

**NAVAL AIR STATION ALAMEDA RESTORATION AND ADVISORY BOARD
MEETING SUMMARY**

**NAS Alameda Bachelor Officers Quarters
NAS Alameda, California**

Tuesday, February 6, 1996

ATTENDEES

See attached list.

MEETING SUMMARY

I. Introduction/Minutes

The meeting was called to order at 7:07 p.m.

Ken O'Donoghue, the community co-chair, opened the meeting and asked whether any restoration advisory board (RAB) members had comments on the January RAB meeting summary. The following revisions were requested.

- Karen Hack requested that clarification be added to Lieutenant Commander (LCDR) Petouhoff's statement about the Coalition Against Military Pollution litigation, since she arrived at the January RAB meeting after that portion of the meeting. The clarification was that, though the Bay Area environmental groups decided not to initiate litigation at NAS Alameda at this time, they reserved the right to do so if it is believed the Navy is not in compliance with environmental laws and regulations in the future.
- LCDR Petouhoff requested that the minutes reflect his request at the January RAB meeting that Ms. Hack provide more information about her action item regarding a Navy document on toxic cleanup policies.

Malcolm Mooney moved to approve the January minutes pending the above revisions. RAB members approved Mr. Mooney's motion.

Mr. O'Donoghue announced that a focus group chair meeting had been held and several issues of concern and proposed projects were discussed, including:

- More effective public notice information
- Creating a graphic map reflecting the status of the base, sites, and parcels for the Base Reuse Advisory Group (BRAG)
- RAB concerns regarding reuse plans influencing cleanup levels
- Follow-up on fish consumption issues and ecological risk assessment
- Focus groups will write newspaper articles to increase community outreach

Mr. O'Donoghue announced that the next focus group chair meeting will be held at 7:00 p.m. on Wednesday, February 14, 1996, in the RAB library.

LCDR Petouhoff introduced Norma Bishop, the new Base Transition Coordinator. Ms. Bishop stated she will soon be going to Washington, D.C., to be briefed on base closure activities and issues, and is anxious to get started.

LCDR Petouhoff introduced Esther Hill, Reuse Specialist from the U.S. Environmental Protection Agency (EPA), and Gina Kathuria from the Regional Water Quality Control Board (RWQCB).

II. Co-Chair Announcements

LCDR Petouhoff announced that ARC Ecology and the Asian Environmental Network coordinated a tour of NAS Alameda for the Okinawa Women's Group. He stated the tour was a success. Ms. Hack thanked the Navy for its efforts.

LCDR Petouhoff announced that Julie Brown is the new administrative assistant for NAS Alameda's environmental office, and will be providing administrative support and answering the phones.

III. Action Item Update

Facilitator Heidi Gitterman announced that other than adding the two action items from the January RAB meeting, there are no further amendments or updates to the action item list distributed at the January RAB meeting.

IV. Focus Group Update

REUSE FOCUS GROUP

Focus group chair Ronald Basarich announced that he will be contacting everybody to discuss short-term reuse and to review the status of finding of suitability to lease (FOSL) documents to facilitate getting this information to the public.

TECHNOLOGY FOCUS GROUP

Focus group chair Dr. Bill Smith announced that the Technology Focus Group again met jointly with the Natural Resources Focus Group. He stated that the primary issue of concern discussed was fish consumption and human health risk assessment.

NATURAL RESOURCES FOCUS GROUP

Focus group chair Tom Okey reiterated Dr. Smith's comments regarding the joint focus group meeting. He stated that the Navy has clarified its position on several issues, and the RAB understands and appreciates that the Navy is addressing fish consumption issues regionally; however, RAB members are still concerned about the exclusion of fish tissue consumption from the human health risk assessment at NAS Alameda. He stated that at the joint meeting RAB members asked Department of Toxic Substances Control (DTSC) and EPA representatives if they were in agreement with the Navy on the fish tissue issue. Mr. Okey stated that DTSC and EPA representatives stated they do not support the exclusion of fish tissue consumption from the human health risk assessment (see attached).

ORGANIZATIONAL FOCUS GROUP

Focus group chair Lyn Stirewalt announced that comments on the draft charter have been incorporated, the charter has again been submitted to LCDR Petouhoff for further comments, and a final draft will be available soon.

V. Short-Term Reuse

LCDR Petouhoff introduced Paul Tuttle, a planner from the Alameda Reuse and Redevelopment Authority (ARRA). Mr. Tuttle made a presentation on the ARRA interim reuse plan, focusing on the importance of connecting reuse with cleanup. Mr. Tuttle distributed two ARRA newsletters summarizing the interim and long-term reuse plans.

Mr. Tuttle explained that the interim reuse plan was based on analysis done on the conditions and marketability of existing buildings at NAS Alameda. He stated that newer buildings and buildings in good condition were assessed and rated on marketability. This information was combined with engineering assessments on the condition of the building. Buildings identified

as very marketable and in good condition, are ranked as top priority of cleanup so that interim reuse is expedited. Mr. Tuttle explained the assessment categories for NAS Alameda buildings as follows:

- Currently leased
- Specialty use: Buildings equipped with special equipment, such as plating shops
- High priority: Buildings that potential lessees have expressed interest in
- All buildings identified as being very marketable
- All other buildings that will not be available for lease until the Navy is vacated, and buildings that are slated for demolition

Mr. Tuttle emphasized that if any party expresses an earnest interest in any building that has been assessed and designated as low priority, the building will be reclassified as a higher priority. He then highlighted several buildings and their current status. LCDR Petouhoff added information about environmental activities and documents.

LEASED

- Hangar 20: 65,000 square feet
FOSL signed; an asbestos survey was completed and three abatement actions were completed; environmental baseline survey (EBS) has been completed.
- Soccer Field:
FOSL has been signed, and the lease is pending.

SPECIALTY USE

- Buildings 24 and 25: painting and stripping
- Building 32: plating shop
These buildings have operating permits and waste permits; working with reuse authorities and regulators for possible permit transfer at closure; have initiated FOSL process.

LCDR Petouhoff explained that, under transfer permits, lessees cannot increase the activity or waste management to an intensity that exceeds previous Navy activity. In response to a RAB member question, LCDR Petouhoff also stated that the Navy actually continues to be the permit holder, which is legally amended to grant permission to the lessee to operate under the permit. The Navy is responsible for ensuring that lessees are in compliance with regulations.

HIGH PRIORITY

- **Three Piers:**
Although not initially marked as highly marketable, the Maritime Administration (MERAD) has expressed interest in leasing, and so that site has been reclassified as high priority; MERAD is a federal agency and would rent piers so monies from lease would be used to fund other reuse efforts; EBS has not begun.
- **Building 113:**
Gianotti, a subcontractor of MERAD, has expressed interest in leasing; Navy is in consultation with regulators regarding EBS activities.
- **Buildings 11, 12, and 400A:**
Initially slated to be leased to AEG who decided to move to another location; EBS and FOSL completed.
- **Hangars 21, 22, 39, 40, and 41:**
Will attempt to combine EBS and FOSLs for several buildings to expedite the process.

Mr. O'Donoghue thanked Mr. Tuttle for his presentation.

VI. Using the Geographical Information System (GIS) to Document Environmental Conditions and Support Community Reuse

LCDR Petouhoff introduced Larry Ramos, NAS Alameda, and Teresa Trinh, NAS Alameda, to explain a demonstration of the GIS. Mr. Ramos explained that environmental cleanup efforts generate and involve multiple databases including the results of surveys, sampling sites, and analysis. The GIS is a computer program that helps to integrate many components of the environmental programs at NAS Alameda. He explained that the computer program will visually integrate information such as base maps, zones, installation restoration (IR) sites, tables, and depths of monitoring wells. Ms. Trinh gave a demonstration for RAB members who gathered near the computer at the front of the room. Mr. Ramos explained that the Navy and PRC are working to integrate all information and data on the GIS. By integrating information from the various environmental programs at NAS Alameda, land appropriate for reuse can be identified quickly which will facilitate reuse.

VI. Long-Term Land Reuse

LCDR Petouhoff again introduced Mr. Tuttle who gave a presentation highlighting the long-term community reuse plan. He began his presentation by stating NAS Alameda is an excellent location for reuse because it (1) will help take pressure off development in the Bay

Area periphery, (2) will be naturally limited because the base is on an island, (3) has shoreline access, (4) contains a network of open spaces for recreation and wildlife, and (5) can be integrated with the city of Alameda by extending city streets to connect with NAS Alameda streets. Mr. Tuttle gave an overview of the long-term community reuse plan. He said that the plan is transportation oriented, with transit nodes with higher intensity of activity such as more retail shops, restaurants, and housing. He stated planners are looking into transportation options, and the plan will promote transportation by ferry and by bicycle by providing bicycle routes. Mr. Tuttle explained that the community reuse plan divides NAS Alameda into the following sections:

- **North Water Front:** This section is located on the south side of the Oakland Inner Harbor and will provide access to Oakland's Jack London Square and to housing. The marina village will be extended to the north water front.
- **Main Street:** This section is located along and adjacent to the current main street. Planners will assess existing housing to determine what can be rehabilitated and where additional housing can be built. One hundred ninety-eight housing units will be designated for housing the homeless. This section is located near a transportation node which will have cafes, laundry facilities, and small stores. Planners are also investigating school district options for this area.
- **Central Core:** In this section the plan proposes to reuse as many existing buildings as possible, including hangar row. Currently a proposal for a Pan Pacific University is being considered for the core historic buildings. A green mall to the Seaplane Lagoon will connect the two sections. (Mr. Tuttle stated that Randell Island in Vancouver, Canada, is being studied as a successful model.)
- **Marina:** This section is currently the location of the Seaplane Lagoon and will be connected to the central core. A published study on marina reuse will be available in 6 weeks.
- **Inner Harbor:** This section is located on the Oakland Inner Harbor north of the central core. Proposed use for this section is light industrial and research and development activity.
- **Wildlife Refuge:** This section is a wetland to be preserved to protect the least tern and other migrating birds.
- **Northwest Territories:** This section is located in the northwest quarter of the base.

Additional information on the long-term reuse plan is provided in the ARRA newsletter.

LCDR Petouhoff continued the presentation by highlighting environmental cleanup as it relates to reuse. He explained that the Base Realignment and Closure (BRAC) and Cleanup Team (BCT) and the BRAG decided to create a reuse forum to provide the opportunity for open discussion regarding reuse.

LCDR Petouhoff continued with an explanation of what issues will be discussed and addressed in the coming year. He stated that the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) document preparation and community and regulatory agency discussions should be simultaneous. He continued that key issues to be addressed this year are:

- Determining background and ambient conditions
- Determining status of groundwater

He stated these issues should be resolved by September 1996 and will lead to completion of the EBS. The EBS will be used to identify property ready for interim reuse so a FOSL can be completed. He also stated that some property may be suitable for transfer, and the EBS will be used to complete a finding of suitability to transfer (FOST). He stated that the RAB agenda items cover these issues.

LCDR Petouhoff again introduced Ms. Hill from the EPA. Ms. Hill explained that her job is to identify and address policy issues affecting closing installations. She cited the Community Environmental Response Facilitation Act (CERFA) as an example of a policy issue that needed to be addressed. She stated that CERFA has very simple language stating that land identified as not having had hazardous material storage, disposal, or release in the last year can be transferred. CERFA was intended to quickly identify and free-up land that had not been used for industrial activity. However, residential land often has small amounts of chemicals and hazardous materials in the form of household cleaners and gardening supplies. Initially the policy seemed simple; however, these issues needed to be addressed and the policy made pragmatic so that the intention of CERFA could be achieved. Ms. Hill stated that anyone who has comments or concerns about policies affecting cleanup and/or reuse at NAS Alameda is encouraged to call her.

VII. Question and Answer Period

After the presentations, RAB members made comments and asked questions. The following is a summary of the discussion:

- Mr. Okey stated to Ms. Hill that the EPA has a responsibility to ensure that human health and the environment are protected. He asked how the EPA can

maintain this goal and be pragmatic. He asked if the EPA is still first calculating risk and then determining cleanup levels. Ms. Hill stated that calculating risk and then determining cleanup levels is still the approach employed by the EPA and DTSC, although this has not necessarily been applied to residential areas where there is no historical use of hazardous materials.

- Dr. Smith stated that he is concerned about the potential for changing the reuse plan to allow for lower cleanup levels for the Navy. He stated he is not impressed with trends in Washington and the EPA regarding this issue. Ms. Hill stated that she understands that there are legitimate concerns. She stated that these concerns are being addressed at a policy level. Dr. Smith added that he does not want to see Alameda end up like Oakland, which is dominated by industrial activity, and so will push for reuse alternatives that require higher cleanup levels so there are more reuse options for Alameda.
- Dr. Smith then asked about the difference between cleanup levels for FOST and FOSL. Mr. Tuttle explained that FOSL cleanup levels are near FOST cleanup levels. LCDR Petouhoff stated that, wherever possible, cleanup to residential levels will be considered. However, he stated that achieving residential cleanup levels across the base is unrealistic. He stated that this is why it is important to have community involvement in the reuse planning process so that people can engage in an informal discussion.
- Ms. Hack stated that reuse should be timely but that cleanup should be steered by risk and contaminant migration, not just reuse. She then asked if there has been a geotechnical survey and did it indicate that NAS Alameda is stable. Mr. Tuttle stated that some geotechnical work has been completed, and the northern section of the base bordering the Oakland Inner Harbor was found to be the most stable because it is a sand spit where the railroad used to be.

Mr. O'Donoghue thanked the presenters and stated that Mr. Tuttle can be reached by phone to address any unanswered questions.

The meeting was adjourned at 9:30 p.m.

The next meeting will be held at 7:00 p.m. on Tuesday, March 5, 1996, at the Bachelor Officers Quarters, NAS Alameda.

***Naval Air Station, Alameda
Restoration Advisory Board
Agenda
February 6, 1996***

<u>Time</u>	<u>Subject</u>	<u>Presenter</u>
7:00-7:10 P.M.	Introductions and Minutes	RAB
7:10-7:15	Co-Chair Announcements	Co-Chairs
7:15-7:20	Action Items Update	RAB
7:20-7:25	Focus Group Announcements	FG Chairs
7:25-7:50	Short Term Reuse "The Environmental Issues" We'll look at some of the priority items in the Community Reuse Plan with the Planner of the Reuse Authority and update the cleanup status of those sites.	LCDR Petouhoff
7:50-8:00	Using the GIS to document environmental conditions and support community reuse. --The Geographic Information System computer is used to assess the data compiled for the Environmental Baseline Survey (EBS). After a basic introduction and demonstration of the system, everyone is invited to take a close-up look during the break.	Navy
8:00-8:15	Break and GIS Computer Up-Close	
8:15-8:40	Long Term Land Reuse --Coordination of Reuse, Cleanup and Environmental Conditions.	Navy, Reuse Planner, EPA
8:40-9:00	Question and Answer Period	

Naval Air Station, Alameda
Restoration Advisory Board Meeting
Attendance List
6 February 1996

RAB Members

BRAC Cleanup Team

<u>Name</u>	<u>Affiliation</u>
LCDR Mike Petouhoff	NAS Alameda BEC/Navy Co-Chair
Tom Lanphar	DTSC

Facilitator

Heidi Gitterman	Facilitator
-----------------	-------------

RAB Members

Ken O'Donoghue	Community Co-Chair
Ron Basarich	RAB Member, Reuse FG
Doug deHaan	RAB Member
Karen Hack	(Alt. for Saul Bloom)
Helen Hillman	NOAA
Gina Kathuria	RWQCB
Richard King	RAB Member
Michele Kortyna	RAB Member
Wayne Mayer	RAB Member
Malcolm Mooney	RAB Member
Bert Morgan	RAB Member
Tom Okey	RAB Member, Natural Resources FG
Gary Olem	RAB Member
William Smith	RAB Member, Technology FG
Lyn Stirewalt	RAB Member, Organizational FG
Michael Torrey	RAB Member

Other Attendees

Eva Cross	Resident
Esther Hill	U.S. EPA
Kathleen Kirkwood	Alameda Times Star
Nora Lew	BAAQMD
Hans Petersen	NAS Alameda
Barbara Price	PLK Enterprises, Inc.
Marie Rainwater	PRC

Other Attendees (cont.)

David Rist	CAL-EPA/DTSC
Keith Sammons	Greenline
Dan Shafer	PRC
Paul Tuttle	Alameda Reuse and Redevelop. Auth.
Larry Ramos	NAS Environmental
Bernard Tong	EFA West
Sherri Withrow	NAS Alameda
Susan Withrow	Resident
Rusty Wulhers	Greenline

Naval Air Station Alameda Reuse-Cleanup Coordination Plan

Milestone Date		February 1996	September 1996	April 1997
REUSE	ARRA	Community Reuse Plan	Economic Development Conveyance Port Development Conveyance	City of Alameda General Plan Amendments, Detailed Development Plans, Zoning
	Navy			SECNAV Final Disposal Decision
NEPA/CEQA	ARRA	Wildlife Management Plan Section 7 Consultation		
	Navy	EIS, Section 7 Consultation		NEPA ROD
CERCLA		Background/Ambient Determinations Beneficial Use of Groundwater Coordination of Reuse and Risk Assessment/Management	Risk Assessment Work Complete	Begin RI and CERCLA RODs for NFA Sites →→Other CERCLA OU RODS
EBS		EBS/FOSL for Interim Lease Requests	Basewide EBS Report	
FOSL/FOST		Interim Leases	Entire Base Evaluated for FOSL (FOST, where possible)	
RAB		Monthly Meetings and Workshops Feb.: Reuse Mar.: Background/Ambient Apr.: Beneficial Use of Ground Water		

INTERIM LEASE PROSPECTS

Potential Tenant	Building No.	Area (sq.ft.)	Bldg. Vacancy Date	Offer Submitted by ARRA	Offer Countered by Tenant
Nelson Marine	167	55,450	6/1/96	Yes	Yes
UARCO	24 25	47,250 37,000	Now	Yes	Yes
CARSTAR	24 25	15,750 18,500	Now	Yes	Yes
Newly formed plating company	32	56,640	Now	No	No
Tower Aviation	530	82,250	Now	Pending	No
National Airmotive	360	180,000	Now	No	No
Real Estate Development Co.	360	180,000	Now	Pending	No
GRIDCORE	530	82,250	Now	No	No
PIVCO	39	110,000	6/1/96	No	No
Quality Assured Products	11 400A	107,000 60,000	1/1/97	Pending	No
BART	41	118,000	9/1/96	No	No
Kaiser Aerospace	40	118,000	9/1/96	No	No
ACET	21	66,000	Now	RFP Pending	
Any Location (movie production)	21	66,000	Now		
Helicopter Adventures	21	66,000	Now		
Giannotti	113	13,100	Now	Pending	No
Dynamic Business Development (boat construction)	66	55,450	3/1/97	No	No
S.F. Foreign Trade	169 170 21	87,000 91,800 66,000	4/1/97	Pending	No
Bay Ship & Yacht	166	55,450	3/1/97	No	No

Potential Tenant	Building No.	Area (sq.ft.)	Bldg. Vacancy Date	Offer Submitted by ARRA	Offer Countered by Tenant
Defense Accounting and Finance Service (DEFAS)	6 (FISC)	100,000	Now	No	No
MARAD	Piers 1, 2, 3 168	117,000	1/97	Pending	No
Moore & Sons Trucking	1 (FISC)	80,000	Now	No	No
EnviroRents	22	66,000	1/96	Pending	No
John Berry Organization	4 acres vacant property at FISC		None	Pending	No



PROJECTED REUSE PRIORITIES NAS ALAMEDA: EBS AND FOSL REVIEW SCHEDULE.

PARCEL#	BUILDING#	REUSE	RECEIVE DRAFT EBS & DRAFT FOSL	COMMENT PERIOD ENDS	RECEIVE FINAL EBS & DRAFT FINAL FOSL	COMMENT PERIOD FOR FOSL ENDS	RECEIVE "SIGNED" FINAL EBS & FINAL FOSL
144 & 132	NA	Soccer Field & Parking	complete	complete	complete	complete	Signed and Final: Lease Pending
51-52-53	11-400A-12	Highly Marketable	complete	complete	complete	complete	unknown
192	20	**** CALSTART SEP 95	complete	complete	complete	complete	Signed and Final: Leased
148-211	530-529	unknown	complete	complete	complete	complete	unknown
191	21	unknown	complete	complete	complete	complete	unknown
72	77	unknown	complete	complete	complete	complete	unknown
66	32	Francis Plating	11/6/95	11/30/95	1/96	2/96	unknown
30-27	24-25	**** UARCO	11/6/95	11/30/95	1/96	2/96	unknown
154-155-139	167-PIER-PARKING LOT	**** Nelson Marine: Jan97	11/6/95	11/30/95	1/96	2/96	unknown
36	113	**** Gianotti	1/12/96	1/26/96	2/5/96	2/9/96	unknown
Zone 18: Parcels 155, 156, 157, 158	Piers	Highly Marketable	*	*	*	*	*
157	15	**** Nelson Marine: Jan97	*	*	*	*	*
70-195	39-40	Highly Marketable	*	*	*	*	*
196	41	Highly Marketable	*	*	*	*	*
32	22	Highly Marketable	*	*	*	*	*
190	23	Highly Marketable	*	*	*	*	*
Zones: 17, 19, 21, 22, 23 (to include specific parcels such as 125, 143, 201).	66, 360, 166 and over 25 other buildings.	Highly Marketable	*	*	*	*	*

KEY:

*Indicates EBS and FOSL review dates have not been negotiated with regulatory agencies.

****Indicates application was received from ARRA.