



2003 AFCEE Technology Transfer Workshop

San Antonio, Texas

Promoting Readiness through Environmental Stewardship

Managing Land Use Controls- Implementing AFRPA LUC/IC Management Guidance

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25 Feb 2003



Briefing Overview

- Background – Status
- LUC/IC Modules Introduction
 - Overall Implementation
 - Implementation Approach – Getting It Done
- LUC/IC Modules
 - Layering Strategy Worksheet
 - Management Plan
 - Communication Plan
 - Tracking Database
 - Monitoring and Enforcement
- Lessons Learned



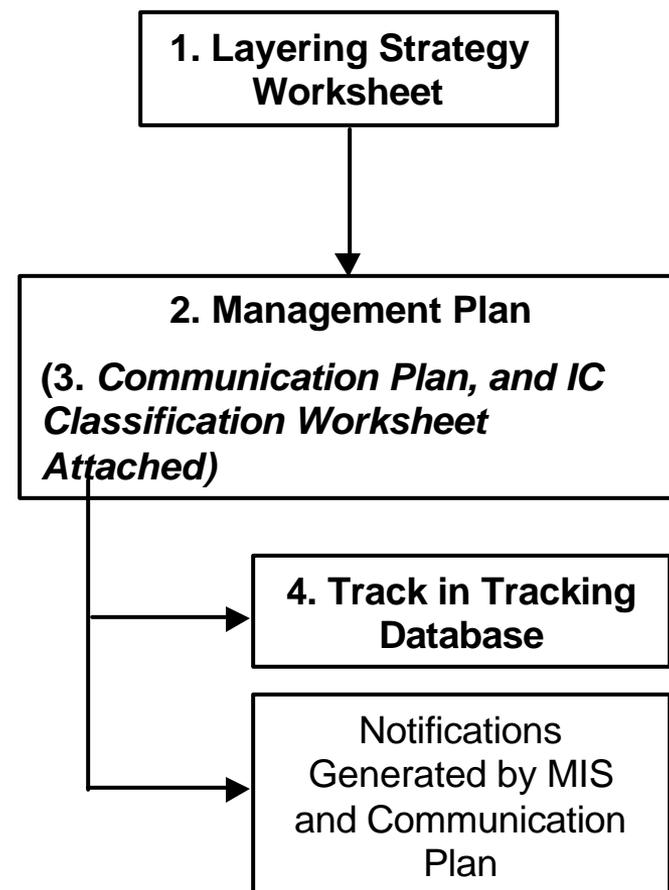
Background - Status

- Process evolution over time in response to identified challenges
 - DoD LUC Policy changes over time
 - DoD/EPA dispute
- DoD LUC Policy of January 2001
- AFRPA Director Memo of 30 July 2002 requires:
 - Develop LUC/IC Management Plans for each BRAC Installation by 1 December 2003
 - Develop implementation schedule by 1 October 2002
 - Track progress during monthly briefings
- AFRPA LUC/IC Template: Integrated framework based on four interactive modules, meets DoD Policy standards



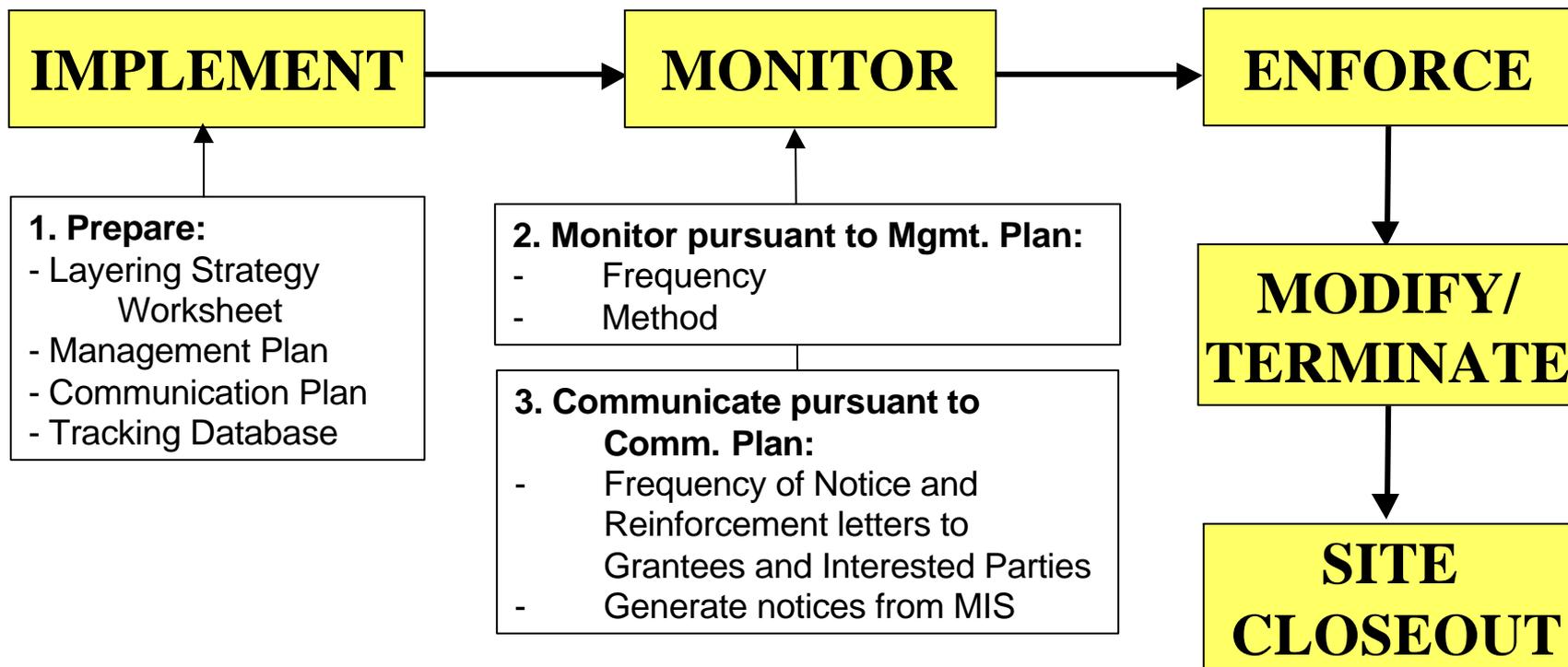
Background - Status

- Four interactive AFRPA LUC/IC Modules finalized July 2002
 - Layering Strategy Worksheet
 - Management Plan (including IC Classification Worksheet)
 - Communication Plan
 - Tracking Database
- Goal is to produce Management Plan(s) for all parcels
- Modules created for each Installation using templates and instructions
- Modules build upon each other, most data collected in Layering Strategy Worksheet



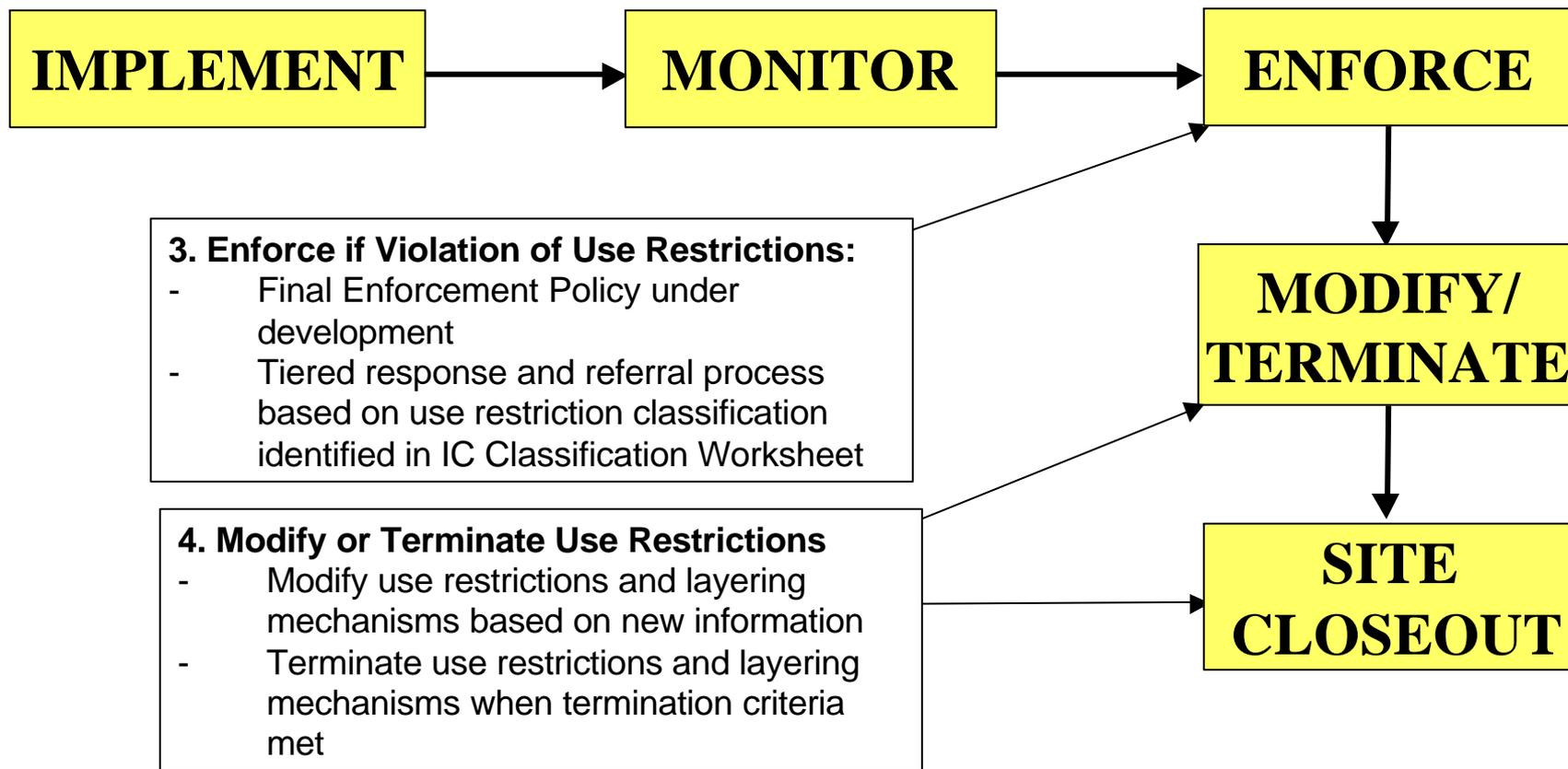


LUC/IC Process Introduction





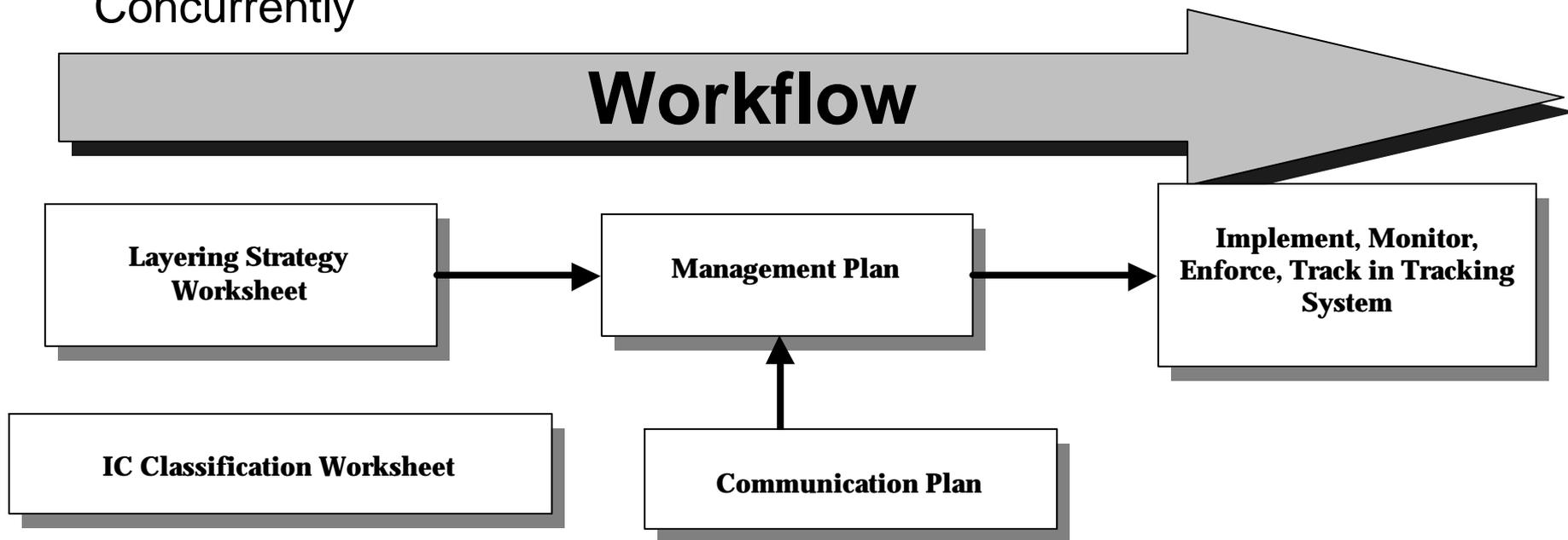
LUC/IC Process Introduction





Implementation Approach – Getting It Done

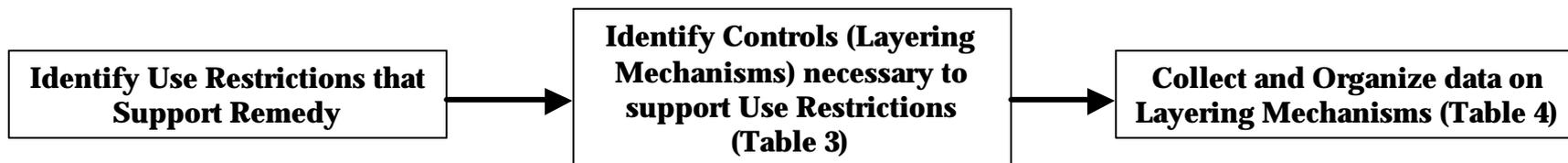
- Start with Layering Strategy Worksheet
- Information collected in Layering Strategy Worksheet feeds into Management Plan, and Communication Plan
- IC Classification Worksheet Completed Separately
- Management Plan and Communication Plan Completed Concurrently





Layering Strategy Worksheet

- Designed to trigger thought process
- Provides checklist of possible layering mechanisms
- Effort collects baseline LUC/IC data
 - Data needs to implement LUC/IC program collected here
 - Data flows into Management Plan and Communication Plan
- Identifies overlapping "layers" of mutually reinforcing LUC/IC mechanisms
- Establishes a priority rating for the layering mechanisms
- Key table is Table 4 – Information in Table 4 feeds into Management Plan





Management Plan

■ Important Definitions

- Use Restrictions – The actual restrictions on use of the land necessary to prevent significant human exposure (e.g., no use of groundwater permitted)
- Layering Mechanisms – The mechanisms designed to ensure that the use restriction is observed (e.g., deed restriction, zoning, local well permitting program)



Management Plan

- Comprehensive enough so that third party can understand, implement, and use
- Placed with the Administrative Record
- Can be used to explain the AFRPA LUC/IC process to regulators, interested parties
- Key is Table 4, derived from Layering Strategy Worksheet
- Two separate "monitoring tracks" for LUC/ICs
 - Reinforcement monitoring– letters and notices to key stakeholders
 - VSI monitoring of the specific use restrictions
- Reinforcement monitoring frequency linked to priority assigned to the layering mechanism
- VSI frequency linked to IC classification assigned to a specific use restriction



Management Plan

Section 2.0

General Description of Former XYZ AFB

Table 1
XYZ AFB Transfer Parcels

Parcel ID	Acres	Recipient	Conveyance Method*	Current Use or Planned Use	Transferred? (Deeded) (Y/N)
Total Acres					

***PBC = Public Benefit Conveyance**
EDC = Economic Development Conveyance
(Etc., as appropriate)



Management Plan

Section 3.0

Identification of Residual Contamination or Risk

TABLE 2A

AFB XYZ Sites/Operable Units

Where Residual Contamination Precludes Unrestricted Use*

XYZ AFB Site or Operable Unit	Media Affected	Affected Parcels

* Remedial Action Objectives (RAOs) have been finalized

TABLE 2B

AFB XYZ Sites/Operable Units Where Not Known Whether Residual Contamination Will Preclude Unrestricted Use*

XYZ AFB Site or Operable Unit	Media Affected	Affected Parcels

* RAOs have not been finalized



Management Plan

Section 3.0, Cont.

Identification of Residual Contamination or Risk

*Table 3 summarizes the LUC/IC status of all parcels at an installation.
(i.e., the visible no)*

TABLE 3
XYZ AFB LUC/IC Requirements by Parcel

Parcels That Do Not Require LUC/ICs*	
Parcels That Do Require LUC/ICs	
Parcel where future LUC/IC requirements yet to be Determined+	

*These parcels require no special LUC/IC actions and therefore require no additional discussion in this plan.

+Once future use has been determined, Tables 2A or 2B as appropriate by revision to this document.



Management Plan

Section 4.0

Table 4

A Affected Parcel(s)	B IRP Site(s)/ AOCs	C Media Affected	D Goals/ Objective of LUC/IC	E Use Restriction and IC Classification	F LUC/IC LAYERS and PRIORITY RANKING			
					1 Real Property/ Legal	2 Governmental/ Administrative	3 Site Controls	4 Other
A and B	OU-2, (Ground water OU)	Ground water (TCE)	Prevent exposure to contaminated groundwater	Prevent use and exposure to contaminated groundwater without proper treatment; Class 1	Use Restrictions in Deed Priority 3	Maintain current zoning, Master Plan Priority 2 Permit program to prevent well installation in contaminated zone Priority 1 State Environmental Land Use Covenant Priority 3	Monitor and inspect wells Priority 2 Install locking caps on wells Priority 2	Incorporate restrictions in Airport Layout Plan Priority 1 Provide public notices Priority 2
				Protect remedial action system and associated monitoring wells; Class 1	Use Restrictions in Deed Priority 3	Permit program to prohibit excavation and or surface activities in the areas of monitoring wells Priority 1 State Environmental Land Use Covenant Priority 3	Monitor and inspect wells Priority 2 Install locking caps on wells Priority 2	Register Site in State Hazardous Waste Site Registry Priority 1
				Prevent groundwater extraction that influences migration of contaminated groundwater; Class 1	Use Restrictions in Deed Priority 3	Permit program to prevent well installation in contaminated zone Priority 1 Permit programs to control GW extraction and/or injection wells in the vicinity of the contaminated area Priority 1 State Environmental Land Use Covenant Priority 3		Notify utility purveyors & Underground Alert (reg in "Dig-Safe") Priority 1



Communication Plan

- Attachment to the Management Plan, but created separately and concurrently
- Key is Table 1 – Specifically identifies data necessary for future notification/reinforcement notices, linked to MP Table 4
- Environmental staff, working w/ Public Affairs staff, are responsible for generating Communication Plan
- Specifically identifies steps to inform grantees, regulators, and key stakeholders about the use restrictions and their importance
- Multiple activities necessary to support long-term viability of LUC/ICs
 - Notice and Reinforcement letters to grantees and stakeholders
 - 1-800 number (800-655-7200)
 - Outreach materials (Grantee Pamphlet, LUC/IC Fact Sheet)
- Identify existing outreach forums in which to share LUC/IC information with the community



Communication Plan

Section 4.0

LUC/IC Implementation

Table 5 provides specific individual points of contacts for each of the layering mechanisms listed in Column F of Table 4. Table 5 will be updated as appropriate as changes occur.

Table 5
Layering Mechanisms Points of Contact

Confirmed Layering Mechanism	Point of Contact (by name, organization, phone number, and address, e-mail, and type designator— G=Grantee, K=Govt or Key Stakeholder)



Tracking Database

- **LUC/IC Tracking Model –**
 - **11 Major Fields**
 - **LUC/IC ID.** This code follows the same format as the AFRPA MIS Real Estate Labels.
 - **Environmental Site ID.** Important part in recognizing the environmental type of use restriction the record is representing.
 - **LUC/IC Type.** Pick list of common use-restrictions among with the ability to enter unique types.
 - **Affected Property.** Affected parcel or portion and/or description of the affected property (metes & bounds, landmarks, acreage, etc.)
 - **Management Responsibility.** Agency/organization who is responsible for monitoring and management controls.
 - **Monitoring Frequency.** Frequency at which LUCs/ICs must be monitored/inspected
 - **Last Date Monitored/Inspected.** Last time this event. Status indicating results of last inspection.
 - **Termination Date/Inspected.** Conditions that would allow removal of the LUC/ICs, estimated date conditions might be met. These conditions are typically linked to remedial action, e.g., MCLs.
 - **Source Document(s).** Documents establishing and describing in greater detail the LUC/IC.
 - **Contact Name/Number.** Organization and Title of whom to contact with questions regarding ICs.
 - **Add Map.** Attach a map to show location and size of the property being addressed.



Tracking Database

- LUC/IC Tracking Management Database –
 - Base Map to Select the Installations records.

AFBCA LUC/IC Tracking Database |Main Menu| All Records/Search| Add Record|

Select LUC/IC Records by Air Force Base

Labeled Air Force Bases on the map:
Loring, Pease, Roslyn, Newark, Rickenbacker, Gentile, Myrtle Beach, Homestead, England, Kelly, Bergstrom, Carswell, Reese, Williams, George, Castle, Mather, Onizuka, Ontario IAP, March, Norton, Eaker, Chanute, O'Hare, Richards-Gebaur, Lowry, McClellan, K.I. Sawyer, Wurtsmith, Griffiss, Plattsburgh.

|Contact Us| SiteCloseout.org|



Monitoring and Enforcement

- Reinforcement of Layering Mechanisms occurs through notices sent according to Communication Plan schedule
- Monitoring (VSIs) of Use Restrictions occurs pursuant to schedules identified in Management Plan
- When Use Restrictions violation identified, AFRPA enforcement response implemented
 - Tiered response and referral process based on Use Restriction classification (from IC Classification Worksheet)
 - Violations identified/grouped as Class 1 through 4. Installations can customize the violation criteria and response
 - More likely violation to lead to significant exposure, the more aggressive the enforcement response



Monitoring and Enforcement

SECTION 5.0

LUC/IC Monitoring

Table 6A describes the frequency of reinforcement for each LUC/IC layering mechanisms, of which are to be included in Communication Plan (see Section 8).

Table 6A
LUC/IC Layering Mechanism Reinforcement

LUC/IC Layering Mechanism	Priority*	Frequency

* LUC/IC layering mechanism priorities defined in Appendix B and developed as part of the Layering Strategy Worksheet



Monitoring and Enforcement

SECTION 5.0

LUC/IC Monitoring

Table 6B describes the frequency of monitoring of implemented use restrictions, of which are to be included in Communication Plan (see Section 8).

Table 6B
Use Restriction VSI Monitoring Frequency

Use Restriction	IC Classification*	Frequency

* Classification are defined in Appendix B. The IC Classification Worksheet for AFB XYZ is found in Appendix C.



Termination (Site Closeout)

SECTION 7.0

LUC/IC Termination

(Specify here the method of termination for any particular Deed Restriction.)

Table 7

Use Restriction Estimated Duration and Termination Decision

Use Restriction	Estimated Duration	Termination Decision Criteria



Implementation Lessons Learned

- Module flexibility; moldable to fit individual installation situation
 - Use footnote references
 - Create separate list of POC details with simple identifiers in the LUC/IC Modules (eliminates duplication and dense text)
 - Create separate descriptions of parcels to account for new identification systems (e.g., Lot IDs for parcels already subdivided).
 - Important to ultimately track by Parcel ID to ensure integration in MIS.
 - Adjust column sequence to suite individual installation needs
 - In Communication plan, might want to organize Table 1 by POC, by Parcel, or by Layering Mechanism
- One Management Plan for Installation vs. multiple Management Plans (e.g., for each Parcel)



Follow-on Information

- For additional information or to request copies of AFRPA LUC/IC Module Templates contact:
- Arthur Ditto at:
- E-mail: arthur.ditto@afropa.pentagon.af.mil
or
- Telephone: 603-430-2586; DSN 852-2586