LAND USE CONTROLS
AS
APPLIED TO RISK-BASED SITE CLOSURE

Background: Land use controls (LUCs), as they apply to restoration sites and the control of future land use at these sites, are becoming increasingly important as an increasing number are being placed into no further action status (NFA) with risk-based corrective action solutions. Risk-based corrective action scenarios allow for a residual amount of contamination to be left in place (not cleaning up to residential standards) when specific circumstances dictate, provided protection of human health and the environment is evident for the proposed future use of the land.

The Air Force restoration community and regulatory officials generally view the risk-based approach as a viable option for site remediation at open, closed and transferring facilities when coupled with a sound policy for institutional or LUCs. Questions have been raised however, with regard to the long-term sustainability of programs designed to ensure the continued over-site of these locations.

Status: Several regulatory agencies have developed, or are developing, policies for addressing alternative or risk-based forms of site closure. Sustainable LUCs are an integral part to the success of these types of cleanup strategy. On 17 Jan 01, DoD released a policy for implementing, documenting, and managing LUCs.

Impact: Risk-based forms of site closure can provide a viable and cost effective means of cleanup with the inclusion of a LUC program in place. Without the demonstration and assurance of the sustainable LUCs, regulatory officials will be reluctant to approve no further action for risk-based approaches to cleanup.

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