

## HISTORY

As an active U.S. Army post, Fort Ord's mission was to train soldiers to protect the interests of the United States. An important part of the mission was infantry and artillery training. As a result of this training, unexploded ordnance may remain on portions of the former Fort Ord.

After reviewing the records of past training activities, the Army identified areas where ordnance may still remain and began conducting investigations and removing ordnance from those areas. Cleanup of all identified areas will not be completed for many years.



**Examples of Military Munitions at former Fort Ord**

## Military Munitions 3Rs Explosives Safety Guide



If you find an object (or even a piece of one) resembling those shown in this safety guide —

**Don't Touch It  
Mark the Location  
Call 911 to Report the Item**

Si descubre cualquier objeto que se asemeje a los que se muestran en este photographia —

**¡NO LO TOQUE!  
MARQUE LA UBICACIÓN  
LLAME A LA POLICÍA AL 911!**



# Fort Ord Military Munitions 3Rs Explosives Safety Guide

## DANGER

Areas where unexploded ordnance may be present are posted with DANGER signs. Do not enter areas where you see signs like the one below. Off-road vehicular traffic is prohibited on the former Fort Ord.



## Additional Munitions Safety Resources

The Fort Ord Reuse Authority offers free munitions recognition and safety training through an easy to access eLearning tool. This training is recommended for anyone conducting ground-disturbing activities on former Fort Ord and required for all personnel as a condition for excavation permits.

Munitions recognition and safety training eLearning may be accessed at: [www.fortordsafety.com](http://www.fortordsafety.com).

More information about munitions safety at the former Fort Ord, contact the Fort Ord Reuse Authority by calling 831-883-3672 or the Fort Ord Base Realignment and Closure Field Office by calling 831-242-7919.

For information about munitions cleanup at the Former Fort Ord, visit [www.fortordcleanup.com](http://www.fortordcleanup.com).



Produced by the **Fort Ord Reuse Authority**  
920 2nd Ave. Suite A, Marina, CA 93933  
tel: 831-883-3672 Email: [info@fora.org](mailto:info@fora.org)  
[www.fora.org](http://www.fora.org)

## The 3Rs of Explosives Safety

**Recognize** — Recognizing when you may have encountered a munition is key to reducing the risk of injury or death. If you encounter or suspect you may have encountered a munition, consider it extremely dangerous. Remember, munitions are sometimes hard to identify.

**Retreat** — If you encounter or suspect you may have encountered a munition, do not touch, move or disturb it. Immediately and carefully - do not run - leave the area following the same path on which you entered. If you can, mark the general area, not the munition, in some manner (e.g., with a hat, piece of cloth, or tying a piece of plastic to a tree branch).

**Report** — When you think you may have encountered a munition, notify your local law enforcement — call 911.

## DON'T FORGET

Munitions are dangerous and may not be easily recognizable. Never touch, move or disturb a munition or suspected munition.

## Learn and follow the 3Rs Of explosives safety



## Introduction

The purpose of this pamphlet is to inform you of the military training activities that took place at the former Fort Ord and to raise awareness of the explosive hazards that may exist at the former fort.

As a result of the Army's use of military munitions on the former Fort Ord, unexploded ordnance (UXO) may be encountered during ground disturbing activity on former Fort Ord property.

Users of the former Fort Ord should be aware of the potential for unexploded ordnance to remain after cleanup and be aware of the potential hazards munitions pose. To protect yourself, your family and your neighbors, you should learn and follow the 3Rs of Explosive Safety.

## Before You Dig

Any activity within former military munitions areas at former Fort Ord that involves the disturbance of ten (10) cubic-yards or more of soil requires an Excavation Permit from the County or City building department.

The County and Cities have each adopted digging and excavation ordinances that specify special standards and procedures for ground disturbing activities on the former Fort Ord ("digging and excavation ordinances"; Monterey County Code Chapter 16.10, City of Del Rey Oaks Chapter 15.48, City of Monterey Chapter 9 Article 8, and City of Seaside Chapter 15.34, respectively ).

The intent of these ordinances is to ensure that site purchasers, developers or workers are aware of the potential that explosive hazards may still be located on these properties, and to ensure that appropriate precautions, including UXO Construction Support, are implemented prior to any ground disturbance.

As a condition for excavation permits, all personnel working on the site must also complete munitions recognition and safety training. If a suspect munition item is encountered, it is imperative that all site workers understand the potential hazards, safety precautions, and protective measures in place.

## DANGER

Areas where unexploded ordnance may be present are posted with DANGER signs. Do not enter areas where you see signs like the ones below. Off-road vehicular traffic is prohibited on the former Fort Ord.

## PELIGRO

Las zonas donde podría estar presente material de artillería que aún no ha explotado están marcadas con letreros de PELIGRO. No entre en zonas donde vea letreros como los que se muestran abajo. El tráfico automotor fuera de la vía principal está prohibido en el antiguo Fort Ord.



*If you have questions regarding the ordnance and explosives cleanup at the former Fort Ord, please contact:*

*Si tiene preguntas relacionadas con los armamentos y la erradicación de explosivos en el antiguo Fort Ord, por favor póngase en contacto*

**Fort Ord Base Realignment and Closure Field Office  
831-393-1284**

## SAFETY ALERT

### Ordnance and Explosives at former Fort Ord

If you discover any object that resembles those shown inside this brochure

#### **DO NOT TOUCH IT!**

Instead, **MARK THE LOCATION,**  
and **CALL THE POLICE - 911**

to report what you've found.

## ALERTA DE SEGURIDAD

### Material de artillería y explosivos en el antiguo Fort Ord

Si descubre cualquier objeto que se asemeje a los que se muestran en este folleto

#### **¡NO LO TOQUE!**

En su lugar, **MARQUE LA UBICACIÓN,**  
y **LLAME A LA POLICÍA - 911**



# HISTORY

As an active U.S. Army post, Fort Ord's mission was to train soldiers to protect the interests of the United States. An important part of the mission was infantry and artillery training. As a result of this training, unexploded ordnance remains on portions of the now-closed Fort Ord.

After reviewing the records of past training activities, the Army identified areas where ordnance may still remain and began conducting investigations and removing ordnance from those areas. Cleanup of all identified areas will not be completed for many years.

If you find an object (or even a piece of one) that resembles those shown in the photograph —

**Don't Touch It  
Mark the Location  
Call 911**

Si descubre cualquier objeto que se asemeje a los que se muestran en este fotografía —

**¡NO LO TOQUE!  
MARQUE LA UBICACIÓN  
LLAME AL 911**



75mm Projectile



40mm Projectile



MK2 Hand Grenade



M18 Smoke Grenade



M67 Hand Grenade



37mm Projectile



M127 Slap Flare



Rifle Smoke Grenade



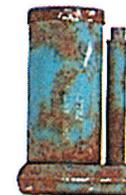
M1 Firing Device



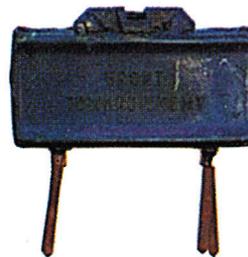
Electric Firing Device



Grenade Fuse



Bounding Anti-Personnel Mine



Claymore Mine



Firing Device



Mine Fuse



3.5" Rocket



60mm Mortar



3" Anti-Tank Rifle Grenade



22mm Sub Cal for 81mm Mortar



81mm Mortar



2.36" Rocket

Former Fort Ord

Land Use Covenant Report Outline

~~Former Fort Ord~~

~~Land Use Covenant Report Outline~~

Annual Status Report for

\_\_\_\_\_ (Jurisdiction)

on

\_\_\_\_\_ Land Use Covenants

Covering July 1, \_\_\_\_\_ to June 30, \_\_\_\_\_.

(See Parcel and LUC lists in MOA Table 3-1)

This form is to be submitted by each Jurisdiction to:

Fort Ord Reuse Authority

By

September 1~~December 31~~, \_\_\_\_\_\*

**DATE OF REPORT:** \_\_\_\_\_

**PARCELS ADDRESSED IN REPORT:** \_\_\_\_\_

**SUBMIT TO:** Fort Ord Reuse Authority  
Attn: \_\_\_\_\_  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

## Former Fort Ord

### Land Use Covenant Report Outline

#### **GENERAL:**

Has jurisdiction staff previously provided a compliance summary in regards to the local digging and excavation ordinances, including the number of permits issued?

yes or  no

Has jurisdiction staff provided an annual update of any changes to applicable digging and excavation ordinances?

yes or  no

Has jurisdiction staff provided an annual update of any changes to the Monterey County Groundwater Ordinance No. 4011?

yes or  no

#### **PARCELS:**

Have any ~~of the~~ parcels ~~with covenants~~ in the jurisdiction with covenants been subdivided or split into two or more parcels since the last annual report?

yes or  no

If ~~yes~~, please reflect the split(s) and new parcel designations in reporting on compliance with section 2.1.2 of the MOA in Table 3-1.

Have any land use covenants, controls, or restrictions been modified or removed from any parcels in the jurisdiction?

yes or  no

If you answered yes, please provide a list of the LUC modifications, impacted parcels, and approval document references along with updated Table 3-1.

Former Fort Ord

Land Use Covenant Report Outline

**GROUND WATER COVENANTS:**

Is a ground water covenant applicable in your jurisdiction?

yes or  no

(if you answered no, skip questions 1 through 4)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with ground water covenants? Such visual inspection shall include observed groundwater wells, and any other activity that would interfere with or adversely affect the groundwater monitoring and remediation systems on the Property or result in the creation of a groundwater recharge area (e.g., unlined surface impoundments or disposal trenches).

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no wells or recharge basins such as surface water infiltration ponds were built within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no well permits were granted or recharge basins requested within your jurisdiction?

yes or  no

4. Did jurisdiction staff review the County well permit applications pertaining to your jurisdiction to ensure that no wells have been dug or installed in violation of the ordinance or the ground water covenants?

yes or  no

If you answered yes to any questions 1 through 4 above, please note and describe violations with USACE parcel numbers and street addresses (Use additional sheets if needed.)

---

---

---

---

---

---

---

---

Former Fort Ord

Land Use Covenant Report Outline

**LANDFILL BUFFER COVENANTS:**

Is a landfill buffer covenant applicable in your jurisdiction?

yes or  no

(if you answered no, skip questions 1 through 3)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with landfill buffer covenants? Such visual inspection shall include observation of any structures and any other activity that would interfere with the landfill monitoring and remediation systems on the Property.

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were built on the restricted parcels within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no other structures were built without protection for vapors in accordance with the landfill buffer covenants.

yes or  no

If you answered yes to any questions 1 through 3 above, please note and describe violations with street addresses. (Use additional sheets if needed.)

---

---

---

---

---

---

---

---

## Former Fort Ord

### Land Use Covenant Report Outline

#### **SOIL COVENANTS (MEC LAND USE CONTROLS ANNUAL REPORTING):**

Is a soil covenant (i.e., MEC land use control, restriction or CRUP) applicable to parcels within your jurisdiction (see Table 3-1)?

yes or  no

If you answered no, skip questions 1 through 6, and answer questions 7 and 8 under MEC Incident Reporting.

*Annual MEC LUC compliance requirements include on-site inspections of parcels and the review of local building and planning department records; MEC recognition and safety training records; excavation permits issues under the local digging and excavation ordinance; MEC Construction Support After Action Reports; and MEC Incident Reports and emergency 911 call records. MEC LUC annual inspections and records review results are documented and summarized through the following questions.*

#### **MEC Recognition and Safety Training**

*People involved in ground-disturbing or intrusive operations within parcels subject to the MEC recognition and safety training LUC are required to have MEC recognition and safety training to increase their awareness of and ability to identify ~~suspect munitions~~ MEC items, ensure they are educated about the possibility of encountering MEC, and ensure that they stop intrusive activity when ~~a suspect munitions item~~ MEC is encountered and report the encounter to the appropriate authority. The local digging and excavation ordinances require local jurisdictions (County or City) to provide annual notification to property owners of the requirements of the digging and excavation ordinance, including the requirements for MEC recognition and safety training, and excavation permits. Copies of the MEC Safety ~~Guide~~ pamphlet and Army MEC Safety Alert are also required to be included in the annual notifications. Further, property owners are required to notify any subsequent owners, lessees or users of the requirements. The MEC ~~S~~safety ~~pamphlet~~ Guide must be delivered and explained, at least annually, to everyone whose works at the site includes disturbing soil. Additional questions regarding MEC recognition and safety training monitoring and reporting are addressed under Construction Support.*

Question 1 – Did jurisdiction staff provide annual notification to all parcel owners of record within the portion of the Fort Ord Ordnance Remediation District in their jurisdiction of the requirements of the digging and excavation ordinance, including the requirements for excavation permits, MEC recognition and safety training, notification of the availability of MEC recognition and safety training, and copies of the MEC Safety pamphlet Guide and Army MEC Safety Alert?

yes or  no

## Former Fort Ord

### Land Use Covenant Report Outline

If you answered yes, please provide the date(s) of the annual notification and attach an example of the notification letter.

---

---

---

---

---

If you answered no, please provide the reason that annual notification was not provided. For example, if FORA or jurisdiction is sole property owner of record.

---

---

---

---

---

### Construction Support by UXO-Qualified Personnel for Ground-disturbing or Intrusive Activities

*The digging and excavation ordinances prohibit excavation, digging, development or ground disturbance of any kind within property on the Former Fort Ord known or suspected of containing MEC that involves the displacement of ten (10) cy or more of soil without a valid excavation permit and identify that construction support is a permit requirement. De minimis (i.e., less than ten [10] cy of soil) ground-disturbing or intrusive activities do not require a digging and excavation permit. However, de minimis ground-disturbing or intrusive activities in areas with a moderate to high probability of encountering MEC are required to follow DDESB requirements for on-site construction support or anomaly avoidance. De minimis ground-disturbing or intrusive activities in areas with a low probability of encountering MEC require distribution of the MEC Safety Guide to construction personnel prior to start of ground-disturbing or intrusive activity work. Construction support must be arranged through a UXO support contractor during the planning stages of the construction or maintenance project, prior to the start of any intrusive or ground-disturbing activities. Construction support plans must be coordinated with and approved by the Army, EPA and DTSC prior to the issuance of an excavation permit. The jurisdictions monitor and report on compliance with excavation permits and associated construction support plans including required MEC recognition and safety training, construction support by UXO-qualified personnel, notification of response to suspect munitions MEC items, FORA MEC find assessments, and construction support after action reporting. The jurisdictions also monitor and report on compliance with De minimis on-site construction support requirements.*

Former Fort Ord

Land Use Covenant Report Outline

Question 2 - Did jurisdiction staff visually inspect the parcels subject to the local digging and excavation ordinance to verify that no intrusive or ground-disturbing activities were conducted or are occurring without an excavation permit and associated construction support plan?

yes or  no

If you answered yes, please provide the date(s) of the annual visual inspections and attach annual visual inspection report.

---

---

---

If you answered no, please provide the reason that annual visual inspection was not conducted.

---

---

---

Question 2a – Did jurisdiction staff identify any evidence that intrusive or ground-disturbing activities may have been conducted without required excavation permit or construction support?

yes or  no

If you answered yes, please provide details regarding evidence that intrusive or ground-disturbing activities may have been conducted without required excavation permit or construction support.

---

---

---

---

---

---

---

---

Question 3 – Did jurisdiction staff check with the applicable local building department and FORA to verify that required excavation permits, including approved construction support plans, were issued for any approved projects or activities involving disturbance of ten cubic-yards or more soil, per the digging and excavation ordinance; and that required on-site construction support plans were approved for any de minimis (i.e., less

## Former Fort Ord

### Land Use Covenant Report Outline

than ten cubic-yards soil) projects in areas with moderate to high probability of encountering MEC?

yes or  no

If you answered yes, please provide the date(s) of the checks with the local building department and FORA, and attach documentation of the checks.

---

---

---

If you answered no, please provide the reason that annual checks with the local building department and/or FORA were/was not conducted.

---

---

---

Question 3a – Did the local building department issue excavation permits per the digging and excavation ordinance this year or do any prior year excavation permits remain active??

yes or  no

Question 3b – Did FORA coordinate Army, EPA and DTSC approval of construction support plans for any de minimis on-site construction support plans this year, or do any prior year de minimis on-site construction support plans remain active?

yes or  no

If you answered no to both questions 3a and 3b, skip to question 4.

Question 3bc – Do all excavation permits issued by the local building department include required construction support plans and documentation of coordination and approval of construction support plans by Army, EPA and DTSC?

yes or  no

If you answered yes, please ~~attach a provide~~ list of approved construction support plans along with the level of construction support for each project. Include approved construction support plans for any de minimis on-site construction support in this reporting.

## Former Fort Ord

### Land Use Covenant Report Outline

If you answered no, you must also provide a list of all excavation permits issued without construction support plans and the reasons why construction support plans were not required.

Question 3c – Do all excavation permits **and construction support plans** include requirement that all personnel working on the project site complete MEC recognition and safety training, and that records documenting successful completion of the training requirements be reported in the Construction Support After Action Report?

yes or  no

If you answered yes, please provide **the following MEC recognition and safety training** statistics from eLearning system or other equal training, **-and available** Construction Support After Action Reports:

- 1) ~~N~~umber of people trained: \_\_\_\_\_
- 2) ~~N~~umber of people completing web-based eLearning course: \_\_\_\_\_
- 3) ~~and n~~umber of people completing job site specific training: \_\_\_\_\_

If you answered no, provide a list of all excavation permits issued without training requirements and the reasons why training requirements were not required.

Question 4 – Were Construction Support After Action Reports received by local building department at completion of construction support **activities/projects** under excavation permits issued per the local digging and excavation ordinance or in support of **de minimis on-site construction support projects**?

yes or  no

If you answered yes, please **attach a provide Table identifying the list of** Construction Support After Action Reports along with types of construction support (on-call or on-site), if MEC items were found, and the amount and types of MEC items found.

### Restrictions Prohibiting Residential Use

*Environmental use restrictions, including the residential use restriction, are monitored annually to ensure compliance. Annual monitoring includes review of deeds and other property filings, physical inspection of the property and reporting. Annual monitoring is conducted by the jurisdictions and includes visual inspection of the properties and review the property deeds to ensure the residential use restriction remains in place and that no unapproved development or prohibited uses have occurred.*

Former Fort Ord

Land Use Covenant Report Outline

Question 5 - Did jurisdiction staff visually inspect the parcels (see Table 3-1) in your jurisdiction with soil covenants to assure no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were constructed or are occurring on the restricted parcels in your jurisdiction?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report.

---

---

---

If you answered no, please provide the reason that annual visual inspection was not conducted.

---

---

---

Question 6 – Did jurisdiction staff review property deeds and other property filings as recorded with the County Clerk’s office to verify that residential use restrictions and other Environmental Protection Provisions placed on the property by the Army remain in place?

yes or  no

If you answered yes, please provide the date(s) of the staff review of property deeds and other property filings and attach documentation of the review.

---

---

If you answered no, please provide the reason that annual staff review of property deeds and other property filings was not conducted.

---

---

---

## Former Fort Ord

### Land Use Covenant Report Outline

Question 6a – Were there any records of amendment or modification to the residential use restrictions and other Environmental Protection Provisions placed on the property by the Army?

yes or  no

If you answered yes, please provide list of **anyall** impacted parcels and the identified amendments and/or modifications to the residential use restrictions and other Environmental Protection Provisions.

### MEC Incident Reporting

*The standard procedure for reporting unanticipated encounters with a suspected **munitionsMEC** item on the transferred former Fort Ord property is to immediately call 911, which will transfer the call to the appropriate local law enforcement agency. The local law enforcement agency will promptly request DoD response support (e.g., an **military EOD** Unit). To ensure that all potential MEC incidents are identified and reported to the Army, EPA and DTSC the jurisdictions review 911 call records to identify any potentially unreported MEC incidents.*

Question 7 – Did jurisdiction staff review the 911 call records for potential incidents involving MEC observations and responses and provide a summary in annual report as required by the LUC MOA dated November 15, 2007?

yes or  no

If you answered yes, please provide the date(s) of the staff review of 911 call records and attach documentation of the review.

---

---

If you answered no, please provide the reason that annual staff review of 911 call records was not conducted.

---

---

---

Question 7a – Did review of 911 call records identify any potential incidents involving MEC items?

yes or  no

If you answered yes, please attach a Table providingge the following information:

## Former Fort Ord

### Land Use Covenant Report Outline

~~(Use additional sheets if needed.)~~

- a)\_ details on how the 911 records were reviewed (such as County point of contact requested 911 records from responsible County department and distributed 911 records to reporting entities),
- b)\_ date and time of the call,
- c)\_ contact name,
- d)\_ location of MEC finding,
- e)\_ type of munitions, if available, and
- f)\_ response of jurisdiction law enforcement agency.

Question 8 – Did jurisdiction staff identify any records of potential MEC item finds or changes in site conditions that could increase the probability of encountering MEC on a parcel?

yes or  no

If you answered yes, please provide a summary of the information identified.

---

---

---

---

---





Jurisdictional Land Use Control Implementation Training  
February 2019

[This page intentionally Blank]



## Former Fort Ord

### Land Use Covenant Report Outline

#### **GENERAL:**

Has jurisdiction staff previously provided a compliance summary in regards to the local digging and excavation ordinances, including the number of permits issued?

yes or  no

Has jurisdiction staff provided an annual update of any changes to applicable digging and excavation ordinances?

yes or  no

Has jurisdiction staff provided an annual update of any changes to the Monterey County Groundwater Ordinance No. 4011?

yes or  no

#### **PARCELS:**

Have any parcels in the jurisdiction with covenants been sub-divided or split into two or more parcels since the last annual report?

yes or  no

If yes, please reflect the split(s) and new parcel designations in reporting on compliance with section 2.1.2 of the MOA in Table 3-1.

Have any land use covenants, controls, or restrictions been modified or removed from any parcels in the jurisdiction?

yes or  no

If you answered yes, please provide a list of the LUC modifications, impacted parcels, and approval document references along with updated Table 3-1.

# Former Fort Ord

## Land Use Covenant Report Outline

### GROUND WATER COVENANTS:

Is a ground water covenant applicable in your jurisdiction?

yes or  no

(if you answered no, skip questions 1 through 4)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with ground water covenants? Such visual inspection shall include observed groundwater wells, and any other activity that would interfere with or adversely affect the groundwater monitoring and remediation systems on the Property or result in the creation of a groundwater recharge area (e.g., unlined surface impoundments or disposal trenches).

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no wells or recharge basins such as surface water infiltration ponds were built within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no well permits were granted or recharge basins requested within your jurisdiction?

yes or  no

4. Did jurisdiction staff review the County well permit applications pertaining to your jurisdiction to ensure that no wells have been dug or installed in violation of the ordinance or the ground water covenants?

yes or  no

If you answered yes to any questions 1 through 4 above, please note and describe violations with USACE parcel numbers and street addresses (Use additional sheets if needed.)

---

---

---

---

---

---

---

---

# Former Fort Ord

## Land Use Covenant Report Outline

### **LANDFILL BUFFER COVENANTS:**

Is a landfill buffer covenant applicable in your jurisdiction?

yes or  no

(if you answered no, skip questions 1 through 3)

1. Did jurisdiction staff visually inspect the parcels in your jurisdiction (see Table 3-1) with landfill buffer covenants? Such visual inspection shall include observation of any structures and any other activity that would interfere with the landfill monitoring and remediation systems on the Property.

yes or  no

2. Did jurisdiction staff check with the applicable local building department (please list department name: \_\_\_\_\_) to ensure that no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were built on the restricted parcels within your jurisdiction?

yes or  no

3. Did jurisdiction staff check with the applicable local planning department (please list department name: \_\_\_\_\_) to ensure that no other structures were built without protection for vapors in accordance with the landfill buffer covenants.

yes or  no

If you answered yes to any questions 1 through 3 above, please note and describe violations with street addresses. (Use additional sheets if needed.)

---

---

---

---

---

---

---

---

# Former Fort Ord

## Land Use Covenant Report Outline

### **SOIL COVENANTS (MEC LAND USE CONTROLS ANNUAL REPORTING):**

Is a soil covenant (i.e., MEC land use control, restriction or CRUP) applicable to parcels within your jurisdiction (see Table 3-1)?

yes or  no

If you answered no, skip questions 1 through 9, and answer questions 10 and 11 under MEC Incident Reporting.

*Annual MEC LUC compliance requirements include on-site inspections of parcels and the review of local building and planning department records; munitions recognition and safety training records; excavation permits issues under the local digging and excavation ordinance; MEC Construction Support After Action Reports; and MEC Incident Recording Forms and emergency 911 call records. MEC LUC annual inspections and records review results are documented and summarized through the following questions.*

### **Munitions Recognition and Safety Training**

*People involved in ground-disturbing or intrusive operations within parcels subject to the munitions recognition and safety training LUC are required to have munitions recognition and safety training to increase their awareness of and ability to identify suspect munitions items, ensure they are educated about the possibility of encountering MEC, and ensure that they stop intrusive activity when a suspect munitions item is encountered and report the encounter to the appropriate authority. The local digging and excavation ordinances require local jurisdictions (County or City) to provide annual notification to property owners of the requirements of the digging and excavation ordinance, including the requirements for munitions recognition and safety training, and excavation permits. Copies of the MEC Safety Guide and Army Safety Alert are also required to be included in the annual notifications. Further, property owners are required to notify any subsequent owners, lessees or users of the requirements. The MEC Safety Guide must be delivered and explained, at least annually, to everyone whose works at the site includes disturbing soil. Additional questions regarding munitions recognition and safety training monitoring and reporting are addressed under Construction Support.*

Question 1 – Did jurisdiction staff provide annual notification to all parcel owners of record within the portion of the Fort Ord Ordnance Remediation District in their jurisdiction of the requirements of the digging and excavation ordinance, including the requirements for excavation permits, munitions recognition and safety training, notification of the availability of munitions recognition and safety training, and copies of the MEC Safety Guide and Army Safety Alert?

yes or  no

# Former Fort Ord

## Land Use Covenant Report Outline

If you answered yes, please provide the date(s) of the annual notification and attach an example of the notification letter.

---

---

---

---

---

If you answered no, please provide the reason that annual notification was not provided. For example, if FORA or jurisdiction is sole property owner of record.

---

---

---

---

---

### **Construction Support by UXO-Qualified Personnel for Ground-disturbing or Intrusive Activities**

*The digging and excavation ordinances prohibit excavation, digging, development or ground disturbance of any kind within property on the former Fort Ord known or suspected of containing MEC that involves the displacement of ten (10) cubic yards or more of soil without a valid excavation permit and identify that construction support is a permit requirement. Ground-disturbing or intrusive activities involving less than ten (10) cubic yards of soil disturbance do not require a digging and excavation permit. However, ground-disturbing or intrusive activities involving less than ten (10) cubic yards of soil disturbance in areas with a moderate to high probability of encountering MEC are required to follow DDESB requirements for on-site construction support or anomaly avoidance. Ground-disturbing or intrusive activities involving less than ten (10) cubic yards of soil disturbance in areas with a low probability of encountering MEC require distribution of the MEC Safety Guide to construction personnel prior to start of ground-disturbing or intrusive activity work. Construction support must be arranged through a UXO support contractor during the planning stages of the construction or maintenance project, prior to the start of any intrusive or ground-disturbing activities. Construction support plans must be coordinated through the County or the City for review and approval by the Army, EPA and DTSC prior to the issuance of an excavation permit. The jurisdictions monitor and report on compliance with excavation permits and associated construction support plans including required munitions recognition and safety training, construction support by UXO-qualified personnel, notification of response to suspect munitions items, FORA MEC find assessments, and construction support after action reporting. The jurisdictions also monitor and report on compliance with on-site construction support requirements for projects involving less than ten (10) cubic yards of soil disturbance.*

## Former Fort Ord

### Land Use Covenant Report Outline

Question 2 - Did jurisdiction staff visually inspect the parcels subject to the local digging and excavation ordinance to verify that no intrusive or ground-disturbing activities were conducted or are occurring without an excavation permit and associated construction support plan?

yes or  no

If you answered yes, please provide the date(s) of the annual visual inspections and attach annual visual inspection report.

---

---

---

If you answered no, please provide the reason that annual visual inspection was not conducted.

---

---

---

Question 2a – Did jurisdiction staff identify any evidence that intrusive or ground-disturbing activities may have been conducted without required excavation permit or construction support?

yes or  no

If you answered yes, please provide details regarding evidence that intrusive or ground-disturbing activities may have been conducted without required excavation permit or construction support.

---

---

Question 3 – Did jurisdiction staff check with the applicable local building department and FORA to verify that required excavation permits, including approved construction support plans, were issued for any approved projects or activities involving disturbance of ten (10) cubic yards or more soil, per the digging and excavation ordinance; and that required on-site construction support plans were approved for any projects involving less than ten (10) cubic yards of soil disturbance in areas with moderate to high probability of encountering MEC?

# Former Fort Ord

## Land Use Covenant Report Outline

yes or  no

If you answered yes, please provide the date(s) of the checks with the local building department and FORA, and attach documentation of the checks.

---

---

---

If you answered no, please provide the reason that annual checks with the local building department and/or FORA were not conducted.

---

---

---

Question 3a – Did the local building department issue excavation permits per the digging and excavation ordinance this year or do any prior year excavation permits remain active?

yes or  no

Question 3b – Did FORA coordinate Army, EPA and DTSC approval of construction support plans for any on-site construction support plans for projects involving less than ten (10) cubic yards of soil disturbance this year, or do any prior year on-site construction support plans for projects involving less than ten (10) cubic yards of soil disturbance remain active?

yes or  no

If you answered no to both questions 3a and 3b, skip to question 4.

Question 3c – Do all excavation permits issued by the local building department include required construction support plans and documentation of coordination and approval of construction support plans by Army, EPA and DTSC?

yes or  no

If you answered yes, please attach a list of approved construction support plans along with the level of construction support for each project. Include approved construction support plans for any on-site construction support projects involving less than ten (10) cubic yards of soil disturbance in this reporting.

## Former Fort Ord

### Land Use Covenant Report Outline

If you answered no, you must also provide a list of all excavation permits issued without construction support plans and the reasons why construction support plans were not required.

Question 3c – Do all excavation permits and construction support plans include requirement that all personnel working on the project site complete munitions recognition and safety training, and that records documenting successful completion of the training requirements be reported in the Construction Support After Action Report?

yes or  no

If you answered yes, please provide the following munitions recognition and safety training statistics from eLearning system or other equal training, and available Construction Support After Action Reports:

- 1) Number of people trained: \_\_\_\_\_
- 2) Number of people completing web-based eLearning course: \_\_\_\_\_
- 3) Number of people completing job site specific training: \_\_\_\_\_

If you answered no, provide a list of all excavation permits issued without training requirements and the reasons why training requirements were not required.

Question 4 – Were Construction Support After Action Reports received by local building department at completion of construction support projects under excavation permits issued per the local digging and excavation ordinance or in support of on-site construction support projects involving less than ten (10) cubic yards of soil disturbance?

yes or  no

If you answered yes, please attach a Table identifying the Construction Support After Action Reports along with types of construction support (on-call or on-site), if MEC items were found, and the amount and types of MEC items found.

#### **Access Management Measures**

*Access management measures (applicable to habitat reserve areas where subsurface removal of military munitions was not conducted), including informational displays, are monitored annually to ensure compliance. Annual monitoring includes physical inspection of informational displays, such as signs, kiosks, and/or display boards, and reporting. Annual monitoring is conducted by the jurisdiction and includes visual inspection of the informational displays to ensure displays are multi-lingual and posted in areas such that they are within a legible distance.*

## Former Fort Ord

### Land Use Covenant Report Outline

Question 5 - Did jurisdiction staff visually inspect informational displays in habitat reserve areas, where required, within your jurisdiction to assure informational displays are in place and maintained?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report.

---

---

If you answered no, please provide the reason that annual visual inspection was not conducted.

---

---

Question 6 - Did jurisdiction staff coordinate access management measures maintenance needs with property owner (if other than jurisdiction)?

yes or  no

If you answered yes, please provide a description of the maintenance needed and date(s) maintenance was completed.

---

---

### **Restrictions Prohibiting Residential Use and Restrictions Against Inconsistent Uses**

*Environmental use restrictions, including the residential use restriction and restrictions against inconsistent uses (applicable to habitat reserve areas), are monitored annually to ensure compliance. Annual monitoring includes review of deeds and other property filings, physical inspection of the property and reporting. Annual monitoring is conducted by the jurisdictions and includes visual inspection of the properties and review the property deeds to ensure the*

# Former Fort Ord

## Land Use Covenant Report Outline

*residential use restriction and restrictions against inconsistent uses remain in place and that no unapproved development or prohibited uses have occurred.*

Question 7 - Did jurisdiction staff visually inspect the parcels (see Table 3-1) in your jurisdiction with residential use restrictions to assure no sensitive uses such as residences, hospitals, day care or schools (not including post-secondary schools, as defined in Section 1.19 of the MOA) were constructed or are occurring on the restricted parcels in your jurisdiction?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report.

---

---

---

If you answered no, please provide the reason that annual visual inspection was not conducted.

---

---

---

Question 8 - Did jurisdiction staff visually inspect the habitat reserve parcels (see Table 3-1) in your jurisdiction with restrictions against inconsistent uses to assure no uses inconsistent with the Habitat Management Plan, including but not limited to residential, school, and commercial/industrial development, have occurred or are occurring on the restricted parcels in your jurisdiction?

yes or  no

If you answered yes, please provide the date(s) of the visual inspections and attach inspection report.

---

---

---

## Former Fort Ord

### Land Use Covenant Report Outline

If you answered no, please provide the reason that annual visual inspection was not conducted.

---

---

---

Question 9 – Did jurisdiction staff review property deeds and other property filings as recorded with the County Clerk’s office to verify that residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions placed on the property by the Army remain in place?

yes or  no

If you answered yes, please provide the date(s) of the staff review of property deeds and other property filings and attach documentation of the review.

---

---

If you answered no, please provide the reason that annual staff review of property deeds and other property filings was not conducted.

---

---

---

Question 9a – Were there any records of amendment or modification to the residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions placed on the property by the Army?

yes or  no

If you answered yes, please provide list of any impacted parcels and the identified amendments and/or modifications to the residential use restrictions, restrictions against inconsistent uses, and other Environmental Protection Provisions.

### MEC Incident Reporting

*The standard procedure for reporting unanticipated encounters with a suspected munitions item on the transferred former Fort Ord property is to immediately call 911, which will transfer the call to the appropriate local law enforcement agency. The local law enforcement agency will promptly request DoD response support (e.g., a military EOD Unit). To ensure that all potential MEC incidents are identified and reported to the Army, EPA and DTSC, the jurisdictions review 911 call records to identify any potentially unreported MEC incidents.*

## Former Fort Ord

### Land Use Covenant Report Outline

Question 10 – Did jurisdiction staff review the 911 call records for potential incidents involving MEC observations and responses and provide a summary in annual report as required by the LUC MOA dated November 15, 2007?

yes or  no

If you answered yes, please provide the date(s) of the staff review of 911 call records and attach documentation of the review.

---

---

If you answered no, please provide the reason that annual staff review of 911 call records was not conducted.

---

---

---

Question 10a – Did review of 911 call records identify any potential incidents involving MEC items?

yes or  no

If you answered yes, please attach a Table providing the following information:

- a) details on how the 911 records were reviewed (such as County point of contact requested 911 records from responsible County department and distributed 911 records to reporting entities),
- b) date and time of the call,
- c) contact name,
- d) location of MEC finding,
- e) type of munitions, if available, and
- f) response of jurisdiction law enforcement agency.

Question 11 – Did jurisdiction staff identify any records of potential MEC item finds or changes in site conditions that could increase the probability of encountering MEC on a parcel?

yes or  no

If you answered yes, please provide a summary of the information identified.

---

# Former Fort Ord

## Land Use Covenant Report Outline

---

---

---

---





Jurisdictional Land Use Control Implementation Training  
February 2019

[This page intentionally Blank]