

NAS ALAMEDA RESTORATION ADVISORY BOARD
MEETING SUMMARY

NAS Alameda Officer's Club
NAS Alameda, California

Tuesday, March 7, 1995

ATTENDEES

See attached list.

MEETING SUMMARY

I. Introduction/Minutes

The meeting began at 7:00 p.m.

The summary for the February 7, 1995, meeting was approved without amendment.

II. Administrative Matters

The RAB has vacancies to fill. Six applicants were present and introduced themselves.

RAB members were reminded of the March 18, 1995, RAB training to be held in the Officer's Club from 10 a.m. to 2 p.m. The topic is "Documents, decisions, and why they're important."

III. Co-Chair Announcements

ARC Letter

The community co-chair explained that the meeting handouts included a draft letter distributed by Arms Research Control (ARC) regarding a military spending bill. Addresses of political representatives were also included if individuals were interested in expressing personal views on the bill to their representatives, but the co-chair would not sign the letter on behalf of the RAB. A RAB member expressed the opinion that the letter is out of the purview of the RAB and should not be discussed at all.

Training Plan Update

The RAB discussed whether the RAB training is open to the public. Opinions expressed included reserving training for the Alameda RAB only; targeting the Alameda RAB but opening it to the public; opening it to the Alameda RAB and the Alameda community; opening it to members of other RABs; opening it to members of other RABs for a monetary contribution. No consensus was reached.

Sophia Serda, U.S. EPA, offered to conduct a RAB workshop on toxicology issues on April 29, 1995.

Soccer Field

Joe Marascal of the Alameda Soccer Club was invited to explain the community's need for soccer fields.

A RAB member stated that the BRAG, not the RAB, is the reuse forum. LCDR Petouhoff followed this with a presentation of five lease requests currently submitted to the Navy by the reuse authority:

1. Soccer field (Parcel 144)
2. AEG - Bart car maintenance - Bldgs 400A and 11
3. Cal Start - Bldg 20 North
4. Aqua Services - Bldg 21
5. California Environmental Urban Education Center - Bldg. 77

In regard to the soccer field, LCDR Petouhoff explained that the Phase I environmental baseline survey (EBS) has been completed, but the Navy must consider the condition of the surrounding parcels before entering into any leases, which has been considered in the Phase II investigation for Parcel 144.

A RAB member referred to Cal Start's desire to lease by May 15, 1995, and a newspaper article suggesting some delays could prevent this; the RAB member asked if the delays are being encountered due to environmental concerns or other issues. LCDR Petouhoff said environmental issues are not likely to prevent a lease by May 15; however, (1) the building to be leased is in an historic district which requires special review to insure the essence of the district will not be degraded and (2) the Navy has not yet received a completed application by Cal Start, which is necessary to fully evaluate the suitability of the parcel for this lease. LCDR Petouhoff also said the contracts are in place that will give the Navy the environmental information it needs to prepare findings of suitability to lease.

A RAB member pointed out a new map being used by the Navy is illustrate its priorities for conducting the EBS. The RAB member said the new map raises environmental questions. For example, many of the buildings established by the map as being high priority for reuse contain asbestos. The Navy's position is to abate (remove) only friable exposed asbestos; all other asbestos will be left in place and noted in a lease. The concern is that if the community has to do asbestos abatement after the Navy transfer, the cost of abatement may preclude many reuses. LDCR Petouhoff indicated the policy on asbestos is a Department of Defense-wide policy; the RAB member responded that it is the RAB's responsibility to try to influence the Navy plan if the RAB does not agree.

Site 15

The action memorandum allowing the removal action at Site 15 to begin was signed on November 15, 1994; but so much rain has occurred since then that excavation of soils has not been possible. The excavation will begin as soon as conditions permit.

Sheri Withrow said the Navy is planning many Earth Week activities including a tentative tour of Site 15.

Other Items

Tom Lanphar, DTSC, was asked to give an update on the status of the federal facilities site remediation agreement (FFSRA). He explained that new state laws regarding removal actions conflict with federal laws, so DTSC is trying to work out a solution to this statewide problem. This affects the wording of the FFSRA.

Kathy Teller, Community Co-Chair, announced her resignation as co-chair, effective May 8, 1995, or sooner if a successor is identified. The RAB discussed the responsibilities of the position and methods for electing a replacement. It was agreed that Ken O'Donoghue, current alternate co-chair, would act as an interim co-chair and elections for a permanent co-chair would be held after the new RAB members joined.

IV. Focus Group Updates.

Organizational Focus Group. 1. A meeting will be held on March 20 for focus group leaders to review new applications. 2. RAB members are encouraged to use the RAB library on base. 3. A meeting will be held on March 9 to meet new RAB applicants.

Reuse Focus Group. Building demolitions will be discussed at the next focus group meeting. The issue is the desire to persuade the Navy to take down the buildings that don't have reuse potential; this prevents the community from having to incur the cost for demolition of buildings that have no value.

Community Outreach Focus Group. Any request for community outreach services should be forwarded to Corinne Stefanick.

Early Action Focus Group. The group will meet every 3rd Tuesday of the month in Room 1 from 7 to 9 p.m. The BRAC cleanup team asked to attend the next meeting.

Natural Resources Focus Groups. Nothing to report.

Technology Focus Group. The last focus group meeting reviewed site characterization status. The characterization of soil conditions is quite far along; characterization of groundwater is not.

Break. 8:40 p.m. to 8:50 p.m.

V. Parcel Evaluation Plan Update

Tom Lanphar, DTSC, gave the status of the review and approval of the parcel evaluation plans for Phase II of the environmental baseline survey.

A RAB member asked the hypothetical question that if a parcel were found to be suitable for a particular lease use, but the long term reuse plan suggested a different use, how would the findings impact cleanup. LCDR Petouhoff responded that a cleanup will be tailored to the reuse plan, so the only impact of an interim lease would be access to a site. The lease would be written to ensure access.

Another RAB member asked where seasonal wetlands are being evaluated; in particular, what is being done to take advantage of the wet year to delineate/characterize wetlands. Tom Lanphar and LCDR Petouhoff said wetlands are being studied under the ecological assessment.

RAB member Roberta Hough asked when the least tern buffer zone study would be available. LCDR Petouhoff indicated the report had been delayed but did not state a specific due date.

Have wetlands been designated by an official body? The Navy has done its official designation, but has not defined seasonal wetlands.

VI. RAB Member Attendance at Meetings

LCDR Petouhoff said the Department of Defense is developing a policy regarding attendance by RAB members at BRAC cleanup team (BCT) meetings. Until policy deployment, each BCT can invite RAB members to select meetings if it wishes, so long as doing so speeds things up rather than slowing them down.

VII. BRAC Cleanup Plan Update

BRAC cleanup plans (BCP) were distributed to RAB members. Appendix A will be distributed separately when it becomes available.

VIII. Environmental Principles and BRAG Response

Bill Smith, RAB member, explained that several groups had worked together to produce a set of principles that apply to the cleanup and reuse of military properties. He explained the principles briefly. When asked by a RAB member what impacts these principles have, Bill Smith responded that if developers were to follow these principles, they would not be likely to encounter opposition to reuse plans from the environmental community.

Malcolm Mooney, RAB member who is also a member of the BRAG environmental committee, said BRAG took exception only to the last principle - a complete restoration of property, with no deed restrictions. The BRAG position is that the community should not hold out for perfection; it should expect cleanup appropriate to reuse levels, and accept that additional cleanup may be needed if the long term future reuse desires change.

Roberta Hough, Natural Resources Focus Group, said the long term impacts of contamination to natural resources cannot be known, so we should minimize the risk as much as possible. She brought up the point of looking at what the difference is between reuse-appropriate cleanup levels and background levels, and doing a sensitivity analysis to determine incremental cost differences.

The meeting adjourned at 9:45 p.m.

Next meeting: April 4, 1995, 7 p.m., Officer's Club, NAS Alameda

ATTACHMENT

ATTENDANCE LIST

**RESTORATION ADVISORY BOARD
MEETING SUMMARY - MARCH 7, 1995**

**THE ABOVE IDENTIFIED ATTACHMENT IS NOT
AVAILABLE.**

**EXTENSIVE RESEARCH WAS PERFORMED BY
NAVFAC SOUTHWEST TO LOCATE THIS
ATTACHMENT. THIS PAGE HAS BEEN INSERTED
AS A PLACEHOLDER AND WILL BE REPLACED
SHOULD THE MISSING ITEM BE LOCATED.**

QUESTIONS MAY BE DIRECTED TO:

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