920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933 Phone: (831) 883-3672 | Fax: (831) 883-3675 | <u>www.fora.org</u>

#### **ADMINISTRATIVE COMMITTEE MEETING**

8:15 a.m. Wednesday, May 13, 2015 920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

#### **AGENDA**

- 1. CALL TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE
- 4. PUBLIC COMMENT PERIOD

Individuals wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.

5. MAY 8, 2015 BOARD MEETING FOLLOW UP

INFORMATION/ACTION

- 6. BUSINESS ITEMS
  - a. Post-Reassessment Work Program Report

INFORMATION

- i. Categories 1 and 2
- ii. Category 3
- Receive California State University Monterey Bay Master Planning Process Presentation

**INFORMATION** 

c. Receive Land Use Covenant Implementation Plan Operations and Management Plan (LUCIP OMP) Presentation

**INFORMATION** 

- 7. ITEMS FROM MEMBERS
- 8. ADJOURNMENT Next Meeting Date: June 3, 2015

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#### **MEMORANDUM**

TO: Administrative Committee

FROM: Jonathan Garcia, Principal Planner

RE: Item 6a – Post-Reassessment Work Program Report

DATE: May 8, 2015

This memo provides an overview of Post-Reassessment Work Program items Categories 1 & 2 and Category 3.

#### Categories 1 and 2:

FORA staff provided a Base Reuse Plan (BRP) Reassessment Report Update on Categories 1 and 2 at the October 10, 2014 FORA Board meeting. The report was item 8h and is available at the link provided below. FORA staff will present an update on this item at the May 13, 2015 Administrative Committee Meeting to discuss next steps.

http://www.fora.org/Board/2014/Packet/101014BrdPacket.pdf

#### Category 3:

FORA Planning staff met with City of Seaside, City of Marina, and County of Monterey Planning staff during 2014 to request their comments and input on the yet-to-be-completed policies and programs identified in the 2012 BRP Reassessment Report. Comments from each of these jurisdictions are available at the links provided below. FORA staff will present an update at the May 13, 2015 Administrative Committee Meeting.

http://fora.org/Admin/2015/Additional/Marina-CategoryIII-Comments-031615.pdf

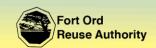
http://fora.org/Admin/2015/Additional/MontereyCounty-CategoryIII-Comments 101714.pdf

http://fora.org/Admin/2015/Additional/Seaside-CategoryIII-Comments-110314.pdf

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

May 13, 2015 Briefing

Fort Ord Reuse Authority Administrative Committee



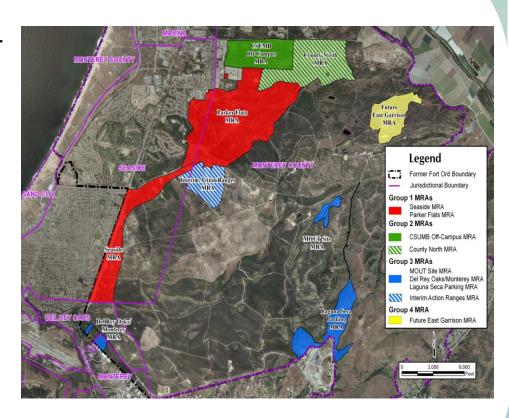






### **Briefing Topics**

- ESCA Property Pathway-to-Transfer
- LUC Remedy Description
- LUC Implementation Pathway
- LUC Implementation Actions
- LUC Implementation Strategy
- LUCIUP / OMP Schedule



ESCA = Environmental Services Cooperative Agreement
LUC = Land Use Control
LUCIP / OMP = Land Use Controls Implementation Plan / Operation and Maintenance Plan

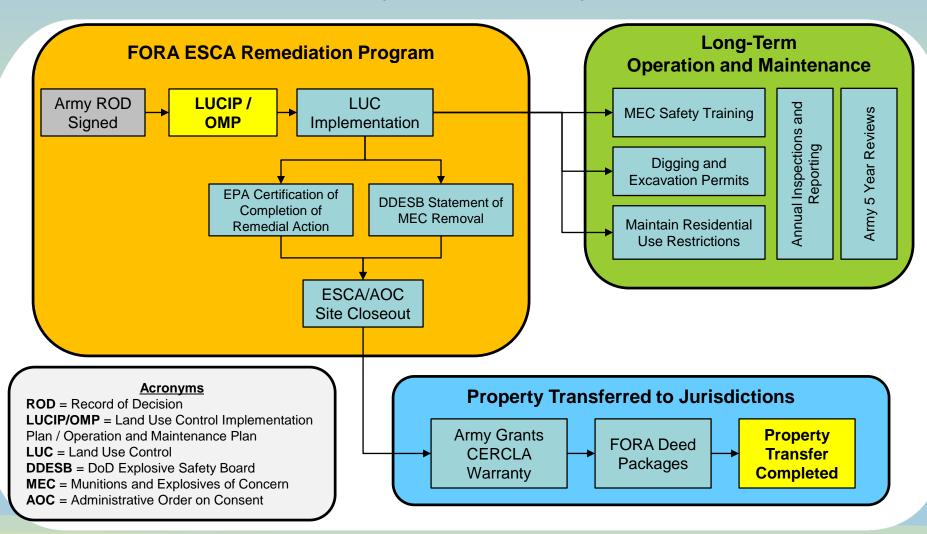








### ESCA Property Pathway-to-Transfer











### **LUC Final Remedy Description**

- LUCs selected as final remedy in Group 2 & 3 RODs
- The LUCs remedy:
  - MEC recognition and safety training for those conducting ground-disturbing or intrusive activities on the property
  - 2. Construction support by UXO-qualified personnel for ground-disturbing or intrusive activities
  - 3. Restrictions prohibiting residential use in the proposed future non-residential reuse areas
- Long Term Management Measures (LTMM) will also be implemented including:
  - Existing land use restrictions
  - Annual monitoring and reporting
  - Five-year review reporting











### **LUC Implementation Pathway**

**ROD** 

#### **LUCIP/OMP**

LUC Implementation Long-Term O&M

- MEC removal actions completed prior to ROD
- Identifies Final Remedial Action as LUCs
- Documents
   Remedial Action
   Objectives (RAO)

- Describes <u>performance</u> <u>objectives</u> and <u>strategy</u> for LUC implementation
- ✓ Identifies <u>actions</u> to implement and maintain LUCs
- ✓ Provides execution sequence to establish LUC remedy

- Complete specific actions to <u>establish</u> and/or <u>implement</u> LUCs
- ☐ Ensure appropriate agreements in place to administer LUCs
- Establish working <u>procedures</u> for day-to-day LUCs execution

- ☐ Continuing longterm actions to <u>maintain</u> and <u>implement LUCs</u>
- Annual monitoring, inspection and reporting of LUCs









### **LUC Implementation Actions**

### MEC Recognition & Safety Training

- Develop training materials
- Providing access to training
- Monitoring and reporting

#### Construction Support

- ☐ Construction Support planning and execution through local Ordinances
- □ Procedures for appropriate response to finding evidence of MEC
- Documentation and reporting

#### Residential Use Restriction

- Maintaining residential use restrictions in nonresidential areas
- Removal residential reuse restrictions in proposed future residential reuse areas
- Process for approval of proposals to remove restrictions









### MEC Recognition and Safety Training Implementation Strategy

#### Performance Objectives

- Ensure people involved in intrusive activities are educated about possibility of encountering MEC
- Ensure people involved in intrusive activities stop activities when MEC is encountered and report encounter to appropriate authorities

#### Develop Web-based Training Materials

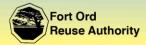
- ☐ FORA will develop training materials, including video and handouts
- ☐ FORA will develop procedures outlining training tasks and requirements

#### **Provide Training**

- ☐ Training available to anyone conducting intrusive or ground disturbing activities
- Jurisdictions require training documentation as condition for excavation permit
- ☐ Requirement in place through State CRUP and local digging and excavation ordinance

### Annual Monitoring and Reporting

- □ FORA ensures training requirements remain in place through existing deed restrictions, State CRUP and local digging and excavation ordinance
- □ FORA and local jurisdictions track training activities and include in Annual LUC Monitoring Reports









# MEC Construction Support Implementation Strategy

#### Performance Objective

 Ensure projects involving ground-disturbing or intrusive activities are coordinated with UXO-qualified personnel so encounters with potential MEC items will be handled appropriately

### Excavation Permit Construction Support

- □ FORA will provide references to information to support local jurisdictions in implementation of construction support requirements
- □ Local jurisdictions implement construction support planning requirements consistent with applicable digging and excavation ordinances and State CRUP

### Response to Evidence of MEC

- ☐ FORA procedures for proper response to potential MEC finds
- Excavation Permits to require contractors stop-work and report MEC finds to local law enforcement and Agency notifications
- □ Regulators and Army determine need for additional assessment or field investigation

### Documentation and Reporting

- UXO construction support contractor documents project and reports per FORA or local jurisdiction requirements.
- □ FORA and jurisdictions report activities in annual LUC monitoring report









# Restrictions Prohibiting Residential Use Implementation Strategy

#### Performance Objective

 Ensure that any proposals to allow residential development or modifications to residential restrictions in non-residential areas are approved by EPA and Army in coordination with DTSC

#### Maintain Existing Residential Use Restrictions

 MOA in place with jurisdictions outlining obligation to maintain the LUCs, including the residential use restrictions

### Evaluation of proposals to remove restrictions

Any future proposals to remove residential use restrictions require review and approval by DTSC, EPA and Army

### Documentation and Reporting

□ FORA and jurisdictions currently conducting LUC annual monitoring and reporting









### LUCIP/OMP Document Schedule

Document	Group 2 MRA		Group 3 MRAs	
	Issue Date <sup>1</sup>	Comments Due <sup>1</sup>	Issue Date <sup>1</sup>	Comments Due <sup>1</sup>
Draft LUCIP / OMP	May 2015	July 2015	April 2015	June 2015
Draft Final LUCIP / OMP	August 2015	September 2015	July 2015	August 2015
Final LUCIP / OMP	November 2015	Not Applicable	September 2015	Not Applicable

Note 1 - Dates subject to change









### Questions?







