

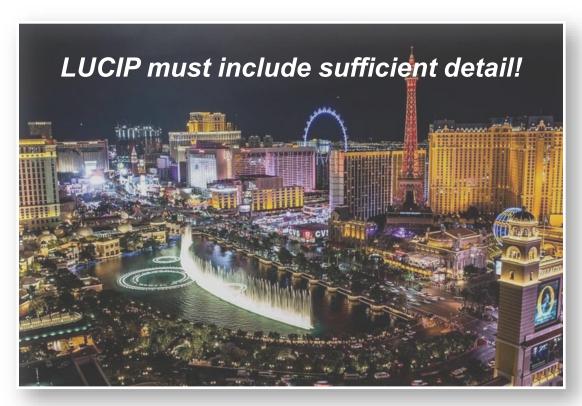
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Land Use Control Implementation Plans

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Purpose of the LUCIP

- LUCIP is a work plan for LUCs
- Designed to
 - Document activities to implement and maintain LUCs
 - Specify those responsible for conducting these activities
- Should explain how and by whom LUCs will be implemented, maintained, enforced, modified, and/or terminated
- If structural LUCs (e.g., fences, protective covers, warning signs, kiosks, etc.) are involved, construction/installation likely to also require a work plan (w/APP)
- LUCIP can be attached to MR-QAPP
 - Should be self-contained as it contains LTM information and is also needed *after* Response Complete has been achieved



"What happens in vagueness, stays in vagueness..."



Preparing, Sharing, and Updating the LUCIP

- Preparing the LUCIP
 - LUCIP is prepared following ROD signature, during the RD phase
 - If the selected remedy includes LUCs
 - Prepared by the project team that is implementing the remedial action
 - LUCIP may not be as useful for sites that
 - Are small in scale
 - Rely on LUCs only for short-term duration
 - Already have an O&M plan, or similar, that lays out roles and responsibilities for LUCs

- Public Involvement
 - LUCIP should be publicly available
 - Helpful outreach steps may include:
 - Informing public where the LUCIP is kept
 - Consulting community groups
 - Holding availability sessions to explain LUCIP
 - Posting LUCIP on a website
- Review and revision of the LUCIP
 - LUCIP can be reviewed and/or revised by the RPM or District Counsel at any time
 - LUCIP should be reviewed/revised if monitoring reports or periodic reviews show conditions have changed such that modifications are warranted
 - Significant or fundamental changes would also require ESD or ROD Amendment

Recommended LUCIP Contents

- Introduction
 - Lead organization, site name, and site location (inc. map)
- Site Description
 - Succinct description of site
- LUC Implementation
 - Description of each LUC component
 - Implementation details
- LUC Monitoring, Maintenance, and Reporting
- LUC Enforcement
 - Enforcement entities and procedures
 - NOTE: LUC enforcement under DERP is very limited
- Appendices

Section	Topics to be Addressed
1.0 Introduction 2.0 Site Description	Lead Agency that prepared the LUCIP Name and location of site requiring LUCs Site Details Site History Site Map
3.0 LUC Implementation	LUC Elements (for each LUC): LUC name LUC type LUC implementation location Entity responsible for implementation Implementation event and date Substantive use restrictions achieved by this LUC LUC lifespan Potential barriers to LUC implementation Other information specific to each LUC (see Section 8-5.c.(2))
4.0 LUC Monitoring, Maintenance, and Reporting	Maintenance Monitoring Reporting
5.0 LUC Enforcement	Enforcement entities and procedures
6.0 Appendices	 Copies of relevant documents (e.g., deed notices, enforcement documents)

