



Land Use Control Implementation Plan Training Seminar

Hosted by Fort Ord Reuse Authority (FORA)

Presented by FORA ESCA Team

February 16, 2018
9 AM – 4 PM

Carpenters Union Hall
910 2nd Avenue
Marina, CA 93933



Introduction and Overview

Seminar Purpose:

- Provide Land Use Control (LUC) implementation information, tools and methods
- This seminar will provide:
 - Fort Ord History/Munition Training Background
 - Environmental Cleanup History
 - Environmental Services Cooperative Agreement (ESCA) cleanup background
 - Overview of LUCs/Intuitional Controls
 - Land Use Controls (LUCs) legal/regulatory context
 - LUCs implementation and responsibilities





Land Use Controls - Purpose

- ESCA Munitions cleanup completed:
 - All detected munitions removed
 - Though not anticipated, munitions may remain present
- LUCs selected remedy to address remaining MEC human health and environmental risks
- LUCs Implementation
 - Land owners obligated to maintain
 - Per federal regulations, LUCs must be implemented
- Non-compliance liability

3



Training Seminar Agenda

Time	Topic
9:00 am	Introductions and Context
	ESCA Property Background
	Cleanup History and Cleanup Decision Documentation
12 noon	Lunch Break
1:30 pm	Land Use Controls and Deed Covenants
	Implementation Requirements
	Roles and Responsibilities
3:30 pm	Next Steps – Future Training

4





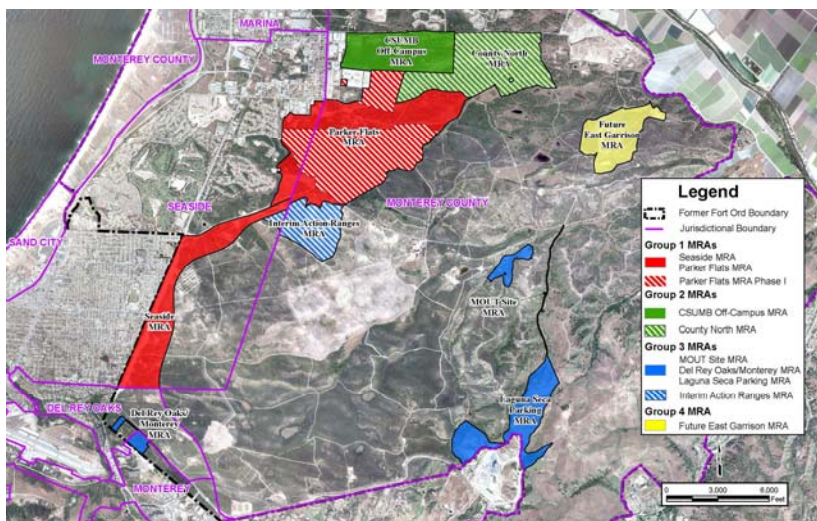
ESCA Overview

- Major Acronym Handout
- Army and FORA entered ESCA – 2007
- ESCA mechanism allows the US government to provide funding to FORA for munitions removal
- FORA ESCA Remediation Program (RP) addresses residual safety issues from former US Army munitions training on future economic development parcels
- FORA ESCA Responsibilities:
 - Abide by state and federal Superfund regulations
 - Meet the same munitions remediation standards as the Army
 - Maintain a community outreach program
 - Monthly programmatic reporting to EPA

5



ESCA Munitions Response Areas by Group

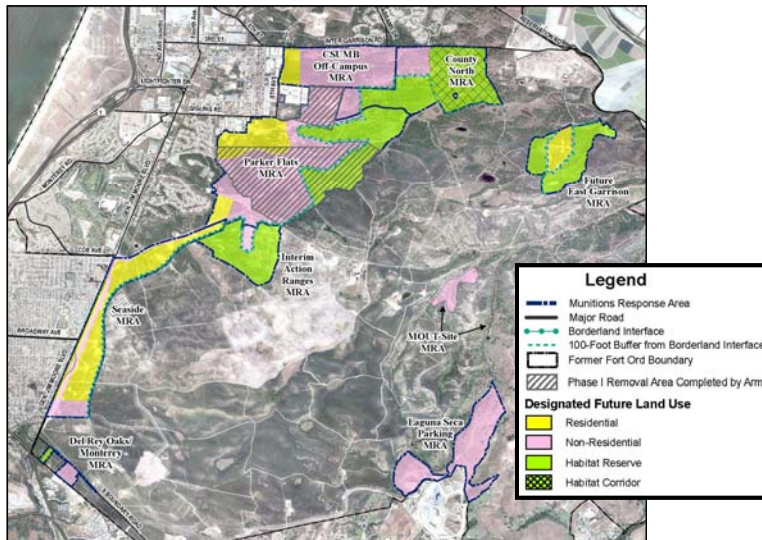


6





ESCA Property Proposed Future Reuse



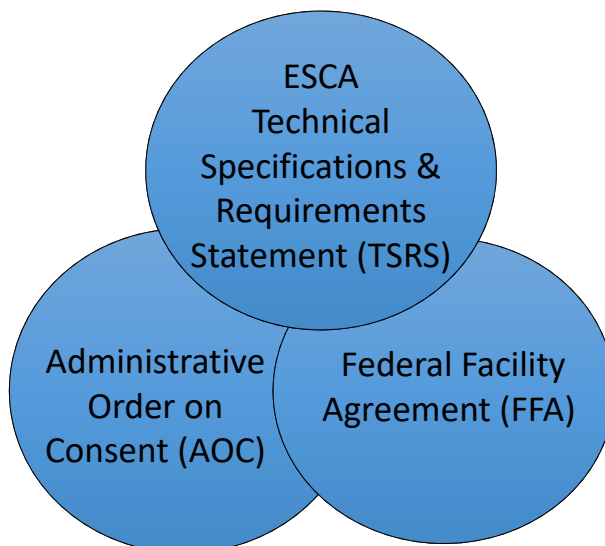
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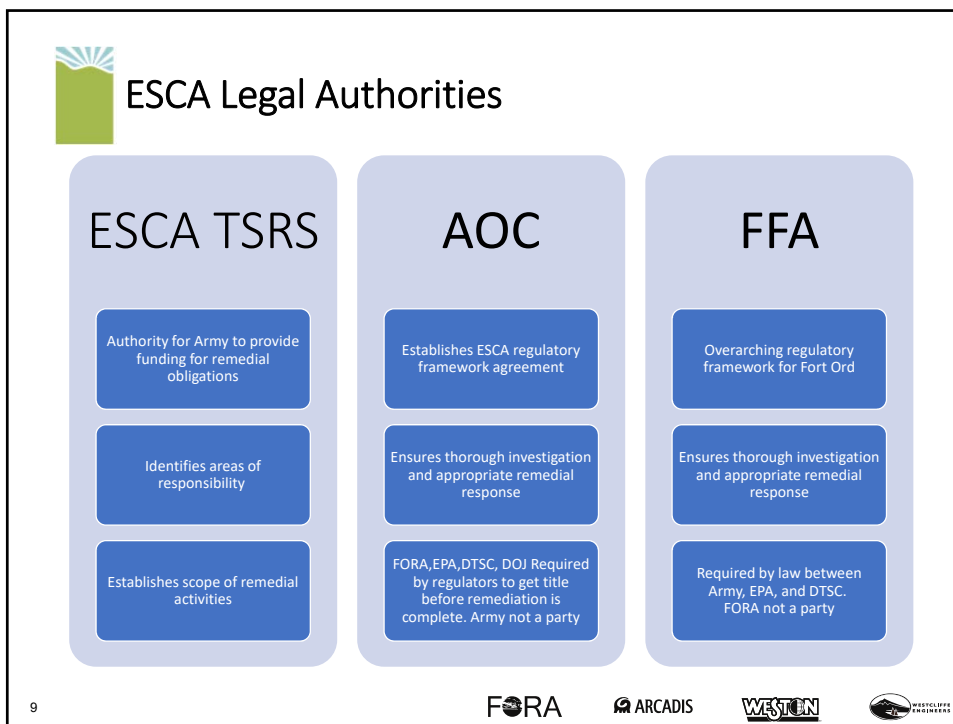


ESCA Legal Authorities



8





LUCIP/OMP Roles and Responsibilities

Organization	Roles & Responsibilities	Authority
Army BRAC	<ul style="list-style-type: none"> Ensure protectiveness of remedy Army Obligations per ESCA 	<ul style="list-style-type: none"> FFA ESCA
EPA Region 9	<ul style="list-style-type: none"> Lead regulatory agency 	<ul style="list-style-type: none"> FFA / AOC
DTSC	<ul style="list-style-type: none"> Regulatory concurrence CRUP enforcement 	<ul style="list-style-type: none"> FFA / AOC CRUP MOA w/DTSC
FORA	<ul style="list-style-type: none"> LUC remedy implementation Annual LUC reporting 	<ul style="list-style-type: none"> AOC ESCA MOA w/DTSC
Jurisdictions (County, Cities, CSUMB & MPC)	<ul style="list-style-type: none"> Enforce Digging & Excavation Ordinance Maintain and enforce deed restrictions Annual LUC monitoring and reporting 	<ul style="list-style-type: none"> Municipal Code MOA w/DTSC
Landowners	<ul style="list-style-type: none"> Comply with LUCs, deed restrictions, CRUP 	<ul style="list-style-type: none"> Property Deed

FFA = Federal Facility Agreement ESCA = Environmental Services Cooperative Agreement
AOC = Administrative Order on Consent CRUP = Covenant to Restrict Use of Property
MOA = Memorandum of Agreement LUC = Land Use Control

10

FORA ARCADIS WESTON WESTCLIFFE ENGINEERS



Introduction and Overview

Questions?