



**RemPlex 2021 GLOBAL SUMMIT
ON ENVIRONMENTAL REMEDIATION**

Community Revitalization Panel

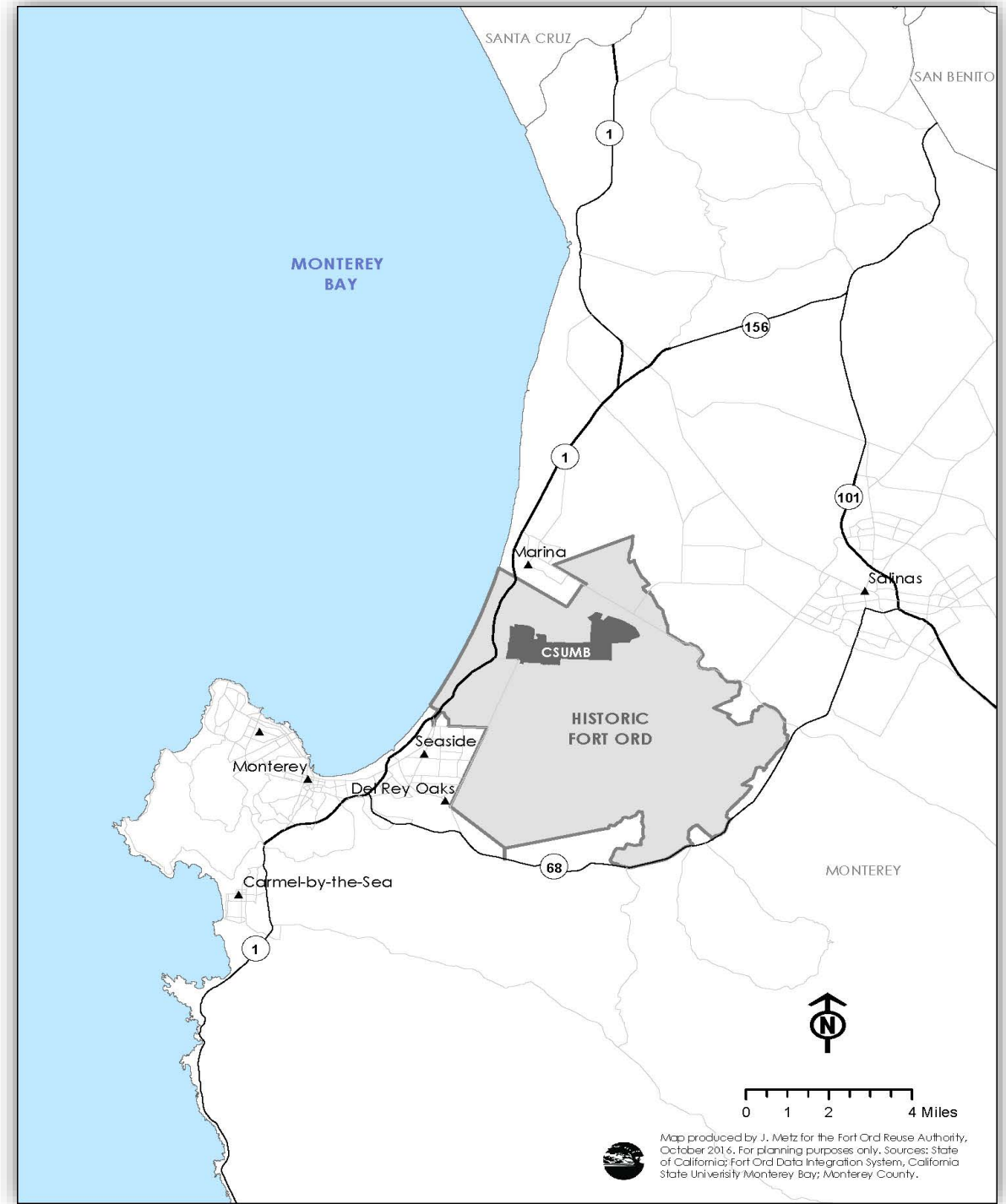
**Fort Ord Reuse:
Realizing the Promise**

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Executive Officer*



Fort Ord Closure Impact
Regional Revitalization
Diverse Interests
Economic Development Focus
Major Hazard/Contaminant
Concerns



Purchased 1917 for **infantry training.**

Camp Gigling est. in 1930s.

Officially “dedicated” **Fort Ord 1940.**

Basic training center for 1.5 million soldiers 1947-1975.



- From 1975, home to 71st Infantry Division (Lightfighter).
- Largest west coast U.S. Army base (28,000 acres).
- Closure announced 1991 - Officially closed 1994.



Impacts

50% Population Decline
(Seaside & Marina)

\$1.5B Annual Economic Loss

50% School Enrollment Decline
(Seaside & Marina)

Workforce – loss of Army
spouse - skilled & unskilled

Challenges

Base utilities ownership

Base Road Network

Building As-Is/Where-Is

Storm Drainage to Ocean

Army Clean-up in Progress

Environmental Clean-up Litigation and
Legislation

Multiple Jurisdictions

Regional Agency created in 1994 to oversee military to civilian conversion

Authority: Adopt regional plan, review jurisdiction programs, finance mitigations & infrastructure, property transfers

Obligations: Building removal, munitions clean-up, roadway construction, habitat restoration, storm drainage upgrades, water.

FORA 2020 end date = 25-year existence



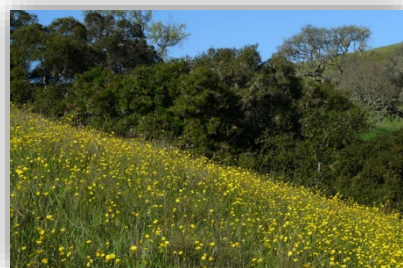
25 Board Members

- 8 Local Cities
- 3 State/Federal Elected Reps
- 9 Local Public Agencies

The 1997 Fort Ord Base Reuse Plan directs FORA's mission

“The vision...is that a community will grow up on the former base, having a special character and identity...it will provide a diversity of experience and opportunity, with a development approach that is sustainable and appropriate.” – 1997 BRP

Established 3 E's:



Environment

Education



Economy

Army and FORA enter into ESCA (2007):

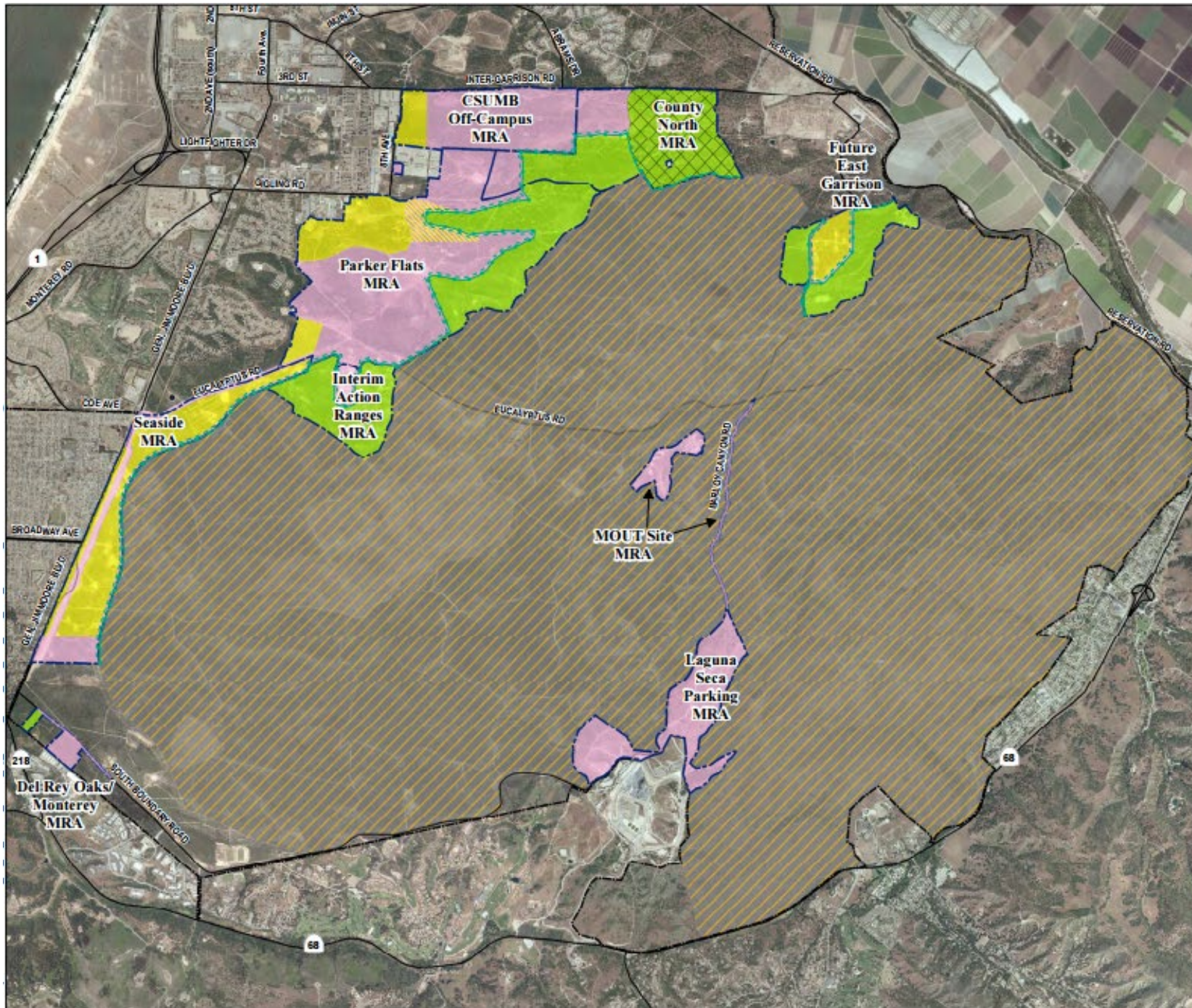
- Avert property transfer delays
- Parallel ESCA parcels and Historical Impact Area remediation
- Secure upfront munitions remediation funding

\$97.7 million ESCA Grant:

- **\$82.1 million:** Fund munitions remediation, and Cost-Cap coverage
- **\$15.6 million:** 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 (3,340 acres)
- Regulatory compliance
- Community Involvement and Outreach Program
- EPA, DTSC and Army reporting

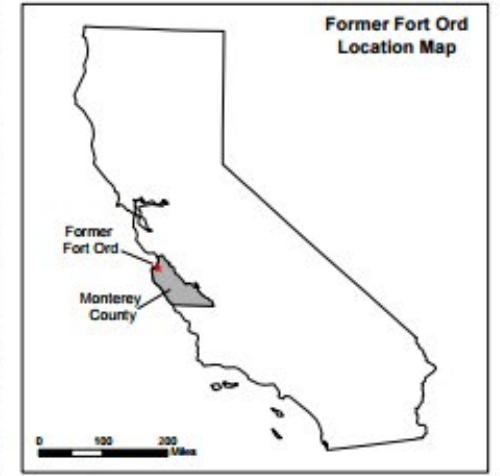


Legend

- Munitions Response Area
- Major Road
- Borderland Interface
- 100-Foot Buffer from Borderland Interface
- Fort Ord National Monument

Future Land Use

- Residential
- Non-Residential
- Mixed Use
- Habitat Reserve
- Habitat Corridor



ESCA Munitions Response Areas (MRAs) by Future Land Use and Fort Ord National Monument

FORA ESCA RP
Monterey County, California

Figure A

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

AOC = Administrative Order on Consent
CRUP = Covenant to Restrict Use of Property
ESCA = Environmental Services Cooperative Agreement

FFA = Federal Facilities Agreement
MOA = Memorandum of Agreement
RSA = Remediation Services Agreement

COMMUNITY REVITALIZATION BIGGEST CHALLENGE

***You Don't Know, What
You Don't Know!***