

Air Force Real Property Agency Former McClellan AFB LUC/IC Communication Plan

1. Purpose

This plan is an appendix to the McClellan Land Use Control/Institutional Control (LUC/IC) Management Plan and is the primary implementation vehicle for AFRPA’s layering strategy at the former McClellan AFB as described in the LUC/IC Management Plan. The communication plan outlines how AFRPA will inform key stakeholders involved in LUC/IC issues about the importance of the LUC/ICs identified for McClellan, and their role in maintaining those LUC/ICs. The primary audiences include the property grantees, government officials, and other key stakeholders who will make decisions affecting the use of the property. The plan also addresses ways to communicate relevant LUC/IC information to interested community stakeholders, so they can consider the information while making decisions about future property uses in their community.

2. What this Plan Does

In the McClellan LUC/IC Management Plan, AFRPA has identified specific land use restrictions and controls necessary to protect the integrity of remedial actions or to prevent or manage exposure to residual contamination at McClellan. This Communication Plan contains procedures and protocols for communicating initial and subsequent information about LUC/ICs requirements in the LUC/IC Management Plan. Specifically, this Communication Plan is designed to:

- Ensure the parties using and controlling the property understand the LUC/ICs and their responsibilities in relation to them. For example, new deed holders.
- Ensure government officials and key stakeholders who may make decisions affecting future use of the property are aware of the LUC/ICs and understand their responsibilities. For example, local land use planners.
- Identify steps to educate community stakeholders about the existence and importance of the LUC/ICs and the implications if they are breached or disrupted, using the community relations plan, the Restoration Advisory Board, or existing environmental review forums.

3. Implementation: How We Will Communicate

Property Grantees

The Air Force, or its representative, will send initial and reinforcement notification letters to the property grantees. These letters will:

1. Identify the use restriction on the property

2. Inform the Grantee of the importance of observing that use restriction
3. Inform the Grantee of the CERCLA 120(h) covenant associated with the restriction
4. Request updated point of contact information. For example, when property changes hands or people move.
5. Contain attachments, including the AFRPA LUC/IC Fact Sheets, an Installation Map, and other relevant data.

Initial notification letters will be sent to Grantees on the deed execution date provided by the Portfolio Management System (PMS), or as soon thereafter as feasible. Reinforcement letters will be sent annually, bi-annually, or every five years, on the anniversary of the initial notification. The dates for initial and reinforcement letters are found in Table 1.

The Air Force will also send termination letters to Grantees when the residual contamination has been reduced to such a level that restrictions on property use are no longer required.

Templates for Grantee notification letters are found in Attachment A of this Communications Plan. The Management Information System (MIS) will automatically generate these letters using the data found in Table 1.

Governmental Entities and Key Stakeholders

The Air Force, or its representative, will send initial and reinforcement notification letters to the governmental and key stakeholder points of contact. This will be done for each layering mechanism identified in the McClellan LUC/IC Management Plan. These letters will:

1. Identify the use restriction on the property
2. Identify the layering mechanism AFRPA is bringing to the recipient's attention
3. Inform the recipient of the importance of their role in AFRPA's layering strategy and implementation of the relevant layering mechanism
4. Request updated point of contact information
5. Contain attachments, including the AFRPA Grantee Pamphlet, IC Fact Sheet, an Installation Map, and other relevant data.

Initial letters will be sent at the time that initial Grantee letters are sent, or as soon thereafter as feasible. Reinforcement letters will be sent according to the schedule in Table 1.

The Air Force will also send termination letters to government agencies and key stakeholders when the residual contamination has been reduced to such a level that restrictions on property use are no longer required.

Templates for Government/Key Stakeholder notification letters are found in Attachment B of this Communications Plan. The MIS will automatically generate these letters using the data found in Table 1.

Notification Letters Data Inputs

Table 1 below provides a list of points of contact for Grantees, governmental entities, and key stakeholders for McClellan, as well as information on the parcel, associated IRP sites or

Operable Units, layering mechanisms and priorities, and frequency of correspondence for each letter required by this communication plan.

[Note: All of the data in Table 1, except for the dates for notification, are found in the Layering Strategy Worksheet and Management Plan. The MIS will automatically generate the notification dates. The BEC is responsible for ensuring the letters are generated in a timely fashion, reviewing letters for accuracy before mailing, and updating Table 1 and the MIS as necessary]

Table 1
McClellan LUC/IC – Grantee and Governmental/Key Stakeholder Notification Information

[TABLE REFLECTS PARCELS THAT ARE IMPACTED BY RESIDUAL CONTAMINATION AND HAVE BEEN TRANSFERRED OR ARE PLANNED FOR TRANSFER WITHIN THE NEXT YEAR. PROPERTIES THAT ARE LEASED, LICENSED, OR PERMITTED WITH NO RODS IN PLACE ARE NOT INCLUDED IN THE TABLE. THOSE PARCELS WILL BE INCLUDED WHEN WITHIN A YEAR OF THEIR TRANSFER AND/OR A ROD IS IN PLACE FOR THE PARCEL.]

A and B	C, D, and F	E	G and H	I and J	K	L	M
Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	Affected Parcel No., Description, Planned Use	Media Affected	Use Restriction and IC Classification	Layering Mechanism and Priority	Date for Initial Notice	Reinforce- ment Frequency	Termina- tion Date
<p>Air Force Real Property Agency (AFRPA),</p> <p>Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</p> <p><i>As the BRAC Environmental Coordinator, Mr. Brunner is responsible for sending notice and reminder letters (as appropriate) to the parties listed in this table. Initial notices accompany deed transfer packages. Subsequent reminder notices are sent at a frequency determined by the importance of the restriction.</i></p>	<p>A1, A2, A3, (office, recreational, residential)</p> <p>A5 (NARS)</p> <p>A7, A6a, A6c (warehouses)</p> <p>L1 (library)</p> <p>L3 (education)</p> <p>N (reactor)</p> <p>Camp Kohler, Annexes 1-4 (residential and golf course)</p>	<p>Soil, Groundwater</p> <p>Buildings</p>	<p>Digging/excavation restrictions (Class 1)</p> <p>Restrict reuse to non - residential use (Class 2)</p> <p>Soils management requirement (Class 1)</p> <p>No development or land use that interferes w/ remedial operations (Class 1)</p> <p>New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1)</p> <p>No installing private wells (Class 1)</p> <p>Prohibit construction activities involving floor surfaces of building (Class 1)</p>	<p>Use Restrictions in Deed - Deed Covenants Priority 1</p> <p>State Land Use Covenant Priority 1</p> <p>Use Restrictions in Assignment Letter and Decision Document (Applies to Federal to Federal Transfers) Priority 1</p> <p>Environmental Encroachment Permit Priority 1</p> <p>Install or maintain existing fence or other physical barriers to restrict site access Priority 1</p> <p>Maintain security Priority 3</p> <p>Install signage and warnings regarding residual contamination Priority 1</p> <p>Install cover (i.e., asphalt, concrete, clean fill) over impacted areas and maintain Priority 1</p> <p>Maintain and monitor natural surface cover over impacted areas Priority 1</p> <p>Monitor and inspect wells in</p>	N/A	N/A	N/A

A and B Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	C, D, and F Affected Parcel No., Description, Planned Use	E Media Affected	G and H Use Restriction and IC Classification	I and J Layering Mechanism and Priority	K Date for Initial Notice	L Reinforce- ment Frequency	M Termina- tion Date
<i>Paul Brunner (continued)</i>				impacted area regularly Priority 1 Inspect and monitor remedial systems (i.e., water treatment systems, SVE systems, etc.) Priority 1 Provide AF right of access for O&M of c/u systems and sampling for compliance Priority 1 Provide AF and regulators access for inspections Priority 2 Deed Notices Priority 1 Provide Public Notices/Advisories (e.g., fishing advisories) Priority 1 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2 Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted.</i> Priority 2 Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> Priority 2 Follow Air Force Soils Management Manual Priority 2			

McClellan LUC/IC Communication Plan – Version 1.0

A and B	C, D, and F	E	G and H	I and J	K	L	M
Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	Affected Parcel No., Description, Planned Use	Media Affected	Use Restriction and IC Classification	Layering Mechanism and Priority	Date for Initial Notice	Reinforce- ment Frequency	Termina- tion Date
<p>Department of Toxic Substances Control (DTSC), Mr. Kevin Depies, (916) 255-3688, 8800 Cal Center Drive, Sacramento CA 95826-3200, KDepies@dtsc.ca.gov, K</p>	<p>A1, A2, A3, A5 A6a,A6c A7 L1, L3 N Camp Kohler. Annex 1-4</p>	<p>Soil & Groundwater</p>	<p>Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1)</p>	<p>Provide AF and regulators access for inspections Priority 2 State Land Use Covenant (SLUC) Priority 1 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2</p>	<p>Jan 04</p>	<p>Annual</p>	<p>TBD</p>
<p>U.S. Environmental Protection Agency, Region IX (EPA), Mr. Joe Healy, (415) 972-3269, 75 Hawthorne Street (SFD-8-1), San Francisco CA 94105, healy.joseph@epamail.epa.gov, K</p>	<p>A1, A2, A3, A5 A6a,A6c A7 L1, L3 N Camp Kohler.</p>	<p>Soil & Groundwater</p>	<p>Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor</p>	<p>Provide AF and regulators access for inspections Priority 2 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2</p>	<p>Jan 04</p>	<p>Annual</p>	<p>TBD</p>

McClellan LUC/IC Communication Plan – Version 1.0

A and B	C, D, and F	E	G and H	I and J	K	L	M
Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	Affected Parcel No., Description, Planned Use	Media Affected	Use Restriction and IC Classification	Layering Mechanism and Priority	Date for Initial Notice	Reinforce- ment Frequency	Termina- tion Date
			barrier/ventilation system in building (Class 1) No installing private wells (Class 1)				
Regional Water Quality Control Board (RWQCB), Mr. James Taylor, (916) 255-3069, 3443 Routier Road, Suite A, Sacramento CA 95827-3003, taylorjd@rb5s.swrcb.ca.gov , K	A1, A2, A3, A5 A6a,A6c A7 L1, L3 N Camp Kohler. Annex 1-4	Soil & Groundwater	Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1)	Provide AF and regulators access for inspections Priority 2 State Land Use Covenant (SLUC) Priority 1 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2	Jan 04	Annual	TBD
Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion,	<i>(Properties deeded or close to deed transfer)</i> LRA Initial Parcel FOSET:	Soil & Groundwater	Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management	Use Restrictions in Deed - <i>Deed Covenants</i> Priority 1 Zoning and Other Ordinances <i>(includes well installation restrictions)</i> Priority 2 Local Permits <i>(e.g., building, grading, demolition, well</i>	Jan 04	Annual	TBD

A and B	C, D, and F	E	G and H	I and J	K	L	M
Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	Affected Parcel No., Description, Planned Use	Media Affected	Use Restriction and IC Classification	Layering Mechanism and Priority	Date for Initial Notice	Reinforce- ment Frequency	Termina- tion Date
County of Sacramento 3331 Peacekeeper Way McClellan CA 95652 jacobsonk@saccounty.net , G	A5 (NARS) A6a A6c (warehouses) FOST Parcels: A1 (Transitional housing) A2, A3 (office, recreational, residential) A7 (warehouses) L1 (Library) L3 Partial (education) Annex1 (Golf Course)		requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1)	<i>installations</i>) Priority 1 Install or maintain existing fence or other physical barriers to restrict site access Priority 1 Maintain security (guards, monitoring/surveillance system) to restrict site access Priority 3 Maintain and monitor natural surface cover over impacted areas Priority 1 Provide Public Notices/Advisories (e.g., fishing advisories) Priority 3 Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted</i> Priority 2 Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> Priority 2 Follow Air Force Soils Management Manual Priority 2			
Carmel Partners, Inc., Mr. Wayne Adair, (916) 334-3203, 3706 Navaho Drive, Antelope CA 95843, wadair@carmelpartners.net , G	Annex 4	Soil & Groundwater	Digging/excavation restrictions (Class 1) Soils management requirement (Class 1) No development or land use that interferes w/	Use Restrictions in Deed - <i>Deed Covenants</i> Priority 1 Local Permits (<i>well installations</i>) Priority 1	Jan 04	Annual	TBD

A and B	C, D, and F	E	G and H	I and J	K	L	M
Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	Affected Parcel No., Description, Planned Use	Media Affected	Use Restriction and IC Classification	Layering Mechanism and Priority	Date for Initial Notice	Reinforce- ment Frequency	Termina- tion Date
			remedial operations (Class 1) No installing private wells (Class 1)				
McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mcclellanpark.com , K	LRA Initial Parcel FOSET: A5 A6a A6c FOST Parcels: A1 (Transitional housing) A2, A3 (office, recreational, residential) A7 (warehouses) L1 (Library) L3 Partial (Education) Annex1 (Golf Course)	Soil & Groundwater	Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1)	Use Restrictions in Deed - <i>Deed Covenants</i> Priority 1 Install or maintain existing fence or other physical barriers to restrict site access Priority 1 Maintain security (guards, monitoring/surveillance system) to restrict site access Priority 3 Maintain and monitor natural surface cover over impacted areas Priority 1 Provide Public Notices/Advisories (e.g., fishing advisories) Priority 3 Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted</i> Priority 2 Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> Priority 2 Follow Air Force Soils Management Manual Priority 2	Jan 04	Annual	TBD

McClellan LUC/IC Communication Plan – Version 1.0

A and B	C, D, and F	E	G and H	I and J	K	L	M
Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	Affected Parcel No., Description, Planned Use	Media Affected	Use Restriction and IC Classification	Layering Mechanism and Priority	Date for Initial Notice	Reinforce- ment Frequency	Termina- tion Date
U.C. Davis McClellan Nuclear Radiation Center (MNRC), Mr. Wade Richards, (916) 614-6200, 5335 Price Avenue, Bldg 258, McClellan CA 95652, wirichards@ucdavis.edu , G	N, (2.5 acres includes a research reactor)	Groundwater	No installing private wells (Class 1)	Use Restrictions in Deed Priority 1	Jan 04	Annual	TBD
Director, Sacramento County Environmental Management Department (EMD), Mr. Mel Knight, (916) 875-8444, 8475 Jackson Road, Suite 230, Sacramento CA 95826, knightm@saccounty.net , K	A1, A2, A3, A5, A6a, A6c, A7, L1, L3, N, Annex 1-4	Groundwater	Prohibit installation of private wells (Class 1)	Zoning and Other Ordinances Priority 2 <i>(includes well installation restrictions)</i> Local Permits Priority 1 <i>(well installations)</i>	Jan 04	Annual	TBD
Sacramento County Planning Department, Mr. Dave Pevny, (916) 874-6141, 827 Seventh Street, Sacramento CA 95814, pevnyd@saccounty.net , K	LRA Initial Parcel FOSET: A5 A6a A6c	Soil	Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) No development or land use that interferes w/ remedial operations (Class 1)	Zoning and Other Ordinances <i>(includes well installation restrictions)</i> Priority 2 Local Permits <i>(e.g., building, grading, demolition, well installations)</i> Priority 1	Jan 04	Annual	TBD
Federal Aviation Administration, Mr. Randall Gustin, (916) 859-6021, 11025 Trade Center Drive, Suite	Camp Kohler (ST177)	Building Potential Radiation	Restrict reuse to non - residential use (Class 2) Prohibit construction activities involving floor surfaces of building	Use Restrictions in Assignment Letter and Decision Document <i>(Applies to Federal to Federal Transfers)</i> Priority 1	Jan 04	Annual	TBD

A and B Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)?	C, D, and F Affected Parcel No., Description, Planned Use	E Media Affected	G and H Use Restriction and IC Classification	I and J Layering Mechanism and Priority	K Date for Initial Notice	L Reinforce- ment Frequency	M Termina- tion Date
100, Rancho Cordova CA 95670, randall.gustin@faa.gov , G			(Class 1)				
<p>NOTE: TABLE REFLECTS PARCELS THAT ARE IMPACTED BY RESIDUAL CONTAMINATION AND HAVE BEEN TRANSFERRED OR ARE PLANNED FOR TRANSFER WITHIN THE NEXT YEAR. PROPERTIES THAT ARE LEASED, LICENSED, OR PERMITTED WITH NO RODS IN PLACE ARE NOT INCLUDED IN THE TABLE. THOSE PARCELS WILL BE INCLUDED WHEN WITHIN A YEAR OF THEIR TRANSFER AND/OR A ROD IS IN PLACE FOR THE PARCEL. REFER TO LUC/IC MANAGEMENT PLAN, TABLE 4, FOR MORE INFORMATION ON THOSE PROPERTIES THAT ARE LEASED, LICENSED, OR PERMITTED.</p>							

4. Communicating with Community Stakeholders

While the focus of this plan is on direct communication with Grantees, governmental representatives, and key stakeholders, other activities will educate community stakeholders. Specifically:

Inform the public through the Installation Restoration Program (IRP) Community Relations Program, as needed and appropriate.

Provide information to the Restoration Advisory Board (RAB) on use restrictions as appropriate. Tell RAB about any breeches and explain procedures for reporting them. Share information on how the Air Force resolved problems. (Currently the RAB holds public meetings quarterly.)

Provide information on the existence and integrity of key restrictions, as appropriate, in other environmental outreach and community forums.

Continue to inform the BRAC Cleanup Team. (Currently they meet monthly.)

Continue to inform the Local Redevelopment Authority.

Maintain and advertise the 1-800 contact line to appropriate groups or individuals.

5. Points of Contact for Questions about this Plan:

Mr. Paul G. Brunner, AFRPA BRAC Environmental Coordinator	(916) 643-6420 x201
Mr. Ken Reinertson, AFRPA Program Manager	(703) 696-5502
Mr. Bob Butler, AFRPA Environmental Coordinator	(703) 696-5543
Ms. Linda Geissinger, AFRPA Regional Public Affairs Officer	(916) 643-1164 x109

6. Related web sites:

www.afrpa.hq.af.mil

www.dtic.mil/envirodod/envbrac.html

ATTACHMENT A
GRANTEE NOTIFICATION LETTER TEMPLATES

Initial Grantee Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Grantee Name]
[Grantee Address]

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached. This restriction is required to protect human health and the environment. This letter serves as additional notice to ensure you continue to be aware of this use restriction.

The following use restriction(s) apply/applies to your property:

[describe use restriction(s)]

The use restrictions is/are a part of the remedial action affecting your property. The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The covenant provides protection in the event additional remedial action is found to be necessary in the future. Interference with the use restriction(s) described above on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party. As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.

If your property changes hands, or if your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Name
Mailing Address
Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:

AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:

Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheets

Grantee Reinforcement Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Grantee Name]
[Grantee Address]

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached. This restriction is required to protect human health and the environment. This letter serves as a follow-up to our letter of *[initial letter date]*, to ensure you continue to be aware of this use restriction.

The following use restriction(s) apply/applies to your property:

[describe use restriction(s)]

The use restrictions is/are a part of the remedial action affecting your property. The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The covenant provides protection in the event additional remedial action is found to be necessary in the future. Interference with the use restriction(s) described above on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party. As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.

If your property changes hands, or if your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Name
Mailing Address
Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:

AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:

Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheet

Grantee - Use Restriction Termination Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Grantee Name]
[Grantee Address]

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached.

This restriction can now be removed, because the restrictions are no longer necessary. This letter serves as notice that the use restriction(s) will be terminated. A copy of the document terminating the use restrictions is attached.

The following restriction(s) on the use of the property are being terminated:

[Describe use restriction]

If you have questions concerning this letter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments: *[Copy of Use Restriction Termination Document]*

ATTACHMENT B
GOVERNMENT / KEY STAKEHOLDERS
NOTIFICATION LETTER TEMPLATES

Initial Governmental / Key Stakeholder Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Organization Name]
[Organization Address]

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction must remain in place in order to protect human health and the environment. This letter serves as the notice to your organization of this restriction, so that you may consider it in making decisions about this property.

The following use restriction(s) applies/apply to this property:

[describe use restriction(s)]

If your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Organization Name
Mailing Address
General Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:
Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheet

Reinforcement Governmental / Key Stakeholder Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Organization Name]
[Organization Address]

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction must remain in place in order to protect human health and the environment. This letter serves as a reminder to your organization of this restriction, so that you may consider it in making decisions about this property, as initially described in our letter of *[initial notice letter date]*.

The following use restriction(s) applies/apply to this property:

[describe use restriction(s)]

If your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Organization Name
Mailing Address
General Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:
Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheet

Government/Key Stakeholder - Use Restriction Termination Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Organization Name]
[Organization Address]

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction can now be removed, as it is no longer necessary protect human health and the environment. This letter serves as the notice of termination of this restriction. A copy of the document terminating the use restrictions is attached.

The remedial action, which affected this property, included the following restriction(s) on the use of the property:

[describe use restriction(s)]

If you have questions concerning this letter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments: *[Copy of Use Restriction Termination Document]*

Land Use Restrictions

A Message to Owners of Property on Former Air Force Installations

Why am I receiving this use restriction information?

The Air Force conveyed to you property that was formerly part of a military installation. In your



deed, the Air Force restricted use of the property as part of an environmental remedy for the soil or groundwater.

This restriction was required to protect

human health and the environment. You were notified of this restriction at the time of property transfer.

How can I confirm the presence of use restrictions on my property?

You can check your deed and the environmental documentation supporting your property transfer. You may also call the 1-800 Land Use Control Contact help line at 1-800-655-7200

Why are restrictions required?

Use restrictions generally supplement the engineering or technical cleanup action and either prevent exposure to any remaining contamination or protect the remedial action. For example, there may be a restriction on vehicle access to an area in order to protect a landfill cover. In many cases use restrictions are needed to prevent interference with equipment used to clean the soil or groundwater.

What are some examples of use restrictions?

Some restrictions associated with cleanup activities prohibit the use of property for residential reuse or for

daycare or hospitals. Depending on the location of the contamination, there are media-specific restrictions for groundwater and soils. There are also site restrictions related to landfills to prevent planting, access, and construction activities that could damage the landfill cover.

Restrictions can take many forms, such as fences, signs, or buffer zones. For example, you may have a monitoring well on your property that the Air Force

Groundwater pipes

- These carry water to a treatment plant for purification. Although the water is not used for drinking, it must be cleaned. Do not disturb these pipes and report damage to your local authorities.



uses to sample groundwater quality. There may be a fence around the well to maintain site security. In addition, there may be a reservation of access rights to allow access to monitoring wells for operating, testing, and maintenance.

Another example involves property located above contaminated groundwater undergoing cleanup. If this is the case, you will be restricted from drilling wells, using the groundwater for drinking or agricultural purposes, or digging below a certain depth. There is no danger to you or other inhabitants of your property if you follow the applicable restrictions.

What should I do if a fence or monitoring well related to the remedial action is damaged?

You should report any damage or interference with a cleanup activity or use restriction to the appropriate Air Force contact for your property. *To find that person, call 1-800-655-7200.*

Do I have any obligations regarding the use restrictions?

As a Grantee, you have an obligation to find out about and understand the use restrictions associated with your property and to comply with them. The use restrictions are a part of the remedial action affecting your property.



Landfill cap - These areas are restricted and should not be disturbed.

The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The covenant provides you protection in the event additional remedial action is found to be necessary in the future. Interference with the use restrictions on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party.



As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.



Fairy ring - These are protected habitats called vernal pools or wetlands.

You may receive reminder notices from the Air Force about the restrictions on your property. If your property changes hands, or if our contact information changes, you will be asked to send the new information to your Air Force contact.

How long will these restrictions remain?

The duration of restrictions will depend on the nature of the contamination and the speed with which cleanup goals are attained. Therefore, some may be of relatively short duration and others may be in place for a longer time period.

How will the use restrictions be terminated?

When the Air Force completes the cleanup, the U.S. Government will terminate the use restrictions, give notice by letter to the Grantee, and take actions necessary on the part of the U.S. Government to officially terminate the restriction.

Where can I get more information?

Most former military installations where environmental cleanup activities have taken place have a record of such activities called an Administrative Record or Information Repository. These records are typically available to the community at a public library near the former installation. You may also contact your state or local environmental regulatory agency, your Air Force contact, or the Local Redevelopment Authority.

You may also visit the Air Force website on Land Use Controls at: <http://www.afropa.hq.af.mil/closeout>

Click on "LUC/IC" box.

1-800 Land Use Control Contact Line For an updated directory of Air Force representatives at each closed or aligned Air Force facility call: **1-800-655-7200**