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the future of Fort Ord

# what is the ESCA?

VOLUME 1 - NO. 1

## An Evolution of BRAC Remedial Programs Introduction to the ESCA Process...

An Environmental Services Cooperative Agreement (ESCA) is a mechanism that enables the Army to provide cleanup funding to a local governmental entity. This allows for the performance of all remedial activities necessary to meet state and federal cleanup standards more efficiently than traditional contracts.



On March 31, 2007 the U.S. Army and the Fort Ord Reuse Authority (FORA) entered into an Environmental Services Cooperative Agreement (ESCA) thereby allowing the Army to transfer 3,500 acres of Economic Development Conveyance (EDC) properties and the responsibility of removing

Munitions and Explosives of Concern (MEC) to FORA. The details of the ESCA are highlighted throughout this bulletin, but the ultimate goal of the program is to

expedite the environmental remedial activities, and transfer, with EPA and DTSC approval, the munitions impacted property to the local jurisdictions. Under the terms of the agreement the Army will provide FORA with the funds to conduct the munitions remediation work, purchase environmental insurance to cover remedial activities, and reimburse regulators for their oversight of the program. FORA has subsequently entered into an agreement with LFR Inc. to conduct the actual remedial work. LFR is teaming with Weston Solutions, Inc. to perform the MEC remediation component and Westcliffe Engineers, Inc. to provide regulatory liaison and community involvement expertise for this program. Under the terms of the ESCA and additional agreements between the EPA and DTSC, FORA will be required to meet the same standards for MEC remediation as the Army and abide by all federal and state regulations governing the cleanup of a Superfund site.



Fort Ord  
Reuse  
Authority



Westcliffe  
Engineers, Inc.

# THE FORT ORD REUSE AUTHORITY

The Fort Ord Reuse Authority (FORA) is responsible for the reuse of the former Fort Ord Military installation. Covering 28,000 acres and located on Monterey Bay, this 45 square mile tract of land is arguably the region's most important natural and economic resource. The ESCA process will enable FORA, in partnership with the surrounding jurisdictions, to protect the environment and shape economic development well into the future.

*The Army ESCA grant award will both expedite the safety for local citizens and allow the reuse to move forward that offers jobs and housing – A win-win-win for all.*



Michael Houlemard  
Executive Officer  
FORA

FORA is a multi-jurisdictional organization with a Board of Directors comprised of locally elected officials from the cities of Del Rey Oaks, Monterey, Marina, Seaside, Sand City, Salinas, Pacific Grove, Carmel-by-the-Sea and the County of Monterey. Created through California State law, FORA's mission is to plan, finance, facilitate and otherwise oversee the economic recovery of the Monterey Region from the

impacts of the 1994 closure of Fort Ord. This closure prompted visions and plans to develop a reuse plan for the former Fort Ord that would preserve the Monterey Bay area's quality of life and provide essential jobs and supportive housing. Since 1994, FORA has experienced the successful establishment of educational facilities, such as California State University Monterey Bay, Golden Gate University,

Monterey College of Law, York School, and the University of California. FORA is proud of its commitment to retain two-thirds of the former military base as recreational and preserved open space. The Fort Ord Reuse Plan offers opportunities, plans, and facilities for improved beach access, trail systems for hiking and biking, equestrian areas, various sports facilities and preserved habitat.

## FORA'S PROJECTS

### Planning for the Future

FORA is currently engaged in a number of projects that will enhance the long-term economic vitality and quality-of-life for the entire Monterey Bay region including:

**HABITAT CONSERVATION PLAN** to provide funding for long-term maintenance and preservation of the Fort Ord open spaces and endangered species.

**CAPITAL IMPROVEMENT PROJECTS** such as

- Road upgrades and replacements
- Regional transit facilities
- Regional water and sewer system upgrades and replacements

**MIXED USE DEVELOPMENT PROJECTS** including

- Marina's University Village
- Marina's Marina Heights
- The County's East Garrison
- Del Rey Oak's Resort at Del Rey Oaks
- Seaside's Seaside Resort

The Fort Ord reuse will continue to have a regional focus that has already produced significant economic, social and community benefits for all of the Monterey Bay communities. FORA's implementation of the recently executed ESCA is designed to keep the Fort Ord Reuse Plan and associated Capital Improvement Projects on schedule.

## FORA ESCA REMEDIATION PROGRAM

The 3,500 acres that comprise the ESCA work area can be viewed on the map below and includes parcels for the following:

- East Garrison
- CSUMB Housing
- MOUT Site
- Laguna Seca
- Parker Flats
- Seaside
- Del Rey Oaks



All of this land has been slated for transfer to FORA since the closure of Fort Ord as a part of the FORA and Army Economic Development Conveyance (EDC) agreement. By transferring this land as a part of the ESCA, FORA now has the ability to sequence the MEC cleanup to match current reuse schedules and priorities. Currently FORA is working with the local jurisdictions, the EPA, and DTSC to determine the order of MEC cleanup on the ESCA properties.

*To find out more about the Environmental Services Cooperative Agreement, or to request that you be added to our database, please send an email to [esca@fora.org](mailto:esca@fora.org) or visit the FORA website at [www.fora.org](http://www.fora.org)*

## How Will the ESCA Benefit You?

Remedial activities on former military installations often encounter delays due to the nature of federal funding and budget cycles. Each year the military submits an environmental budget request to Congress and each year that budget competes with hundreds of other funding priorities. Often times, bases do not receive the necessary funding, creating delays in cleanup schedules and property transfers. The ultimate impact on communities being that reuse is delayed and economic recovery is stalled. The advantage of FORA having entered into an ESCA agreement with the Army is that MEC remediation funding for this portion of the former Fort Ord is assured. This means that the removal of MEC items adjacent to our communities can proceed quickly, efficiently and without unnecessary delay. This approach will provide for the long-term health and safety of the Monterey Bay community, allow for the expedited reuse of the property that is in line with the vision and sustainability of the Fort Ord Base Reuse Plan, and increase the economic base of the local community by providing increased job opportunities.

*Having this dedicated munitions cleanup funding in hand provides FORA with flexibility and advantages not available to the Army and of an ultimate benefit to the surrounding community. Examples include the following:*

- Doubles the MEC remediation efforts on Fort Ord. FORA will execute the work on the ESCA parcels while the Army will continue its' remediation efforts on the Inland Ranges.
- Provides a greater level of local control allowing coordination with local jurisdictions and synchronization and sensitivity to needs.
- Allows FORA to prioritize the cleanup of properties to better align with local reuse efforts.
- Ability to work with regulators to explore innovative solutions to achieve mutually agreed upon remedial objectives.
- Guarantees a steady stream of funding for the MEC remediation work.
- Greatly expedites the MEC remedial process.

## Access to ESCA Program Information

The ability to access information on a project of this size is important for the public to keep abreast of remedial activities. FORA plans to regularly send out an ESCA newsletter updating interested parties on key dates, schedules and providing the most current information on the project. FORA will also maintain a website that will house all documents relevant to the ESCA Remediation Program. Once a year FORA will send out a mass mailing to the greater Monterey Bay community reporting on the ESCA Remediation Program's annual progress.

# 5 ways to get involved

**FORA is committed to an open and collaborative process throughout the life of the ESCA Remediation Program. There will be many junctures in this project where we will actively seek your input. Additionally, the former Fort Ord's status as a Superfund site requires that we hold public meetings and formal comment periods to ensure that all citizens have an opportunity to review major remedial documents and provide us with their feedback.**

**It is our goal to be able to provide the greater Monterey Bay community with a seamless and efficient means for getting environmental cleanup information on the former Fort Ord. In order to achieve this, we plan on participating in almost all of the Army's public cleanup meetings. We hope that by working with the Army in this way stakeholders will have at least one forum in which they will be able to address all of their questions or concerns regarding environmental cleanup issues at the former Fort Ord. We encourage citizens to directly contact FORA relating to the ESCA.**

# 1

### Community Involvement Workshops

These quarterly Army-sponsored meetings provide you with an opportunity to learn about ESCA remedial activities directly from FORA and give us your feedback.

# 2

### Open House and Bus Tours

FORA will participate in these semi-annual open house and bus tour events.

# 3

### Local Events

Find out about the ESCA work at events such as Marina's Festival of the Winds, the Monterey County Fair, Seaside's Blues in the Park, etc.

# 4

### Noticed Public Meetings

This is where we encourage you to provide your opinions on major ESCA documents such as Feasibility Studies and Records of Decision.

# 5

### Community Groups

We welcome the opportunity to talk to local organizations about the ESCA Remediation Program.

# the FORA cleanup team

FORA has contracted with LFR Inc. who has teamed with Weston Solutions, Inc., and Westcliffe Engineers, Inc. to execute the ESCA Remediation Program. The FORA/LFR Team brings a complete set of skills, resources and expertise, critical to the implementation of this important program.

**LFR Inc.** a technically focused environmental management and consulting engineering firm that has been providing practical, cost-effective solutions to environmental problems since 1983. With over 450 employees in 30 offices nationwide, LFR has provided technical services at numerous BRAC sites and active DoD installations. For local reuse authorities, like FORA, LFR has been involved with virtually all aspects of base reuse, including major

remediation projects. LFR has current ESCA experience on other BRAC sites, established relationships with federal, state, and local regulatory agencies and 13 years of on-site experience to draw upon.

**Weston Solutions, Inc.** is a leading employee-owned environmental and redevelopment firm, delivering comprehensive solutions to complex problems for industry and government worldwide. With 60 offices and 1,900 employees, Weston has a dedicated program area focusing on UXO detection and removal. They are a leader in the UXO industry, with 17 years of cleanup experience, and no explosive accidents or injuries. In recent years, Weston has been active on over 20 complex MEC sites including: Tobyhanna Army Depot, Fort Dix range area, Aberdeen Proving Ground,

Mare Island Naval Ship Yard, Luke AFB, and Area A of the Barry Goldwater Range.

**Westcliffe Engineers, Inc.** has a combined 30 years of experience in munitions related regulatory field work, technology, policy analysis and community involvement. Westcliffe has played a leading role in national MEC innovative technology and policy working groups and development forums. They offer extensive experience working with stakeholders at local and national levels, specifically at federal facility sites on MEC related issues.

## for more information about the ESCA

See the FORA website at [www.fora.org](http://www.fora.org)  
or contact: **Stan Cook**, [esca@fora.org](mailto:esca@fora.org)  
*FORA ESCA Program Manager*

*\* FORA will initiate a Community Involvement and Outreach Program to actively engage the public.*

## FORT ORD REUSE AUTHORITY

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