



# FORA ESCA REMEDIATION PROGRAM

Informal Community Workshop  
***May 10, 2017***



# WHAT'S HAPPENING TONIGHT



- Introductions and Agenda Review
- Group 1 Seaside MRA: Additional MEC Verification
- Group 1 Parker Flats MRA Phase 1: Explanation of Significant Differences
- ESCA Program Update and Document Schedule
- ESCA Community Involvement Program
- Questions and Conclusion



# GROUP 1 MUNITIONS RESPONSE AREAS (MRAs)

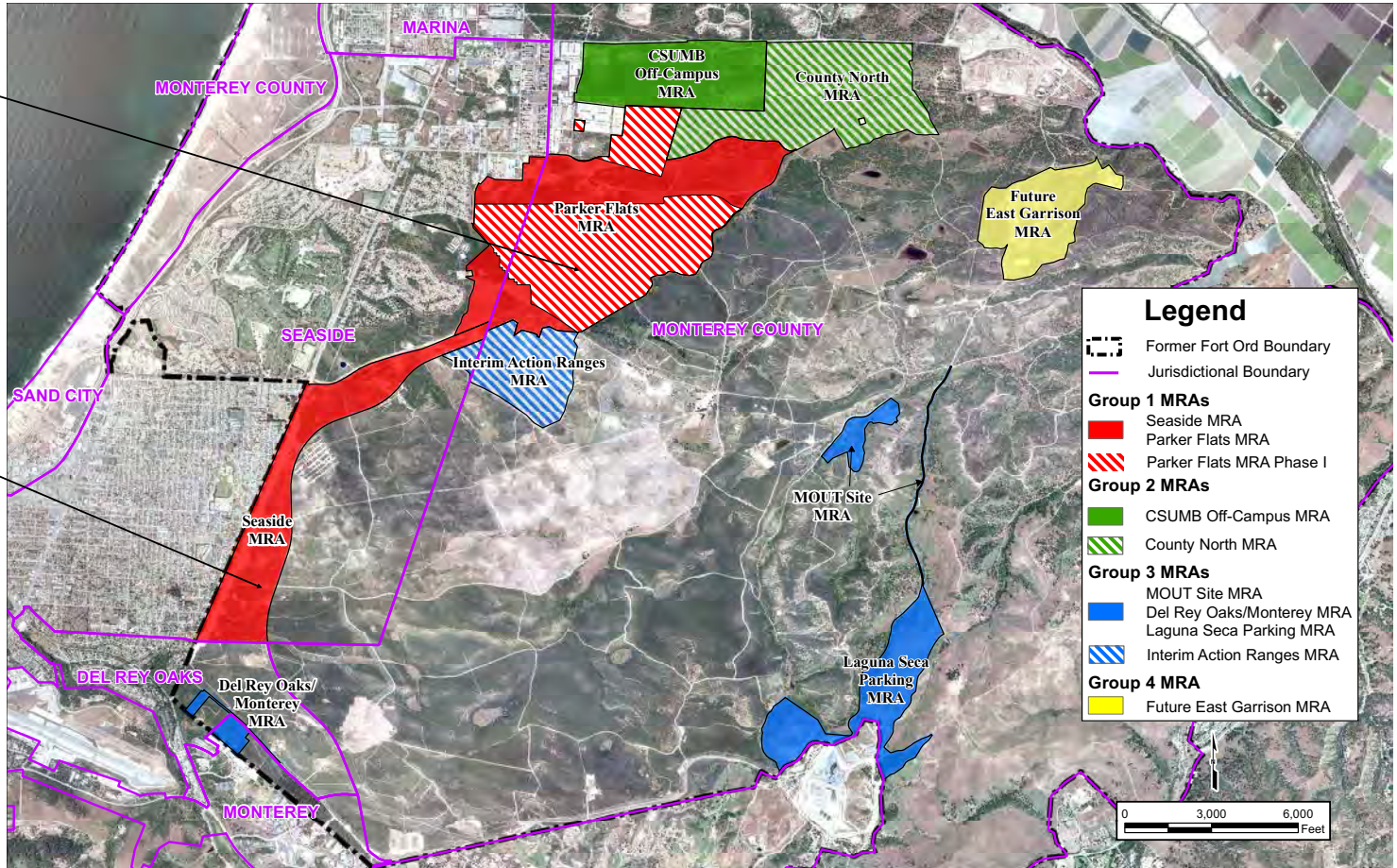
## ESCA PROPERTY ORIENTATION

**Group 1**

- Parker Flats MRA Phase I

**Group 1**

- Seaside MRA

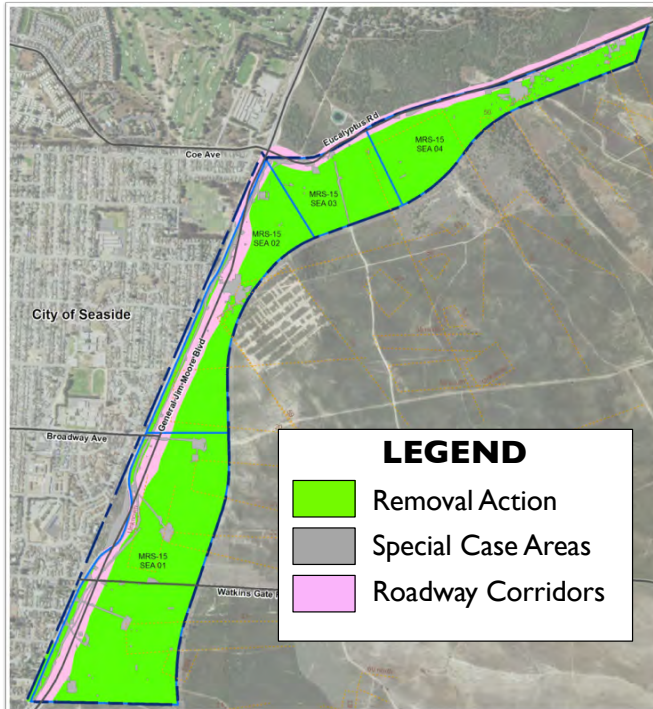






STATUS UPDATE: **GROUP 1 MRAs**

# SEASIDE MRA



## • Historical Military Use

- Weapons and troop training
- Firing ranges

## • ESCA Phase 2 Highlights

- 40 MEC items
- 348 lbs. of munitions debris
- 105,703 cu-yards soil sifted

## • Cleanup Status

- ✓ Army Phase 1 removals
- ✓ ESCA Phase 2 Special Case Areas removal & MRA investigation
- ✓ Residential Quality Assurance (RQA)
- ✓ RI/FS Report in progress
- Army Proposed Plan & public meeting
- Army ROD
- Remedy Implementation
- Regulatory Certification
- Land Transfer Documentation

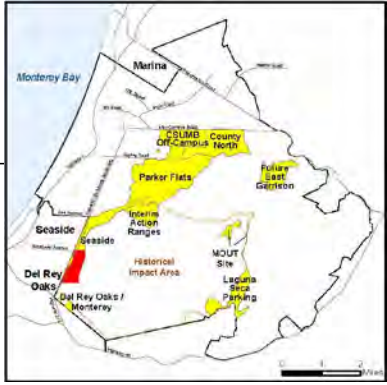
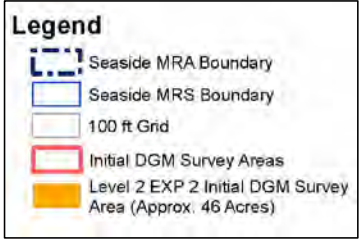
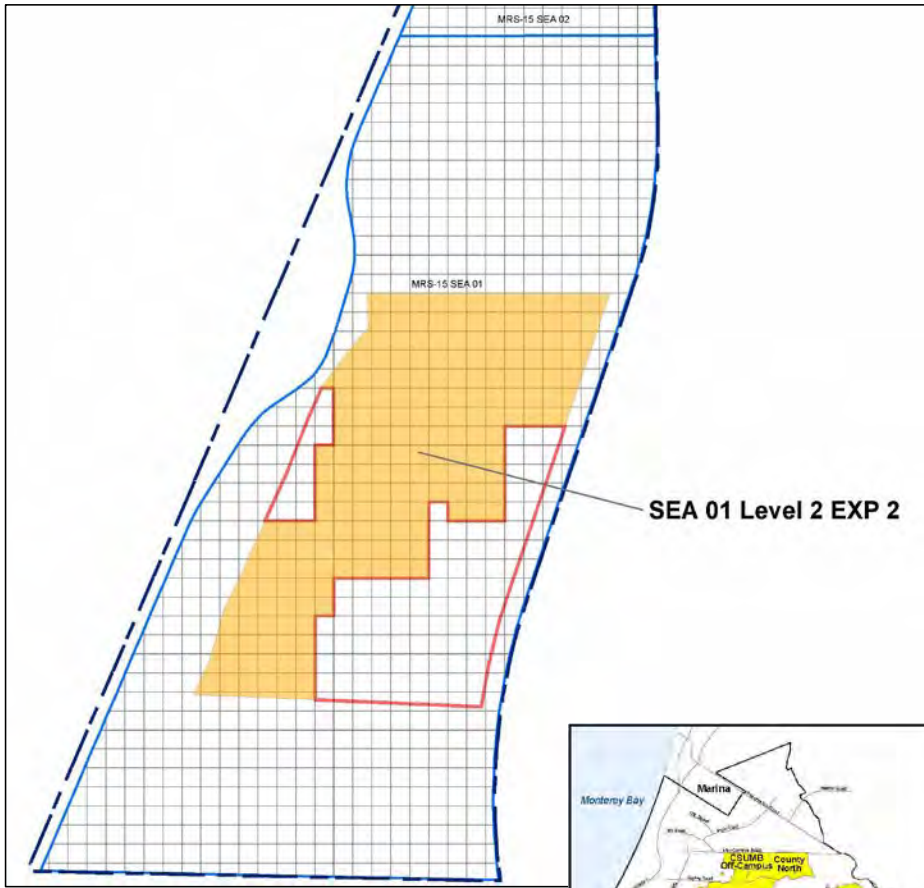
## • Proposed Future Reuses

- ✓ General Jim Moore Blvd
- Future residential
- Non-residential



STATUS UPDATE: **GROUP 1 MRAs**

# SEASIDE MRA: RQA IMPLEMENTATION PROCESS



- **Residential Quality Assurance (RQA) History**
  - Munition investigation protocol established for designated future residential reuse
  - Must meet standards for DTSC protocol
  - Three - tiered process; Levels 1, 2, and 3
  - Protocol used to confirm acceptability for residential use
  
- **Seaside MRA RQA Implementation**
  - Level 1 – evaluation of previous cleanup
  - Level 2 – field verification where warranted
  - Level 3 – post -scrape field verification of depth of detection where warranted
  - RQA results reviewed by DTSC
  
- **RQA Results**
  - 130.5 acres approved for residential use
  - DTSC required additional verification on 46 acres
    - a. Perform field activities
    - b. Analysis and documentation
    - c. Additional verification if warranted by DTSC





STATUS UPDATE: **GROUP 1 SEASIDE MRA**

# ADDITIONAL VERIFICATION: PROCESS & NEXT STEPS

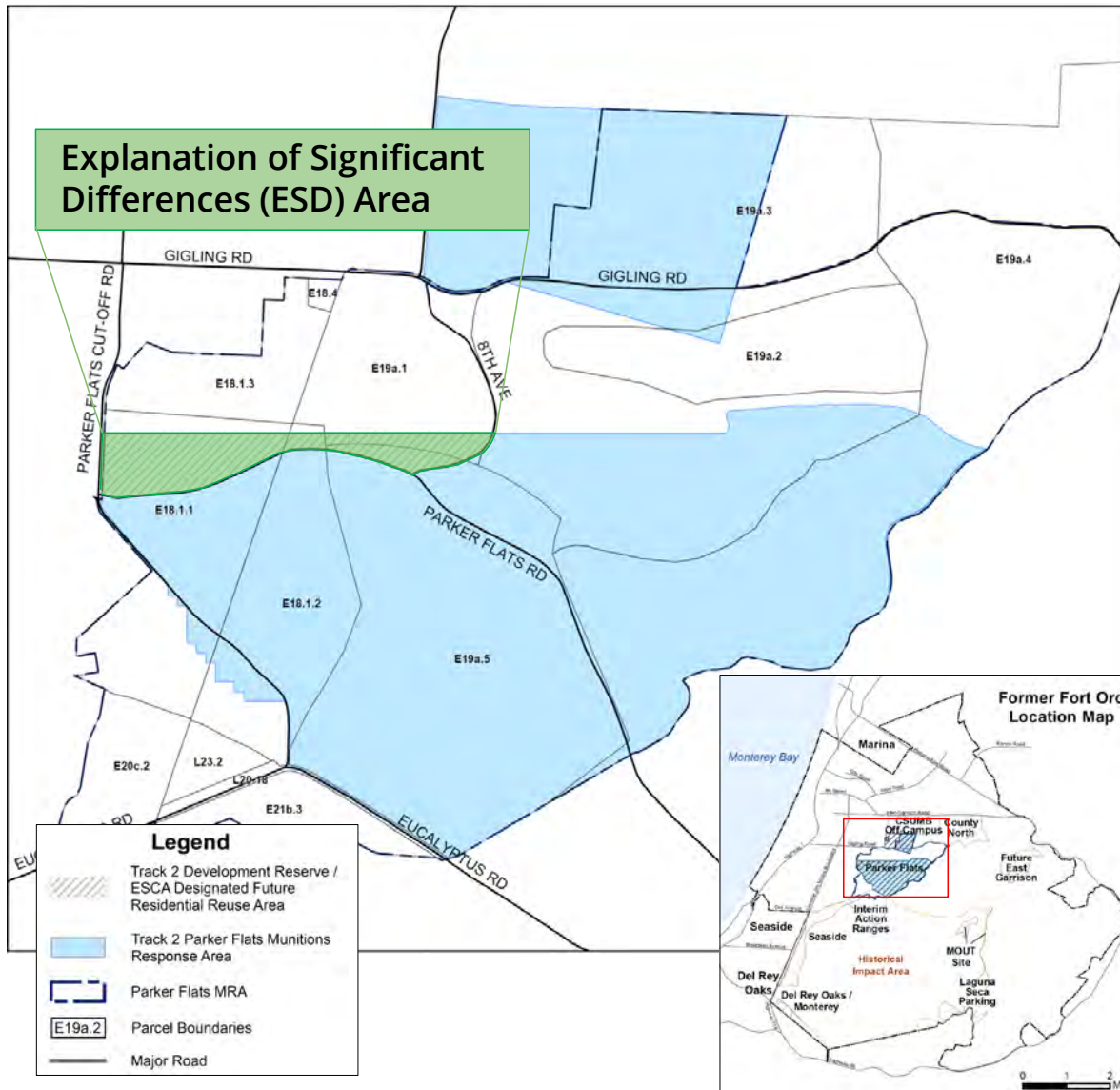


- **Field Activities**
  - ✓ Brush cutting and removal
  - ✓ DGM survey and target investigation
  - ✓ Third party quality assurance
- **Preliminary Results & Observations**
  - Munitions related finds to date
  - Finding mostly small pieces of non-munitions related metal debris
  - Isolated areas with small pieces of munitions debris
- **Data Analysis Criteria**
  - Meet DTSC residential protocol
  - Acceptable for residential reuse
  - Evaluate explosives hazards
  - Identify technical challenges
- **What's Next?**
  - Complete the investigation
  - Documentation of results in supplemental technical report to support removal of residential use restriction





# EXPLANATION OF SIGNIFICANT DIFFERENCES AREA



- **Explanation of Significant Differences (ESD) Area**
  - Approximately 36 acres
  - Located on the Track 2 Parker Flats MRA
  - Referred to as:
    - Development Reserve Reuse Area
    - Designated Future Residential Reuse Area
- **Munitions Cleanup Actions**
  - MEC investigations and removal actions conducted across entire MRA
  - Track 2 Parker Flats MRA ROD signed
- **Final Remedy: Land Use Controls**
  - MEC recognition and safety training
  - Construction monitoring
  - Residential use restrictions
- **Planned Reuses**
  - Future Residential



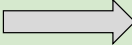


# PROPOSED REMEDY MODIFICATION

- **Track 2 Parker Flats MRA Record of Decision (ROD)**
  - Land Use Controls (LUCs) were selected as final remedy, including: (1) MEC recognition and safety training; (2) construction monitoring; and (3) restrictions against residential use
  - ROD residential use restrictions ensure proposals allowing residential development or residential restrictions modifications receive further review
  - The ROD anticipated certain areas, based upon new information, could be appropriate for residential reuse
- **Additional Evaluation (new information)**
  - Designated residential reuse area received additional evaluation under DTSC Residential Protocol to verify acceptability for residential use and support removal of residential use restriction
- **Post-ROD Remedy Modification**
  - Proposed modification of LUCs remedy to remove the restriction against residential use from designated residential reuse area
  - Other components of LUCs remedy unchanged
  - EPA, with DTSC concurrence, determined modification to the remedy is a significant change
  - For significant changes, EPA requires an Explanation of Significant Differences (ESD)
  - Public involvement opportunities during the ESD process:
    - ESD fact sheet to inform community about proposed remedy modification
    - Public meeting to brief the community on the ESD and collect public comments
    - Public comment period for community to comment on proposed remedy modification



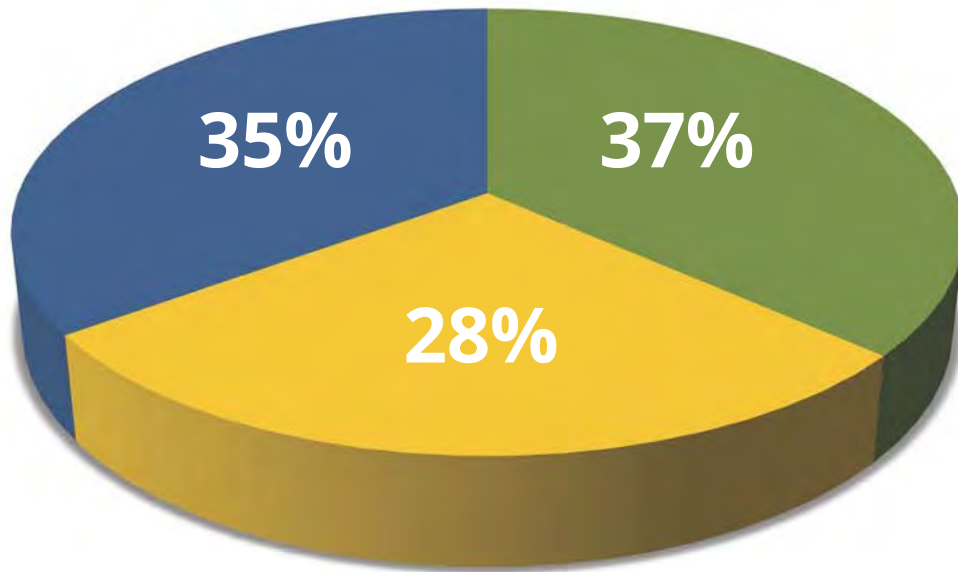


# MAKING POST-ROD CHANGES TO A REMEDY

Categories of Post-ROD Changes		Documentation Requirement
<b>Non-Significant or Minor Change</b>		
<ul style="list-style-type: none"> <li>• Modification to functional specifications of remedy to address issues such as: performance optimization; new technical information; agency concerns; and/or cost minimization</li> <li>• Changes will not have significant impact on scope, performance or cost of remedy</li> </ul>		<ul style="list-style-type: none"> <li>• Memo or note to the post-ROD file</li> </ul>
<b>Significant Changes</b>		
<ul style="list-style-type: none"> <li>• Generally involve changes to a component of a remedy that do not fundamentally alter the overall cleanup approach.</li> </ul>		<ul style="list-style-type: none"> <li>• Explanation of Significant Differences (ESD)</li> </ul>
<b>Fundamental Changes</b>		
<ul style="list-style-type: none"> <li>• Involves an appreciable change or changes in the scope, performance, and/or cost</li> <li>• May be a number of significant changes that together have the effect of a fundamental change</li> </ul>		<ul style="list-style-type: none"> <li>• ROD Amendment</li> </ul>



# ESCA RP STATUS TO DATE



-  Regulatory Site Closeout Achieved and Property Transferred
-  Munitions and Explosives of Concern (MEC) Field Work/Investigation and Record of Decisions (ROD) Completed
-  MEC Field Work Complete, Supporting Documentation In-Progress

*\*Pie Chart indicates percentage of acres*



STATUS UPDATE: [PROPERTY TRANSFER](#)

# MOVING FORWARD WITH LAND TRANSFER

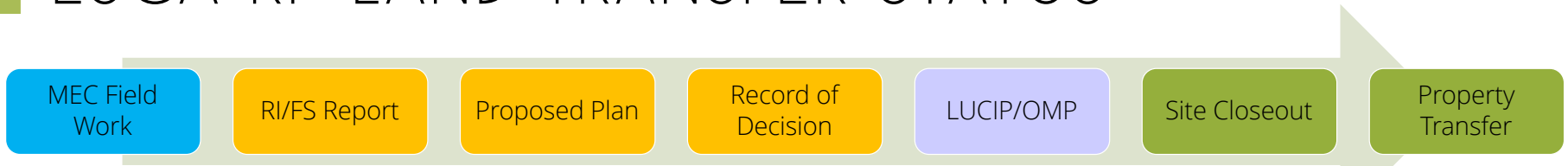
- **Transferred FORA ESCA properties**
  - County North MRA property transferred to:
    - Monterey County (2013)
  - Parker Flats MRA Phase I property transferred to:
    - Monterey County (2013)
    - Monterey Peninsula College (2013)
    - State of California for Veterans Cemetery (2014)
    - City of Seaside (2015)
- **Properties with final Record of Decision (ROD) awaiting transfer**
  - California State University Monterey Bay Off-Campus MRA
  - Del Rey Oaks/Monterey MRA
  - Laguna Seca Parking MRA
  - Military Operations in Urban Terrain (MOUT) Site MRA
  - Interim Action Ranges MRA (ROD signed Jan 2017)
- **Properties in the Documentation Phase**
  - Group 1 Seaside and Parker Flats (Phase II) MRAs (Final RI/FS: May 2017)
  - Group 4 Future East Garrison MRA (Final RI/FS: May 2017)





STATUS UPDATE: [PROPERTY TRANSFER](#)

# ESCA RP LAND TRANSFER STATUS



Munitions Response Area	Known MEC Field Work Completed	MEC Investigation & Record of Decision Completed	Final Remedy Actions Completed	Site Closeout & Property Transfer Completed
County North	✓	✓	✓	✓
Parker Flats Phase I	✓	✓	✓	✓
DRO/Monterey	✓	✓		
Laguna Seca Parking	✓	✓		
MOUT Site	✓	✓		
CSUMB Off-Campus	✓	✓		
Interim Action Ranges	✓	✓		
Parker Flats Phase II	✓			
Seaside	✓			
Future East Garrison	✓			





STATUS UPDATE: ESCA REMEDIATION PROGRAM

# CURRENT DOCUMENT SCHEDULE: 2017\*

DOCUMENT	ISSUE DATE	COMMENTS DUE
Group 1: Explanation of Significant Differences Fact Sheet, Parker Flats MRA Phase I	JUL 2017	AUG 2017
Group 1: Proposed Plan, Seaside and Parker Flats Phase II MRAs	OCT 2017	NOV 2017
Group 2: Draft Final Land Use Controls Implementation Plan / Operation and Maintenance Plan, CSUMB Off-Campus MRA	MAY 2017	JUN 2017
Group 4: Draft Final RI/FS Report, Future East Garrison MRA	21 APR 2017	24 MAY 2017
Group 4: Proposed Plan, Future East Garrison MRA	NOV 2017	DEC 2017
Interim Action Ranges: Draft Land Use Controls Implementation Plan / Operation and and Maintenance Plan	17 APR 2017	16 JUN 2017
Interim Action Ranges MRA: Draft Final Land Use Controls Implementation Plan / Operation and Maintenance Plan	JUL 2017	AUG 2017

\* Dates subject to change





# FORA ESCA RP WEBSITE

[www.foraescarp.com](http://www.foraescarp.com)



## FORA ESCA REMEDIATION PROGRAM



HOME

ABOUT

COMMUNITY

SAFETY

FIELDWORK

DOCUMENTS + MAPS

BLOG

CONTACT



### WELCOME TO THE FORA ESCA RP WEBSITE

This site is designed to provide the public with detailed information about the Fort Ord Reuse Authority (FORA) Environmental Services Cooperative Agreement (ESCA) Remediation Program activities.







# OUTREACH EVENTS 2017

Feb 25 <sup>th</sup>	Army Open House & Bus Tour
Apr 20 <sup>th</sup> – 23 <sup>rd</sup>	Sea Otter Classic
May 10 <sup>th</sup>	ESCA Informal Community Workshop
May 19 <sup>th</sup>	Farmers Market – Monterey Peninsula College <i>Rekurs every 3<sup>rd</sup> Friday: March - October</i>
May 24 <sup>th</sup>	Users Working Group <i>Rekurs every 4<sup>th</sup> Wed: May/Aug/Nov</i>
Jul 15 <sup>th</sup>	Army Open House & Bus Tour
Jul 27 <sup>th</sup>	Public Meeting: Explanation of Significant Differences, Parker Flats MRA Phase I*
Nov 15 <sup>th</sup>	ESCA Informal Community Workshop*

\*Date Tentative






# COMMUNITY RESOURCES

## CONTACT


 [www.foraescarp.com](http://www.foraescarp.com)

 FORA ESCA RP Facebook

 FORA ESCA RP Twitter

 [esca@fora.org](mailto:esca@fora.org)

 920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

 Monthly Updates on our  
Hotline: 831-883-3506

## OTHER RESOURCES

- Newsletters
- Technical Fact Sheets
- Access Corridor Maps
- Information Kiosks at Access Corridor Trailheads



# ACRONYM GUIDE

**ESCA RP:** Environmental Services Cooperative Agreement Remediation Program

**ESD:** Explanation of Significant Differences

**FORA:** Fort Ord Reuse Authority

**HE:** High Explosive

**LUCIP/OMP:** Land Use Controls Implementation Plan/Operation and Maintenance Plan

**MEC:** Munitions and Explosives of Concern

**MRA:** Munitions Response Area

**RI/FS:** Remedial Investigation/Feasibility Study

**ROD:** Record of Decision

**RQA:** Residential Quality Assurance

