

PROJECT NOTE NO. PN-0226-07 CLE-C01-01F226-12-0005	PROJECT NO. 01-F226-NS
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CONFIRMATION OF:	CONFERENCE X TELECOM OTHER	DATE HELD	2 November 1992
		DATE ISSUED	10 December 1992
		RECORDED BY	Peter Torrey/CH2M HILL
		PLACE	SOUTHWESTDIV/San Diego
SUBJECT	Land Use Meeting No. 1 Naval Complex (NC) Long Beach Site Management Plan (SMP)		

PARTICIPANTS: (* DENOTES PART-TIME ATTENDANCE)	
P. Torrey/CH2M HILL W. Thornton/Code 182B Y. Hwa Kim/NAVSTALB B. Talley/Code 241 LCDR J.L. Snyder/NAVSTALB A. Muckerman/Code 1823.AM L. Geldner/Code 1823.LG	J. Wells/Code BC09C D. Baillie/LBNSY B. Wong/CH2M HILL B. Robinson/JEG-SDO F. Aljabi/Code 1822.FA R. Callaway/Code 09C6 B. Henderson/Code 201.RH

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	<p>This meeting was held between personnel of SOUTHWESTDIV, Naval Station (NAVSTA) Long Beach, Naval Shipyard Long Beach (LBNSY), and the Jacobs Team to discuss land use issues that might affect the Installation Restoration (IR) activities at the NC Long Beach. Specifically, the purpose was to obtain information from the Navy for preparation of the SMP. The meeting commenced at approximately 10 a.m.</p> <p>Andrea Muckerman presented an overview of the SMP. She explained that the SMP is a dynamic plan and may be annually updated, but that baseline assumptions need to be documented. Bryant Wong summarized the IR activities to date at NC Long Beach.</p> <p>Bill Robinson described the screening process that the real estate at NAVSTA Long Beach will go through after it closes. The land will be screened for the following dispositions, listed in order of priority:</p> <ul style="list-style-type: none"> o Federal agencies o Public benefit projects (McKinney Act) o State and local governments o Public sale <p>The federal agencies screening has been conducted and only the U.S. Postal Service has shown interest. Under the McKinney Act, the process outlined below is followed:</p> <ul style="list-style-type: none"> o The Department of Housing and Urban Development (HUD) is notified that property is available. o HUD evaluates suitability of land for homeless. o HUD determines availability and publishes it in the Federal Register.

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- o Agencies and homeless activists respond with proposals.
- o Land is transferred.

B. Robinson further explained that, at NAVSTA Long Beach, the Base Enlisted Quarters (BEQ) and Base Officers Quarters (BOQ) will become excess properties. However, the closure plan currently states that LBNSY will receive all of the NAVSTA Long Beach property, except that north of Ocean Boulevard. Although the screening process is not yet completed, the two most likely uses of the NAVSTA land are (1) current use by the Navy, and (2) port operations/container yard. In conjunction with the base closure, Base Realignment and Closure (BRAC) funds are used to identify suitable property for transfer through the Environmental Baseline Survey for Transfer (EBST) and the Finding of Suitability for Transfer (FST) programs.

In addition, the following issues were discussed:

- o LBNSY will not need all of the facilities at NAVSTA Long Beach. In the event that some of the land is made available to the City of Long Beach, the City's reuse commission has proposed a plan that would consolidate these facilities and free a larger area for port-related uses.
- o Some Naval Supply Center Detachment responsibilities could be consolidated with those at the Marine Corps Logistics Base (MCLB) Barstow, making available some of the Supply Center's facilities.
- o Under the Port of Long Beach and Port of Los Angeles 2020 Plan, a railroad spur is planned to cross Site 6 and terminate at the Pier 300 Complex. To build an overpass for Ocean Boulevard before installing the railroad spur, a detour across Site 6 will be necessary. Construction of the detour is slated for the summer of 1994.
- o A. Muckerman met with the city manager of Long Beach and identified several questions concerning the planned uses of Site 6:
 - 1) Will excavation be necessary?
 - 2) What will be the effects of compaction?
 - 3) Will the railroad prohibit later remediation?
 - 4) Will land adjacent to Site 6 be used?

The first proposal by the ports stated there would be no excavation and three feet of fill.

- o Jack Wells, who has worked previously at the Port of Los Angeles, said that underground storage tanks might be present at Site 6B, the area west of Site 6. The Port of Los Angeles probably does not want the Navy to characterize Site 6B because it is currently being used and it is a part of future plans.
- o Site 6B and the former Reeves Field may not be remediated under the Navy IR program because they are not now owned by the Navy. The areas are probably

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still the responsibility of the federal government, but could be handled by the Army Corps of Engineers.

- o The Federal property management regulations describe the screening process for base closures.
- o The California constitution states that tidelands can be used only for commerce, fisheries, and navigation; residential development in the tidal zone is prohibited. See J. Wells for additional information on tidelands.
- o For questions on BRAC, contact Lou Misko/Code BC20 (619/532-3289), and for screening status questions, contact Joan Shepard/Code 2412.JS (619-532-3159).
- o L. Geldner said that NC Long Beach probably will be placed on the National Priorities List (NPL).
- o No money has been allocated to NC Long Beach under the Pilot Expedited Environmental Cleanup Program (PEECP).
- o The Penetta Bill addresses parcelization. The McKinney Act states that "dirty" sites cannot be used for housing the homeless.
- o The City of Los Angeles owns land west of Nimitz Road on the Mole, which is primarily rip-rap. A right of entry must be obtained before drilling on land owned by the City.
- o The official closure date for the NAVSTA Long Beach is 30 September 1996.
- o LCDR Snyder has a copy of the August 1992 base closure plan for NAVSTA Long Beach; this plan is updated quarterly.
- o LCDR Snyder has a copy of the BRAC II guidance.

The following land use assumptions should be used for the baseline risk assessment:

- o Sites 1 through 4: Existing use (primarily port-related and ship-support operations), including recreational use of ballfields and fishing
- o Site 5: Existing use (including consideration of the day-care facility) while remaining with the LBNSY
- o Site 6: Port operations and train yard
Site 6B: Industrial (existing) use

Rex Calloway believes that institutional controls, such as real estate deed restrictions, are a viable way to manage potential risks at contaminated sites.

A. Muckerman stated that Land Use Meeting No. 2 will involve meeting with the Ports of Los Angeles and Long Beach to discuss the Navy's remedial plans at NC Long Beach and at other environmental investigations in the port area, and to present the

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purpose of the SMP. Land use and planning will not be discussed. The discussion will be kept at a technical level, including a discussion of the Port of Long Beach findings from its sampling and analysis of the land bordering Site 6.

The meeting concluded at approximately 1:45 p.m.

Nonparticipant Distribution

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|--------------------------|-------------------------|
| R. Green - Code 0232.RG | File - CTO Notebook/PMO |
| M. Nuzum - Code 1813.MN | File - PMO |
| G. Guha - JEG/Pas | File - CH2M HILL |
| A. Vela - JEG/Pas | |
| R. Udabe - JEG/Pas | |
| P. Husted - Code 0232.PH | |
| K. Tomeo - CH2M HILL | |