

# **Status Report**

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

***November 5, 2015 Briefing  
Seaside City Council***

**Michael A. Houlemard, Jr., Executive Officer  
Stan Cook, Senior Program Manager**



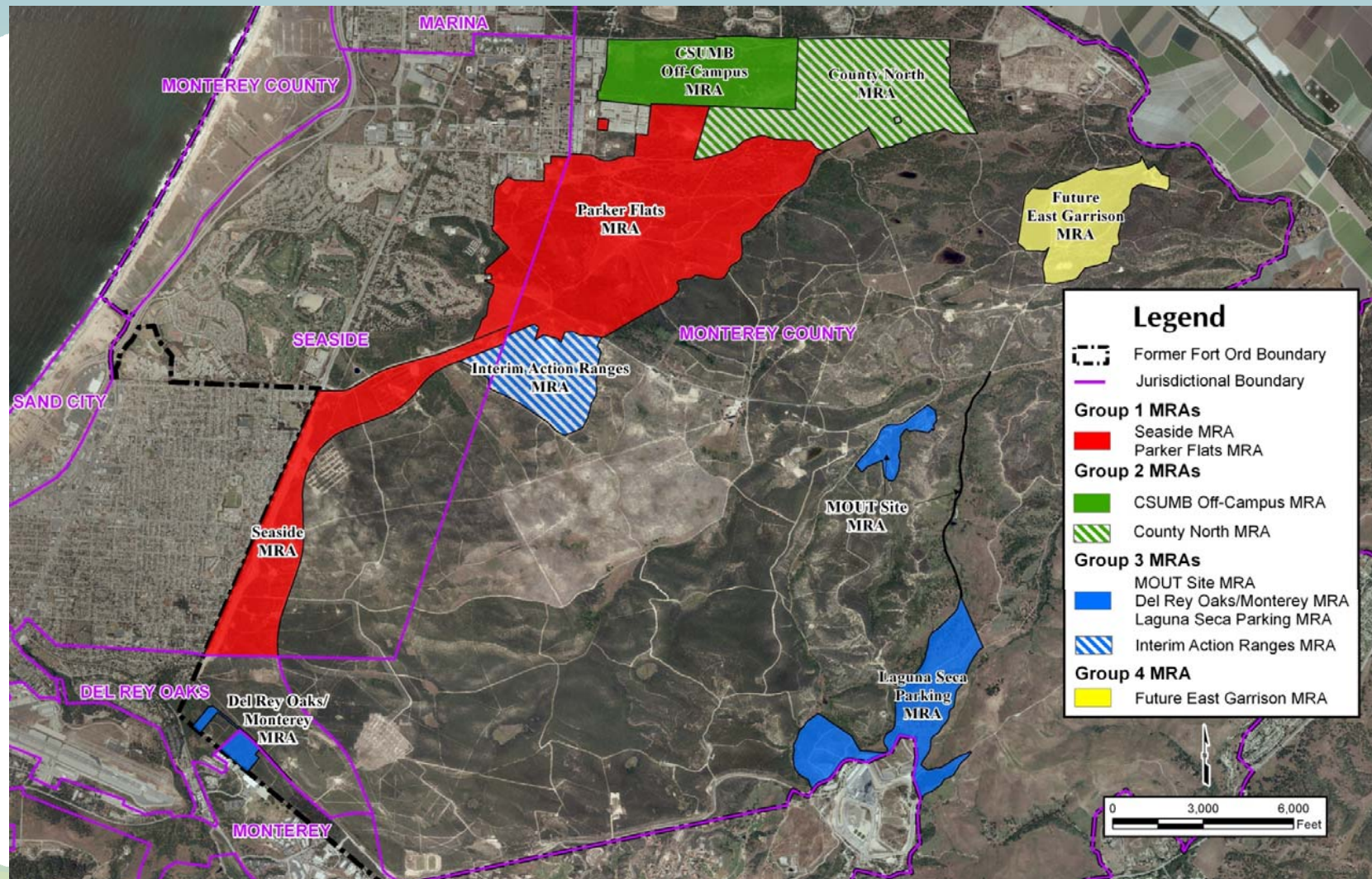
# Presentation Topics

- Background and ESCA Property Orientation
- Seaside ESCA Cleanup Orientation
- ESCA Property Transfer Pathway
- Land Use Controls Implementation Actions
- LUCIP / OMP Elements
- Roles and Responsibilities
- Seaside ESCA Progress Update

# FORA ESCA Facts

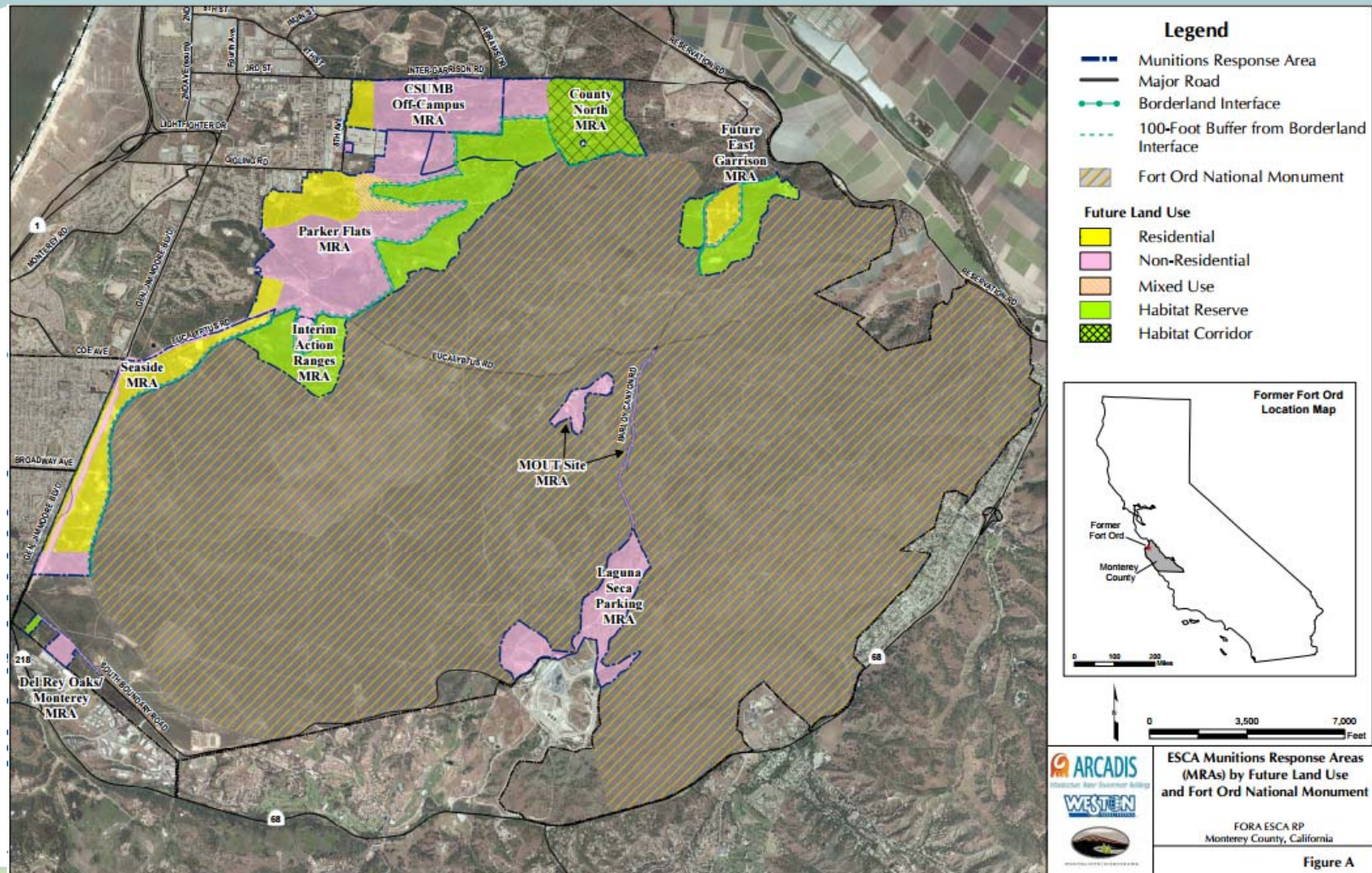
- **2007 Army and FORA enter into ESCA to:**
  - Avert property transfer delays
  - Parallel ESCA parcels and historical impact area remediation
  - Secure upfront munitions remediation funding
- **\$97.7 million ESCA Grant included:**
  - \$82.1 million to: 1) fund munitions remediation program; and  
2) coverage above original estimate
  - \$15.6 million for regulatory oversight, FORA management, environmental insurance tax, mobilization fees, and contractor's pollution liability
- **ESCA Responsibilities:**
  - EPA Administrative Order on Consent -- munitions remediation
  - Army remedial program field activities
  - Regulatory compliance
  - Community involvement and outreach program
  - EPA, DTSC and Army reporting

# ESCA Property Orientation



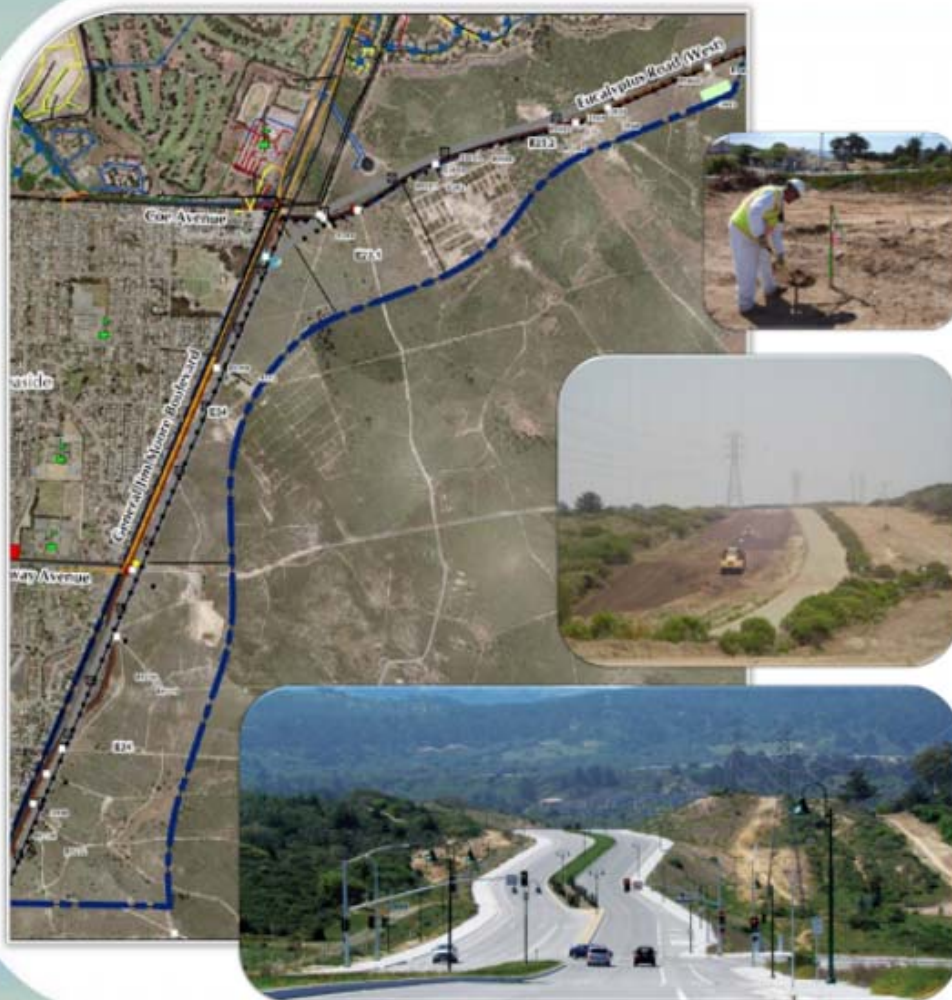


# ESCA Property Future Land Use



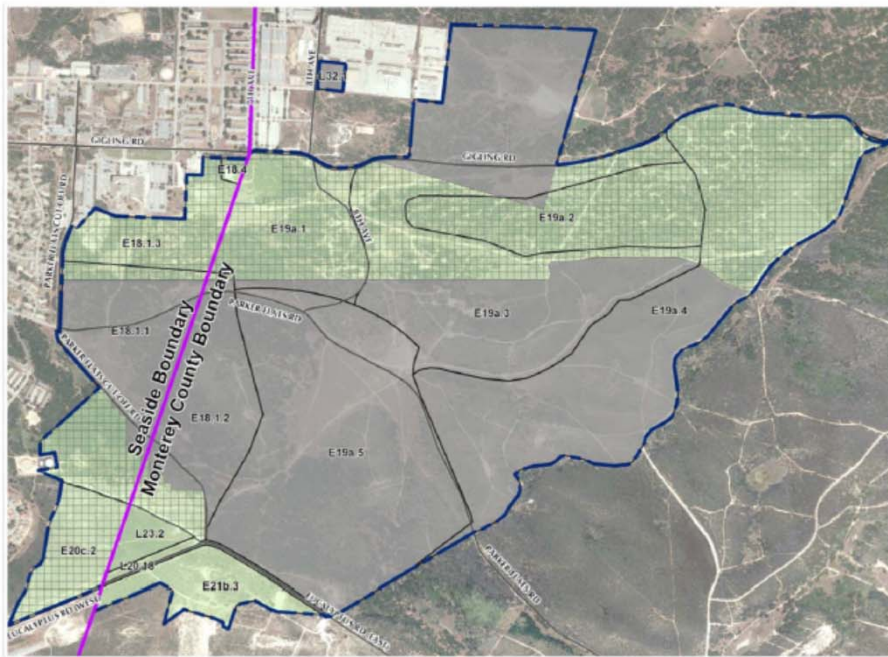


# Group 1 Seaside MRA



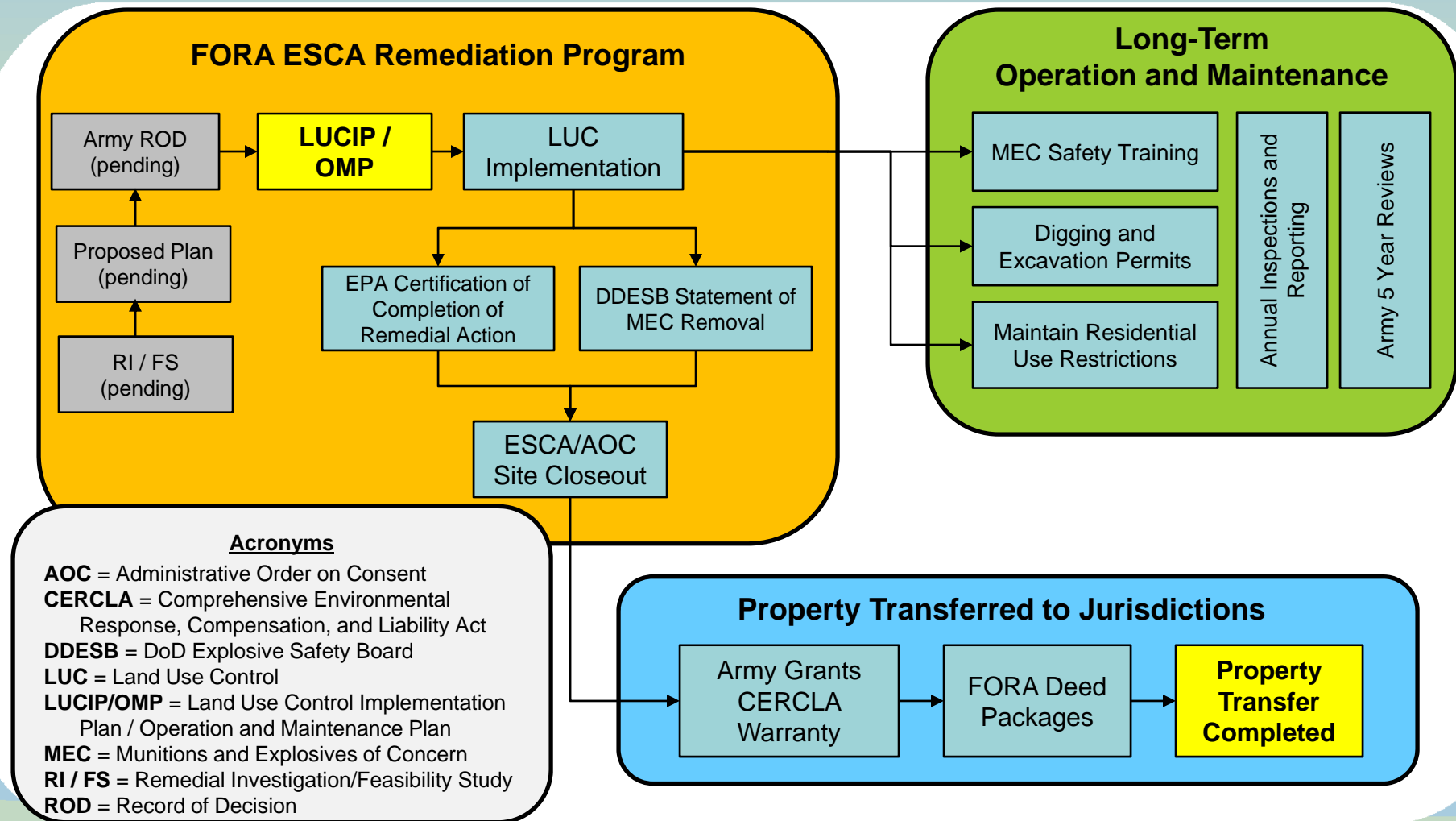
- Historical Military Use
  - Weapons and troop training
  - Firing ranges
- ESCA Highlights
  - 40 MEC items recovered
  - 348 lbs. of munitions debris
  - 105,703 cu-yards soil sifted
- Cleanup Status
  - ✓ Army Phase 1 removals
  - ✓ ESCA Phase 2 Special Case Areas removal and investigation
  - ☐ RI/FS Report in-progress
  - ☐ Army Proposed Plan & public meeting
  - ☐ Army ROD
  - ☐ Remedy Implementation
  - ☐ Regulatory Certification
  - ☐ Land Transfer Documentation
- Proposed Future Reuses
  - ✓ Roadway improvements
  - ☐ Future residential & non-residential

# Group 1 Parker Flats MRA: Phase 2



- Historical Military Use
  - Weapons and troop training
  - Overnight bivouac training area
- ESCA Phase 2 Highlights
  - 1,043 MEC items recovered
  - 4,118 lbs. of munitions debris
- Cleanup Status
  - ✓ ESCA Phase 2 investigation & removals
  - ☐ RI/FS Report in-progress
  - ☐ Army Proposed Plan & public meeting
  - ☐ Army ROD
  - ☐ Remedy Implementation
  - ☐ Regulatory Certification
  - ☐ Land Transfer Documentation
- Proposed Future Reuses
  - ☐ Central Coast Veterans Cemetery
  - ☐ Development (non-residential)
  - ☐ Future residential
  - ☐ Habitat reserve

# ESCA Property Pathway-to-Transfer





# LUC Implementation Actions

## MEC Recognition & Safety Training

- ☐ Develop training materials
- ☐ Training access
- ☐ Monitoring/reporting

## Construction Support

- ☐ Construction Support planning/execution through Seaside Ordinance
- ☐ Procedures for appropriate response for finding MEC evidence
- ☐ Documentation and reporting

## Residential Use Restriction

- ☐ Maintaining residential use restrictions in non-residential areas
- ☐ Removal residential restrictions in future residential areas
- ☐ Apply Restriction Removal

# LUCIP / OMP Elements

## Governs future:

- Ground-disturbing/intrusive construction activities
- Training and construction support requirements
- Annual reporting requirements
- Roles and responsibilities (who does what)
- Ability for removing restrictions

# Roles and Responsibilities

Organization	Roles & Responsibilities	Authority
Army BRAC	<ul style="list-style-type: none"> <li>Ensure protectiveness of remedy</li> <li>Army Obligations per ESCA</li> </ul>	<ul style="list-style-type: none"> <li>FFA</li> <li>ESCA</li> </ul>
EPA Region 9	<ul style="list-style-type: none"> <li>Lead regulatory agency</li> </ul>	<ul style="list-style-type: none"> <li>FFA / AOC</li> </ul>
DTSC	<ul style="list-style-type: none"> <li>Regulatory concurrence</li> <li>CRUP enforcement</li> </ul>	<ul style="list-style-type: none"> <li>FFA / AOC</li> <li>CRUP</li> <li>MOA</li> </ul>
FORA	<ul style="list-style-type: none"> <li>LUC remedy implementation</li> <li>Annual LUC reporting to Agencies/Army</li> </ul>	<ul style="list-style-type: none"> <li>AOC</li> <li>ESCA</li> <li>MOA</li> </ul>
ESCA RP Team	<ul style="list-style-type: none"> <li>LUCIP/OMP development / implementation</li> <li>ESCA / AOC Site Closure</li> </ul>	<ul style="list-style-type: none"> <li>AOC</li> <li>ESCA / RSA</li> </ul>
Municipalities	<ul style="list-style-type: none"> <li>Enforce Digging &amp; Excavation Ordinance</li> <li>Maintain and enforce deed restrictions</li> <li>Annual LUC monitoring and reporting to FORA</li> </ul>	<ul style="list-style-type: none"> <li>Municipal Code</li> <li>MOA</li> </ul>
Landowners	<ul style="list-style-type: none"> <li>Comply with LUCs, deed restrictions, CRUP</li> </ul>	<ul style="list-style-type: none"> <li>Property Deed</li> </ul>

FFA = Federal Facilities Agreement  
AOC = Administrative Order on Consent  
MOA = Memorandum of Agreement

ESCA = Environmental Services Cooperative Agreement  
CRUP = Covenant to Restrict Use of Property  
RSA = Remediation Services Agreement



# Seaside Group 1

## UPDATE

Action	Anticipated Date
Army Record of Decision	August 2017
Group 1 LUCIP OMP	May 2018
ESCA/AOC Site Closeout	March 2019
Army Grants CERCLA Warranty	+ 6 Months
Property Transfers to Seaside	+ 6 Months