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NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING SUMMARY

NAS Alameda Bachelor Officers Quarters
NAS Alameda, California

Tuesday, April 2, 1996

MEETING SUMMARY

I. Introduction/Minutes

The meeting was called to order at 7:09 p.m.

Ken O'Donoghue, the community co-chair, opened the meeting and asked whether any Naval Air Station (NAS) Alameda, Restoration Advisory Board (RAB) members had comments on the March RAB meeting summary. The following revision was requested.

- Heidi Gitterman stated that Karen Hack's request that the Navy provide a response regarding RAB members attendance at BCT meetings and distribute BCT meeting agendas to RAB members, should be included as action item number 13.

Ken O'Donoghue moved to approve the March meeting summary pending the above revision. RAB members approved Mr. O'Donoghue's motion.

II. Co-Chair Announcements

Mr. O'Donoghue made the following announcements.

- Mr. O'Donoghue introduced James Ricks, Environmental Protection Agency (EPA) project manager for NAS Alameda Installation Restoration (IR) Program activities. Mr. Ricks introduced Dr. Barbara Smith, from the EPA, who will be working with Mr. Ricks and taking the lead on some technical tasks. Ms. Smith can be reached at (415) 744-2366.

- Ms. Kathy Teller has resigned from the RAB as a result of increased family responsibilities. Ms. Teller was the RAB's first community co-chair, and over the years has put forth a lot of effort into the success of the RAB.

- In place of the focus group chair meeting, a special, all hands, mid-month RAB meeting will be held on April 17, at 7:00 p.m., in the RAB library. The purpose of the meeting is to allow RAB members one last opportunity to have an informal discussion with Lieutenant Commander (LCDR) Mike Petouhoff, and to identify a potential list of agenda topics for the upcoming year.

1335

LCDR Petouhoff made the following announcements.

- LCDR Petouhoff introduced his replacement, Mr. Steve Edde, who will be the new BRAC Environmental Coordinator. Mr. Edde stated that he has been at NAS Alameda for 27 years, so he has a vested interest in the station. LCDR Petouhoff introduced the administrative staff: Hans Petersen, Julie Brown, and Scott Wetzell. Students from UC Berkeley were also introduced.

- LCDR Petouhoff announced that some RAB members' gate passes will expire this month. He stated that if a member's gate pass is going to expire, and his or her address has changed, the new address should be submitted to Julie Brown. Otherwise, members will receive a new pass in the mail.

- NAS Alameda will be hosting a display and giving presentations at the Lawrence Hall of Science on April 27, 1996, as part of Earth Week activities at UC Berkeley. RAB and community members are invited to participate and attend. Contact Hans Petersen for additional information at (510) 263-3706.

- LCDR Petouhoff thanked Teresa Bernhardt for putting the BRAC Business Plan together.

III. Action Item Update

In response to Ms. Hack's request for clarification on the Navy's policy regarding consideration of future land use in determining cleanup standards for BRAC installations, LCDR Petouhoff announced that he will mail the policy to RAB members. Additionally, LCDR Petouhoff invited Ms. Hack to the BCT monthly tracking meeting on April 9, 1996.

Ms. Hack asked that RAB members be allowed to attend all future BCT meetings, and receive BCT meeting minutes and agendas. She stated that action item number 13 includes a) placing RAB members on the distribution list for BCT meeting agendas, and b) providing Navy policy on RAB members attendance at BCT meetings. LCDR Petouhoff stated that RAB members have often attended BCT meetings in the past and can continue, however, there are various types of meetings, all of which do not necessarily have minutes or agendas, and it has not been the practice for all RAB members to attend all meetings. While RAB attendance at meetings has been productive, it may not be practical and probably not necessary for RAB members to attend all meetings. Mr. O'Donoghue stated that this would be an excellent topic of discussion for the mid-month RAB meeting.

IV. Focus Group Update

Organizational Focus Group

Focus group chair Lyn Stirewalt stated that the RAB charter has been mailed to all RAB members and that there will be a vote on the charter later this evening. She recommended that all RAB members vote for the charter since it is a working document. Ms. Stirewalt also stated that she would like to make progress on the RAB mission statement before LCDR Petouhoff leaves his position.

Reuse Focus Group

Focus group chair Ron Basarich stated that he met with the Alameda Reuse and Redevelopment Agency (ARRA) last month to discuss findings of suitability for lease (FOSL) and property reuse coordination. Mr. Basarich said that there appears to be a misunderstanding about what the Navy proposes and what ARRA anticipates. Mr. Basarich requested that the Navy provide the public with the most recent update on property available for reuse, and with timetables of when future FOSLs can be expected. He emphasized the importance of making this information available in order to market base properties. Mr. Basarich also asked about the status of the Federal Facility Site Remediation Agreement (FFSRA) negotiations. Mr. Basarich requested as an action item that the Navy and Department of Toxic Substances Control (DTSC) prepare a written response on the expected FFSRA date of completion. Additionally, he requested as an agenda item for the May RAB meeting, a status report on the FFSRA.

Natural Resources Focus Group

Tira Foran spoke on behalf of Natural Resource Focus Group chair Tom Okey, who is out of the country for the remainder of the month. Mr. Foran stated that the natural resources focus group has been working on a model to determine potential sources of contaminants of food fishes. This model will be presented to the RAB at a later date.

V. RAB Charter

Mr. O'Donoghue stated that many long hours have been put into the RAB charter by the organizational focus group as well as, Lyn Stirewalt, Roberta Hough, and the co-chairs. The charter reflects a product of compromise and varying input from RAB members that illustrates a long term vision for the RAB. Mr. O'Donoghue stated that all RAB members should have received a copy of the charter through the mail and he hopes that the charter can be ratified this evening. As Richard King and Ms. Hack did not receive copies of the charter in the mail, Mr. O'Donoghue proposed that the vote on the charter be put off a month since not all RAB members have reviewed the document. In the interim, Mr. O'Donoghue encouraged RAB members to review the charter and call him if they have serious concerns. He noted that if the charter is not approved next meeting, the RAB will "be back to square one."

VI. Community Awareness Video

Hans Petersen, the public affairs director for the environmental office at NAS Alameda, presented to the RAB a video addressing the issue of community awareness. Mr. Petersen explained that he interviewed community members "on the street" in Alameda and Oakland about the environmental cleanup at NAS Alameda. A diverse group of people representing various ages, genders, occupations, and race were questioned about their knowledge of the environmental cleanup underway at NAS Alameda. The interview responses ranged from little to no awareness and significant understanding of environmental activities at NAS Alameda.

Mr. O'Donoghue stated that one role of the RAB is to educate the community about the environmental cleanup at NAS Alameda. He suggested that every RAB member bring a neighbor to the next RAB meeting.

Mr. Ron Basarich asked the purpose of the video. Mr. Petersen responded that the video serves as both an external and internal tool that educates people about the importance of speaking in layman terms, and the need for information dissemination on a continuing basis. Mr. Basarich expressed concern that more Alameda citizens should be interviewed.

VII. Base Realignment and Closure Business Plan

LCDR Petouhoff began the presentation by introducing the vision of the BRAC Business Plan. The vision contains a three fold strategy:

1. Pursue early finding of suitability to transfer (FOST) actions by the time the base closes.

2. Create leasing opportunities to accommodate reuse.

3. Implement cleanup which is cost effective, sustainable, and protective.

LCDR Petouhoff stated that two FOSLs have been signed and that 12 other FOSLs have been completed and will be signed in April 1996. LCDR Petouhoff said that all interim lease requests will be met.

LCDR Petouhoff stated that utilities will be very important to reuse. Transferring utilities operations does not necessarily require transfer of the land title; providers may initially assume operation through an easement (a type of lease). Additionally, the geographic information system (GIS) will be used to integrate the utilities layout with the environmental baseline survey (EBS) information.

LCDR Petouhoff stated that a key component of the business plan is to keep the cleanup going while addressing interim reuse needs through FOSLs. LCDR Petouhoff stressed the importance of keeping the cleanup moving as quickly as possible and to conduct early actions (e.g. removals and treatability studies) before the record of decision (ROD). This will help shorten the time between ROD completion and property transfer.

LCDR Petouhoff stated that the Navy is planning to distribute three documents: 1) the Navy's land use policy - April 1995, 2) EPA land use policy - May 1995, and 3) Cal/EPA Brownsfield Initiative - October 1995.

LCDR Petouhoff stated that the cleanup is based on the community reuse plan. Tom Lanphar noted that the Navy must also incorporate a "sensitivity analysis" into the feasibility study (FS), that is, unrestricted and residential use must be considered in the FS. LCDR Petouhoff stated that the Navy is using common sense in its cleanup; for example, the Navy will probably clean up the housing areas to the residential level.

VIII. Question and Answer Period

In response to LCDR Petouhoff's presentation, RAB members engaged in a series of comments, questions, and answers summarized below.

- Ms. Karen Hack expressed concern that the current reuse plan may change in the future. As an example, Ms. Hack explained, an area where industrial activities are planned for reuse will only be cleaned up for industrial use, yet in the future the community may want to use it for residential development. She asked who will pay for the additional cleanup costs. She asserted that the Navy is responsible to ensure that the community has flexible reuse opportunities, and this can be achieved by meeting residential cleanup standards. LCDR Petouhoff responded that the goal is health protection. He stated the first step is to look at the FS to determine what cleanup is feasible based on risk and use. He explained that this process will eventually lead to the ROD. He stated results from the FS indicate some places on the base may need to have deed restrictions.

- Mr. Basarich asked how one would go about removing a deed restriction to develop land in the future. He expressed his belief that a deed restriction can never be removed. Mr. Lanphar stated that when an FS and removal action are performed, unrestricted use must be considered as an alternative cleanup option. He further stated that it is important to remember that residential use does not mean unrestricted use.

- Mr. Basarich requested clarification regarding deed restrictions. Mr. Lanphar responded that deed restrictions are identified in the remedial action plan (RAP)/ROD. Five years after the RAP/ROD is signed, it is reviewed, at which time the signers of the RAP/ROD may decide to remove the restrictions. Mr. Lanphar continued by stating that communities can propose to have a deed restriction lifted; plus, some deed restrictions have time limits, and they may be removed after a certain number of years have passed.

- LCDR Petouhoff stated that the key to a successful cleanup and transfer is obtaining community input. LCDR Petouhoff stated that the Base Reuse Advisory Group (BRAG) vision for community reuse is to have the reuse plan fully implemented by the year 2020. Based on the current schedule, the cleanup should be completed by then.

- Ms. Hack stated that she was hoping to receive a full schedule of upcoming RIs and other draft documents. She also stated that it appears from the schedule that ROD dates have been pushed back a few years. LCDR Petouhoff responded that there are three different schedules: schedules for transfer of clean properties, schedule for FOSLs, and the cleanup schedule. LCDR Petouhoff said that there are two reasons for the movement in the schedule: (1) there is more detail required than anticipated, and (2) the most time critical aspects of community reuse are being addressed by FOSLs and it will take more time to make cleanup decisions to ensure quality cleanup is performed. Mr. Lanphar stated that through the EBS, NAS Alameda has accomplished in two to three years what has taken ten years in the past; for example, the EBS achieved the same goals as RCRA facility inspections and CERCLA preliminary assessments/site investigations. He added that he would not be surprised if the dates moved back a little further.

- Mr. Basarich asked LCDR Petouhoff if this is the same presentation that he will be giving the ARRA and if the ARRA is aware that opportunities for property development will not occur until the mid 2020s. LCDR Petouhoff responded that this is the schedule he would be presenting to the ARRA. He added that the Navy will pursue accelerated interim reuse through leasing, while cleanup is being conducted for long term reuse.

- Ms. Ardella Dailey requested that the topic of the schedule be included as an agenda item for the next meeting.

- Ms. Hack stated that other RABs are working on setting budget priorities for fiscal year 1997 and asked how the RAB can participate in the decision making process. LCDR Petouhoff responded that NAS Alameda is looking pretty good for fiscal year (FY) 1997. Currently, NAS Alameda is slated to receive three times (approximately 30 million dollars in FY 1997) the amount of money received in FY 1996, which is the highest to date. He concluded that they are in the process of setting priorities and would schedule an ad hoc or regular RAB discussion.

- Mr. O'Donoghue stated that when FY 1997 budget projections are ready it should be provided to the RAB. LCDR Petouhoff commented that time is critical and a subject-specific meeting may need to be set up to discuss this issue.

- Ms. Hack requested that the issue of RAB members attendance at RPM meetings be an agenda item. Ms. Gitterman responded that she would take responsibility for addressing Ms. Hack's request.

IV. Action Items

Mr. Basarich requested that the Navy and DTSC prepare a written response on the expected date of completion of the FFSRA.

The meeting was adjourned at 9:47 p.m.

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

Naval Air Station Alameda
Restoration Advisory Board

AGENDA

April 2, 1996

TIME	SUBJECT	PRESENTER
7:00-7:10	**Introductions & Minutes**	RAB
7:10-7:15	**Co-Chair Announcements**	Co-Chairs
7:15-7:20	**Action Items Update**	RAB
7:20-7:30	**Focus Group Announcements**	Focus Group Chairs
7:30-7:40	**RAB Charter**	RAB
7:40-8:00	**Community Awareness Video**	Navy Com/Rel
8:00-8:10	**BREAK**	
8:10-8:40	**BRAC Cleanup Business Plan**	BCT
8:40-9:00	**Discussion - Questions & Answers**	RAB
9:00	**Adjourn**	

Naval Air Station Alameda
Restoration Advisory Board

March 26, 1996

Dear RAB Member,

Attached is the proposed RAB Charter. After many months of writing, negotiating and consulting, Lyn Stirewalt and the Organizational Focus Group prepared a draft which was finalized by the RAB co-chairs.

The co-chairs submit it for your ratification.

The RAB owes a great debt to Lyn Stirewalt and everyone who assisted in commenting on, writing and editing the charter. It was a lot of work, requiring many hours of dedicated effort. It will assist us greatly in continuing to achieve the goals of the Restoration Advisory Board in our capacity of advising the Navy on cleanup and closure.

We look forward to your support and ratification of this long awaited document.

Sincerely,

Ken O'Donoghue
Community Co-Chair

NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD CHARTER

I. Purpose and Function of the RAB

A. The goal of the RAB is to promote community awareness and obtain constructive community review and comment on environmental restoration actions to facilitate the cleanup and conversion of NAS Alameda in a timely manner. The RAB acts in the capacity to advise the Navy on all cleanup and restoration issues. The RAB assists the Navy in its cleanup responsibilities by providing community and stakeholder input.

B. In fulfilling its objectives, the NAS Alameda RAB will follow the Restoration Advisory Board Implementation Guidelines, as written by the U.S. EPA and the U.S. Department of Defense (DoD) under the direction of President Clinton and Chief of Naval Operations guidelines of September 1994.

C. The RAB will disseminate information about the Installation Restoration Program and other environmentally related matters and solicit opinions about environmental restoration to reflect diverse interests within the community and accurately represent the interest of the general public. The RAB serves in an advisory capacity to the BCT [Base Realignment and Closure (BRAC) Cleanup Team], which is comprised of one representative each from NAS Alameda, the US Environmental Protection Agency, and the California Department of Toxic Substances Control.

D. The Navy has developed a Community Relations Plan (CRP) which defines the community involvement program. The RAB supports the community involvement effort. A copy of the CRP is available at the information repositories located at the Alameda Main Public Library and the RAB information repository in Building 1 on the base.

E. The RAB is the primary public forum for ongoing community discussion of information related to the environmental cleanup and restoration activities at NAS Alameda. The Navy will provide the RAB with information and documentation, requested by RAB members, that is relevant to these activities.

II. Basis and Authority for Charter

A. The basis and authority for this charter are contained in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended by the Superfund Amendment and Reauthorization Act (SARA) of 1986, particularly Section 120(a), 120(f) and 121(f), and 10 U.S.C. 2705, enacted by Section 211 of SARA, and September 9, 1993 Department of Defense policy letter entitled Fast Track Cleanup at Closing Installations.

III. Membership Requirements For Community Members

A. Individual community members or organizations must reside, own property, or serve the community affected by the NAS Alameda cleanup.

B. Members shall serve without compensation.

placed on the agenda. The term of the RAB community co-chair will run for one year. A co-chair may serve more than one consecutive term if re-elected.

D. The RAB will meet once a month at an acceptable location provided by the Navy. More frequent meetings may be held if deemed necessary by the RAB. Schedule changes will be determined by mutual consent of the Co-chairs.

E. Agenda items for the RAB meetings will be submitted to the co-chairs. The Co-chairs will coordinate agenda items to permit mailing of the agenda not later than seven days prior to the RAB meeting. The Navy will provide written notification to all RAB members of the upcoming agenda, date, time, and place of RAB meetings.

F. The Navy co-chair shall be responsible for recording and disseminating meeting minutes. Draft copies of the meeting minutes shall be supplied to the Co-chairs for correction not later than ten working days after the meeting. The Navy co-chair shall collect a written list of attendees at each meeting which will be incorporated into meeting minutes. A copy of the corrected RAB meeting minutes will be sent to all RAB members and to local media representatives in the monthly agenda packet and will be made available for public review in the Information Repositories.

G. RAB community members shall comment on various environmental restoration documents and issues presented to them by the Navy. Procedures for reviewing and responding to comments shall be mutually established by the Co-chairs. Generally, written comments may receive a written response, but priorities may be set by the Co-chairs. Verbal discussion is to be promoted as much as possible. To facilitate communication, RAB members may consolidate their comments with those of other members, but any individual may comment directly, if they prefer. Any written respose by the Navy shall also be placed in the Information Repositories.

H. NAS Alameda has established two information repositories for all public documents relating to restoration activities at NAS Alameda. RAB members are encouraged to evaluate these for being kept current. The RAB section should include minutes, member and Navy comments/responses, an administrative record, correspondence log, this charter, any supplemental RAB procedures, as well as all relevant technical publications arising from the restoration and cleanup activities. These repositories are located at:

NAS Alameda
Building 1
Alameda, CA 94501
510-263-3724

The Alameda Main Library
2264 Santa Clara Ave.
Alameda, CA 94501
510-748-4660

V. Focus Groups

Focus Groups have been formed to discuss issues as they arise in order to bring their comments and conclusions to the RAB meetings. Each Focus Group is headed by a team leader chosen by the Focus Group members. There are six organized Focus Groups. However, Focus Groups may be added or deleted as issues arise or are resolved. All members are encouraged to participate in at least one Focus Group.

_____ _____

Date

Community Co-chair, on behalf of the RAB community members

_____ _____

Date

Lt. Cmdr. Michael Petouhoff, NAS Alameda Base Environmental Coordinator

_____ _____

Date

James Ricks, U.S. EPA

_____ _____

Date

Tom Lanphar, California DTSC

Base Realignment and Closure
Business Plan

IDENTIFY ALL PROPERTY SUITABLE FOR TRANSFER WITHOUT CLEANUP

- *BRAC Catagory I - Fullfilled*
- *BRAC Catagory II - Storage but no release*
- *BRAC Catagory III - Release but no response required*

LEASING OF PROPERTY PRIOR TO BASE CLOSURE

- ***Goal:*** *Evaluate entire base for FOSL before closure*
- ***Approach:*** *Evaluate large parcels of land (Zones - Sectors) in coordination with reuse priorities.*

THE REUSE CLEANUP FORUM

EBS / FOSL SECTORS SCHEDULE :

---Piers, May 1996

---Hangar Row South, June 1996

---Hangar Row West, September 1996

---Southeast Industrial Corridor, September 1996

(Represent over 38 lease requests)

EARLY FOSL IMPACTED BY:

- *One Time Compliance*
- *Transfer Related Compliance*
- *NEPA Issues*
- *Radiological Work*

RADIOLOGICAL SURVEYS

- *Impact FOSL, ROD, Transfer*
- *HANGAR ROW SOUTH (Bldgs. 310 & 400) (Target Date: June 1996)*

UTILITIES

- *Providers may assume operation through an "easement", not transfer.*
- *GIS System will be used to integrate utilities layouts with EBS information.*

MAKING IT WORK !

- *Reuse Specialists at U.S. EPA and CAL EPA*
- *EBS Specialist at EFA West*

CLEANUP

- *EARLY ACTIONS*
- *REMOVAL ACTIONS*
- *TREATABILITY STUDIES*
- *INNOVATIVE TECHNOLOGIES*

SUSTAINABILITY

"...the ability to meet the needs of the present generation without compromising the ability of future generations to do so."

COST EFFECTIVENESS

- *SHORT TERM COSTS*
- *LIFE CYCLE COSTS*
- *VALUE OF THE RESOURCE*

EARLY ACTIONS

- *REMOVAL ACTIONS*
  - --- *Reduce Risk*
  - --- *Speed the path to FOST*
  - --- *Important to Reuse*

ONSITE TREATMENT BIAS

- *Permanence of Solution*
- *Tunnel Restrictions*
- *Neighborhood Considerations*
- *Introduce less expensive technologies*

TEMPORARY AND STORAGE TREATMENT AREA

(Interim ROD)

- *Remove contaminant to controlled area*
- *Contaminated area available earlier*
- *Centralizes innovative treatments*

Possible TSTA: East-West Runway, July 1996

RISK ASSESSMENT

"Our challenge is to find legitimate ways to help the public better comprehend the relative significance of environmental risks and ensure that they have valid information to allow an independent assessment of the reasonableness of our risk reduction actions."

-Carol Browner EPA Administrator

COORDINATING WITH REUSE

- BRAG Presented Reuse Options to RAB
- BCT AND RAB Presented Environmental Conditions to BRAG
- BCT Convened Reuse-Cleanup Forum
- Reuse-Cleanup Coordination Plan Implemented

CLEANUP

Consistent with Reuse Plan

--- Protective

--- Cost Effective

--- Timely

TECHNICAL CHALLENGES

- Background
- Dirty Fill
- Groundwater
- Land Use/Cleanup Coordination
- Risk Characterization
- Marsh Crust
- Bay Sediments

NET EFFECT OF BCT APPROACH

- *Earlier health protectiveness*
- *Earlier community ownership of property*
- *Reduced Navy caretaker costs*

PAYBACK OPPORTUNITIES

Hearing community's concerns facilitates:

- *Moving programs forward*
- *Achieving the goals of:*

  ---Protecting Human Health and Environment

  ---Accelerating Economic Reuse

ROD SCHEDULES

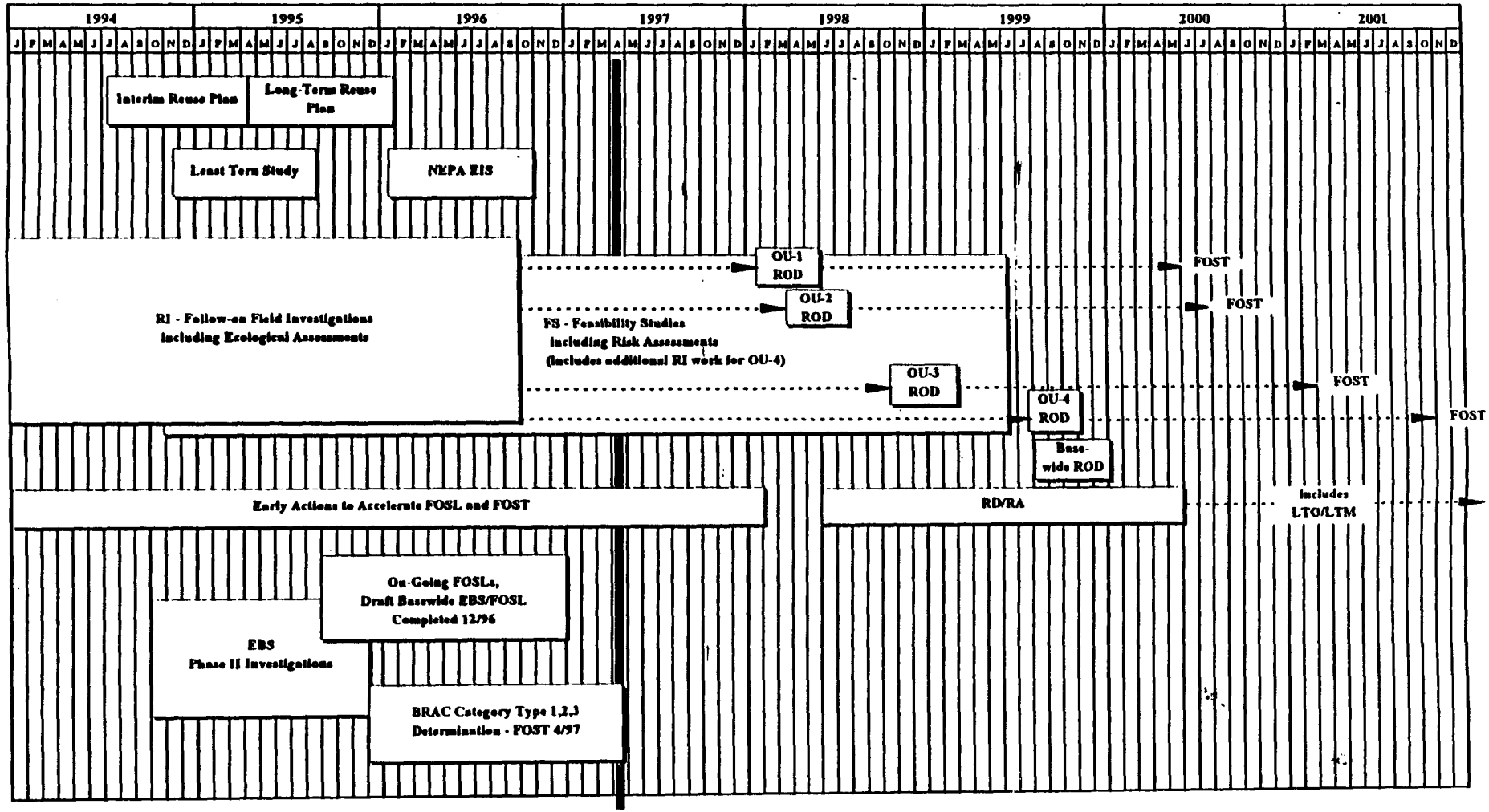
- Operable Units 1 and 2 (Industrial)

  RODs Scheduled: Early 1998

- Operable Units 3 and 4 (Landfills, Submerged Lands, Sediments)

  RODs Scheduled: 1999

NAVAL COMPLEX ALAMEDA, PROGRAM INTEGRATION FOR BASE CLOSURE



RD/RA - Remedial Design/Remedial Action
RI/FS - Remedial Investigation/Feasibility Study
ROD - Record of Decison
LTO/LTM - Long-term Operations/Monitoring
BRAC - Base Realignment and Closure

EIS - Environmental Impact Statement
EBS - Environmental Baseline Survey
FOSL/FOST - Finding of Suitability to Lease/Transfer
NEPA - National Environmental Policy Act
OU - Operable Unit

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