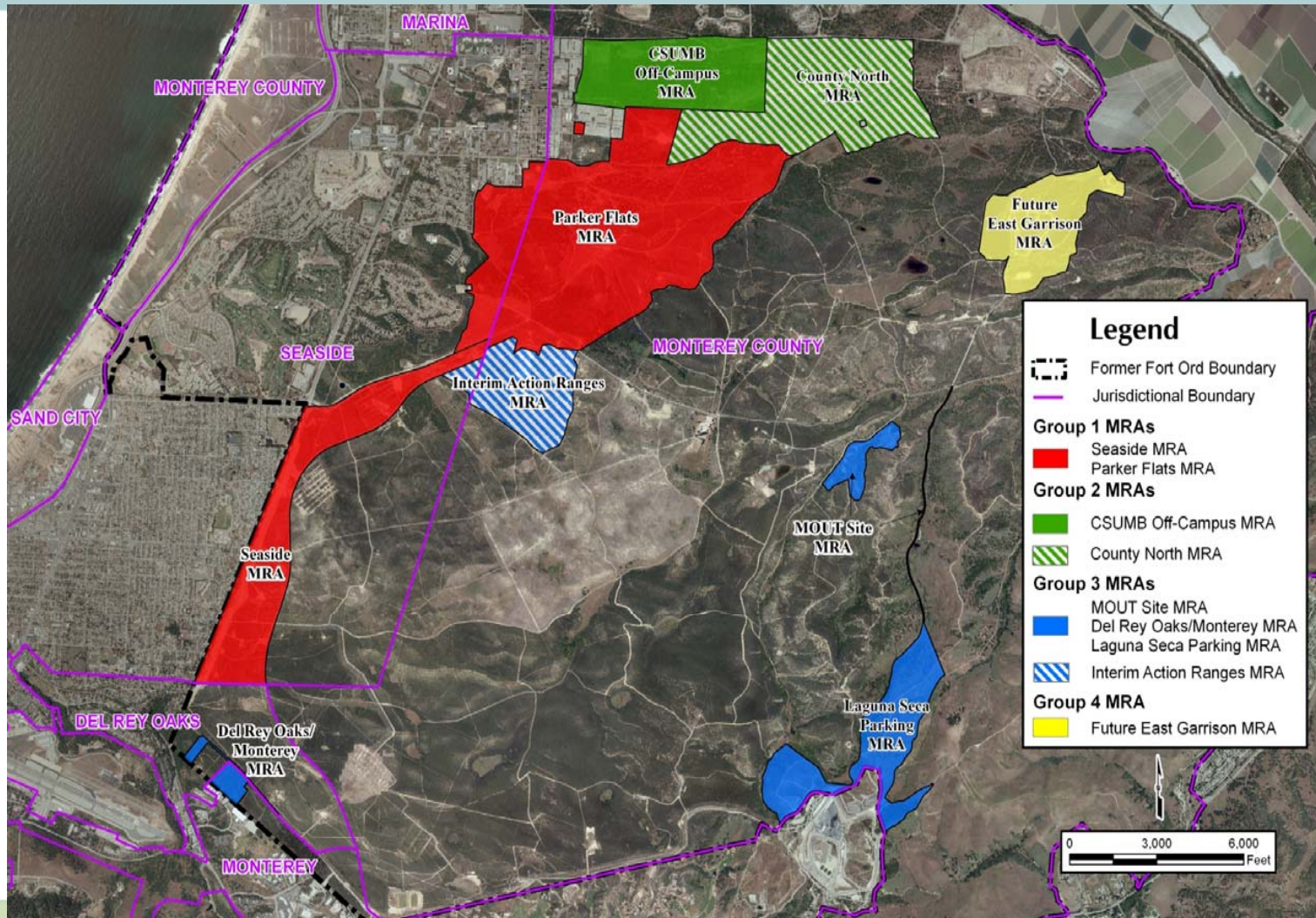
LUC = Land Use Control

LUCIP / OMP = Land Use Controls Implementation Plan / Operation and Maintenance Plan

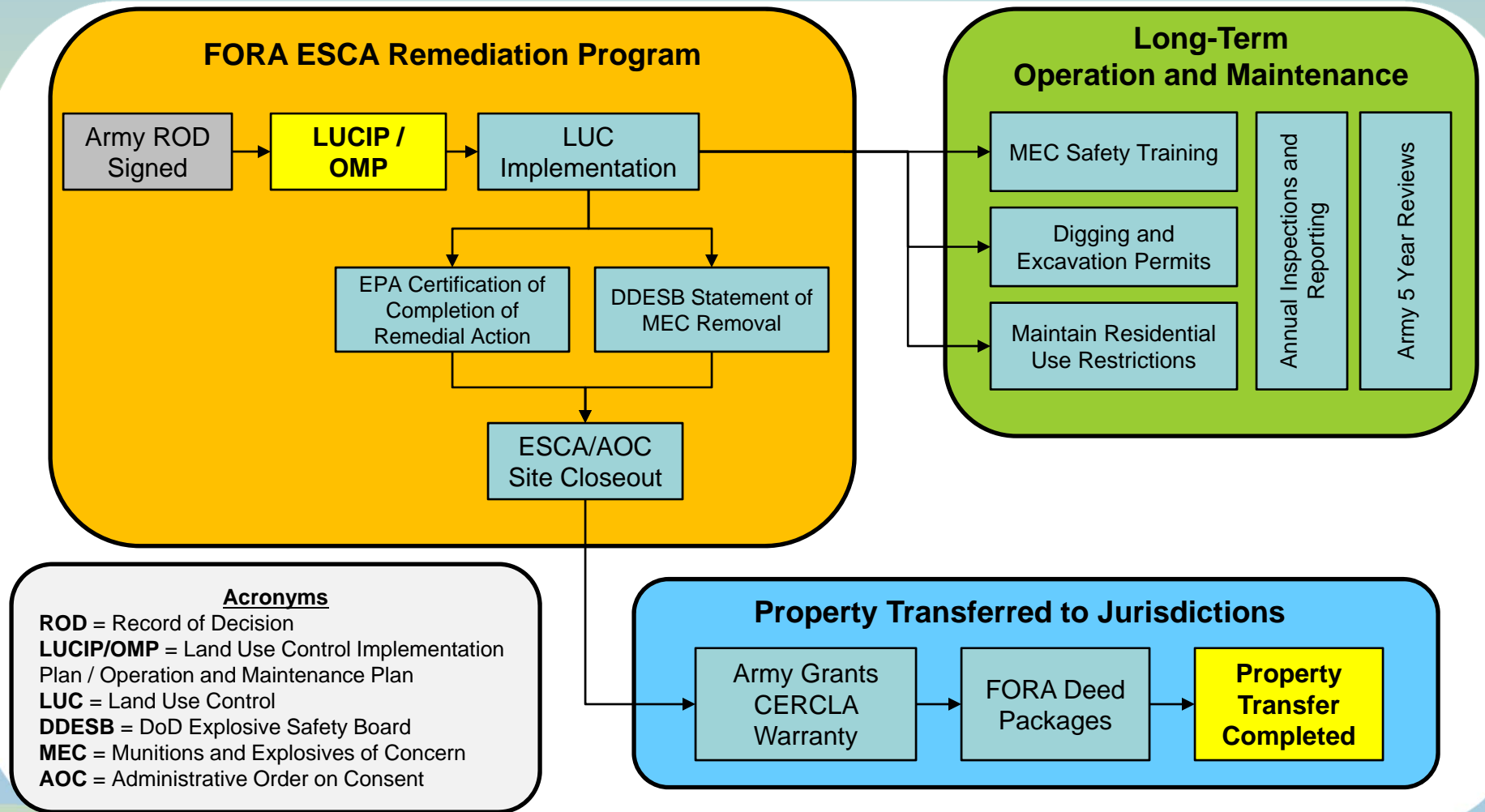
FORA ESCA RP Facts

- 2007 Army and FORA enter into ESCA to:
 - Expedite transfer of parcels to FORA
 - Parallel path munitions remediation on ESCA parcels and Historical Impact Area
 - Provide upfront funding for munitions remediation to alleviate budget uncertainty
- \$97.7 million ESCA Grant included:
 - \$82.1 million for an environmental insurance policy that funds the munitions remediation program and provides additional funding if costs should exceed original estimate
 - \$15.6 million for regulatory oversight fees, FORA management, taxes on the environmental insurance, mobilization fees, and purchase of a contractor's pollution liability policy
- ESCA RP Responsibilities:
 - Munitions remediation as required by EPA Administrative Order on Consent
 - Field activities consistent with Army remedial program
 - Overall regulatory compliance
 - Community Involvement and Outreach Program
 - Programmatic reporting to EPA and Army

ESCA Property Orientation

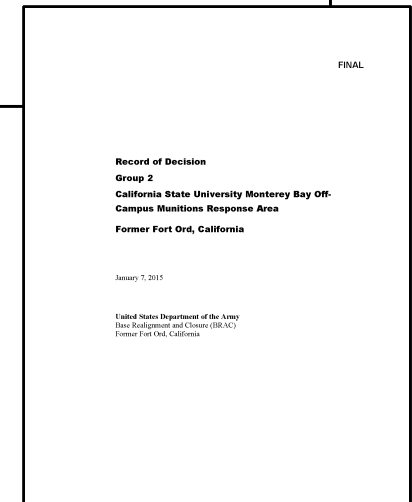


ESCA Property Pathway-to-Transfer

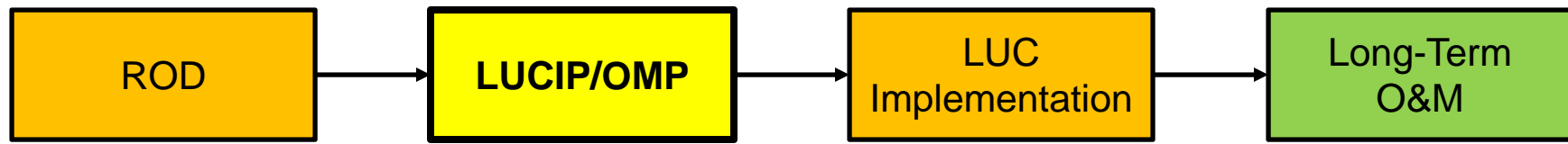


LUC Final Remedy Description

- LUCs selected as final remedy in Group 2 & 3 RODs
- The LUCs remedy:
 1. MEC recognition and safety training for those conducting ground-disturbing or intrusive activities on the property
 2. Construction support by UXO-qualified personnel for ground-disturbing or intrusive activities
 3. Restrictions prohibiting residential use in the proposed future non-residential reuse areas
- Long Term Management Measures (LTMM) will also be implemented including:
 - Existing land use restrictions
 - Annual monitoring and reporting
 - Five-year review reporting



LUC Implementation Pathway



- ❖ MEC removal actions completed prior to ROD
- ❖ Identifies Final Remedial Action as LUCs
- ❖ Documents Remedial Action Objectives (RAO)

- ✓ Describes performance objectives and strategy for LUC implementation
- ✓ Identifies actions to implement and maintain LUCs
- ✓ Provides execution sequence to establish LUC remedy

- ❑ Complete specific actions to establish and/or implement LUCs
- ❑ Ensure appropriate agreements in place to administer LUCs
- ❑ Establish working procedures for day-to-day LUCs execution

- ❑ Continuing long-term actions to maintain and implement LUCs
- ❑ Annual monitoring, inspection and reporting of LUCs

LUC Implementation Actions

MEC Recognition & Safety Training

- Develop training materials
- Providing access to training
- Monitoring and reporting

Construction Support

- Construction Support planning and execution through local Ordinances
- Procedures for appropriate response to finding evidence of MEC
- Documentation and reporting

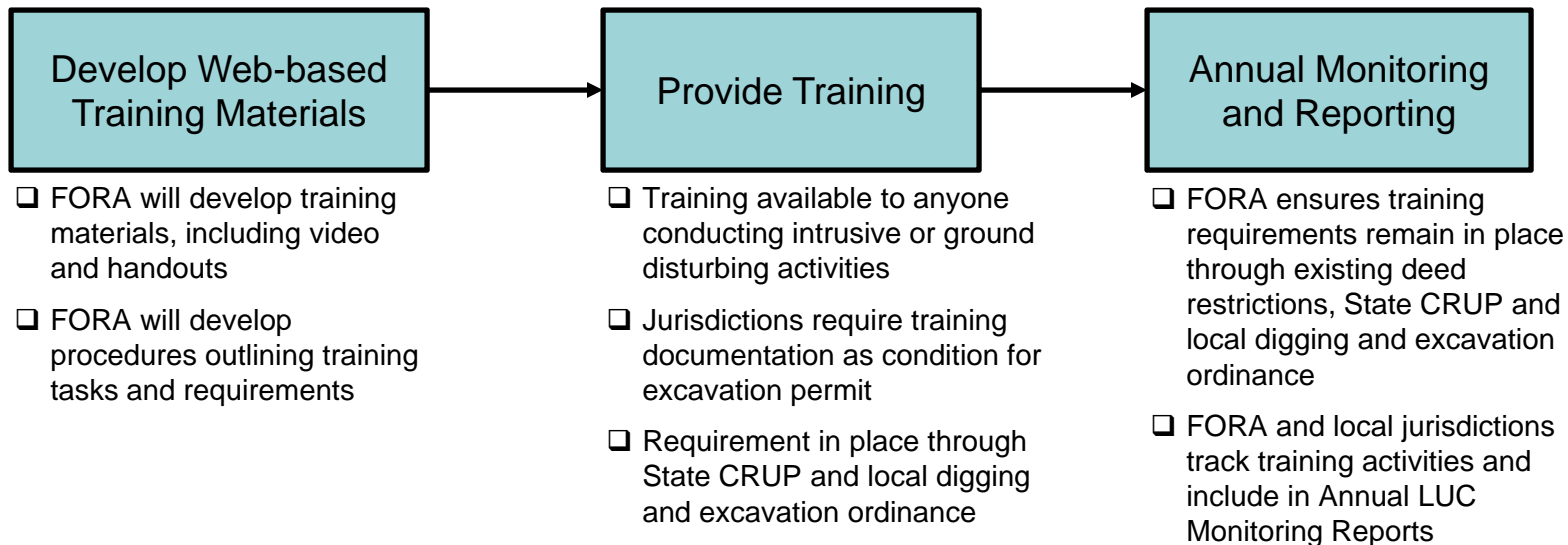
Residential Use Restriction

- Maintaining residential use restrictions in non-residential areas
- Removal residential reuse restrictions in proposed future residential reuse areas
- Process for approval of proposals to remove restrictions

MEC Recognition and Safety Training Implementation Strategy

Performance Objectives

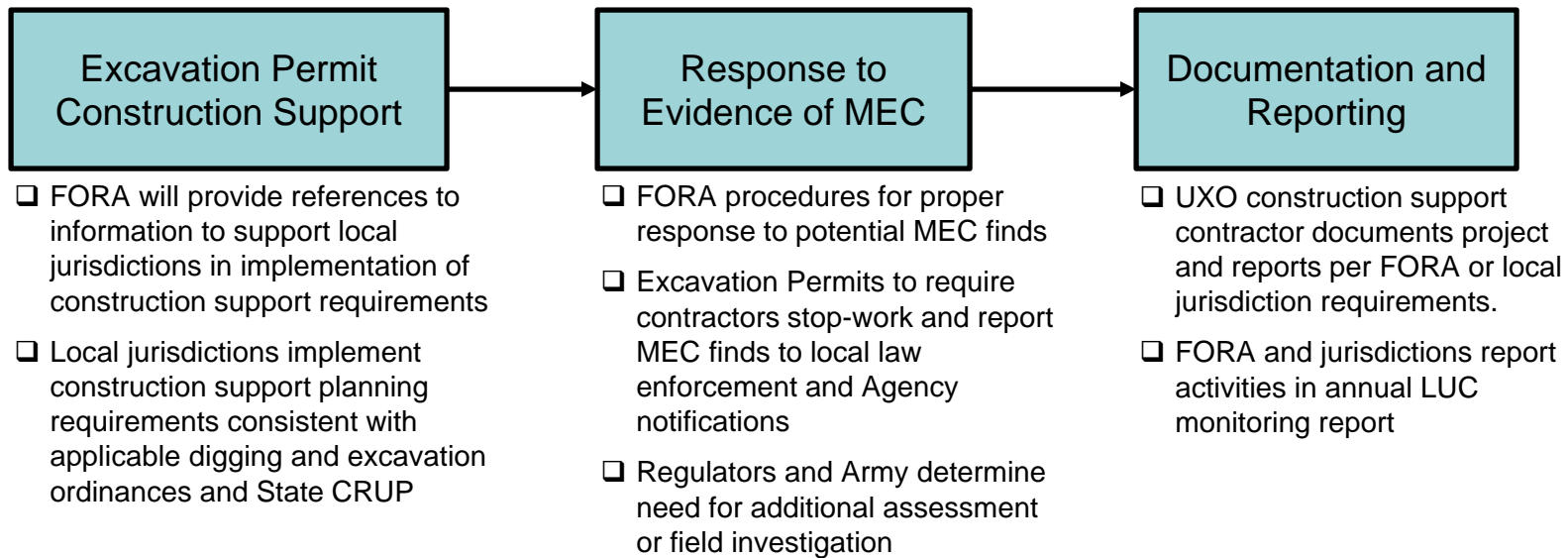
- Ensure people involved in intrusive activities are educated about possibility of encountering MEC
- Ensure people involved in intrusive activities stop activities when MEC is encountered and report encounter to appropriate authorities



MEC Construction Support Implementation Strategy

Performance Objective

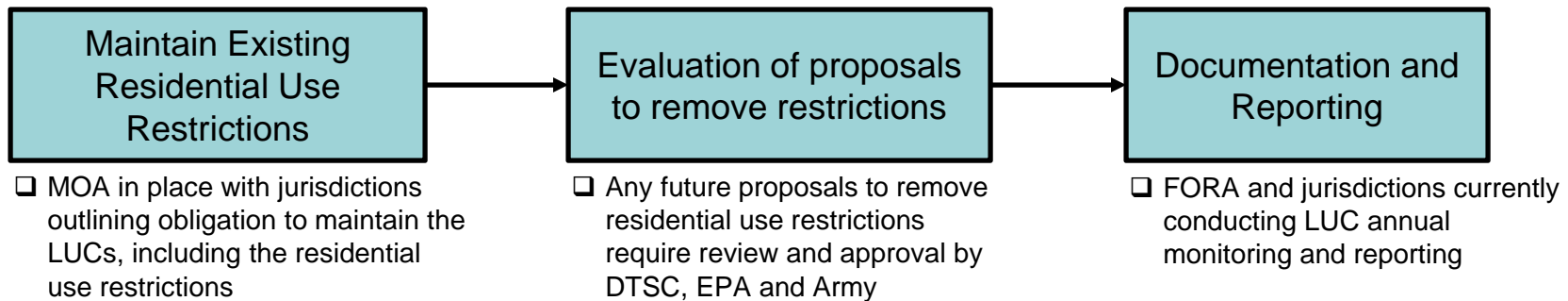
- Ensure projects involving ground-disturbing or intrusive activities are coordinated with UXO-qualified personnel so encounters with potential MEC items will be handled appropriately



Restrictions Prohibiting Residential Use Implementation Strategy

Performance Objective

- Ensure that any proposals to allow residential development or modifications to residential restrictions in non-residential areas are approved by EPA and Army in coordination with DTSC



LUC Annual Monitoring & Reporting

- LUC monitoring and reporting requirements to be incorporated into existing Annual LUC Monitoring Reports
- Annual Report Activity Tracking
 - MEC training
 - Excavation permits
 - UXO construction support results
 - MEC finds
 - Property transfers
 - Property improvements (ground-disturbing or intrusive activities)
- Annual Monitoring Checklist Revision (to include Munitions LUC section)
 - Verify MEC safety training materials are available (web-based video presentation)
 - Compile summary of MEC safety training conducted
 - Compile summary of construction support activities
 - Compile summary of MEC finds
 - Verify LUC requirements (training, construction support, use restrictions) remain in place
 - Physically inspect property to verify no unpermitted property improvements (ground-disturbing or intrusive activities)

LUCIP/OMP Document Schedule

Document	Group 2 MRA		Group 3 MRAs	
	Issue Date ¹	Comments Due ¹	Issue Date ¹	Comments Due ¹
Draft LUCIP / OMP	May 2015	July 2015	April 2015	June 2015
Draft Final LUCIP / OMP	August 2015	September 2015	July 2015	August 2015
Final LUCIP / OMP	November 2015	Not Applicable	September 2015	Not Applicable
Note 1 - Dates subject to change				

Questions?