

NAS ALAMEDA RESTORATION ADVISORY BOARD  
MEETING SUMMARY

N00236.001287  
ALAMEDA POINT  
SSIC NO. 5090.3

NAS Alameda Officer's Club  
NAS Alameda, California

Tuesday, June 6, 1995  
Revised

**ATTENDEES**

See attached list.

**MEETING SUMMARY**

The meeting was called to order at 7:05 p.m.

**I. Introduction/Minutes**

The revised April and the May 1995 meeting minutes were approved without changes.

**II. Co-Chair Announcements**

Ken O'Donoghue said he wants to be a conduit for information, questions, and concerns not only related to environmental restoration issues but also for problems with Restoration Advisory Board (RAB) meetings. He invited members to contact him with concerns about the meetings so he can try to solve problems before the next meeting.

Heidi Gitterman, RAB facilitator, asked focus group leaders to contact her at the break to let her know how much time they would need at the end of the meeting for announcements.

LCDR Petouhoff introduced Mariette Shin, a U.C. Berkeley graduate student who will be serving a summer internship at NAS Alameda in community involvement. She's interested in environmental public policy issues.

LCDR Petouhoff said he received a letter from Ken O'Donoghue, Roberta Hough, and Tom Okey requesting an update on the least tern buffer zone study. He explained that the study is a high priority for NAS Alameda, but has been somewhat delayed because the NEPA staff have had other priorities such as the final Environmental Impact Statement for Mare Island Naval Shipyard. The least tern buffer zone study is an initiative the Navy is starting early in the process, whereas Mare Island is towards the end of their process. LCDR Petouhoff has met with the NEPA staff to reprioritize this study. He will be happy to meet with Ken, Roberta, and Tom, if they like, to discuss the report and how to foster communication between the reuse authority and U.S. Fish and Wildlife Service; he also thinks the RAB can be useful in coordinating with the BRAG.

Karen Hack announced a conference on June 9, 1995, sponsored by Congressman Ron Dellum's office called "Contracting Opportunities in Military Conversion." She also shared a newsletter put together by the Mare Island RAB.

### III. BRAG Reuse Planning

Ron Basarich, RAB member, introduced Joyce Jackson, the BRAG land use committee co-chair.

Ms. Jackson explained that the BRAG held a design charette with EDAW, the contractor for the Alameda Reuse and Redevelopment Authority (ARRA). The charette was held to foster creativity and resulted in the creation of design concepts and five conceptual models that could be used 50, 100, or more years in the future. She emphasized that these are design concepts, they are not reuse plan alternatives. Two ideas that came out of the charette were (1) the idea of a central core versus a multi core dispersed center and (2) extending the street grid to be similar in scale to the existing Alameda grid.

In terms of schedules, Ms. Jackson said the second phase of beneficial conveyance ends on July 14, 1995, and EDAW wants two weeks after that to look at requests. After that EDAW will present to ARRA five land use plan alternatives based on the five conceptual models. The five alternatives will be narrowed to one in September 1995, and the one formal plan delivered in December 1995. She provided a revised printed schedule for the RAB. She then opened the floor to discussion.

Roberta Hough asked what BRAG members were involved in the charette; specifically, did it include an environmental representative. Ms. Jackson answered that it was a coalition of BRAG subcommittee chairs that the full BRAG voted on; it did not include an environmental representative.

Tom Okey introduced the second part of the agenda item --- RAB coordination of environmental issues with the BRAG. He said several RAB members met with Tom Lanphar, feeling the responsibility to share with the BRAG and ARRA what they've learned about environmental cleanup information. The group included Tom, Corinne Stefanick, Ron Basarich, Malcolm Mooney, Tom Lanphar, and LCDR Petouhoff. They created an overlay of the installation restoration (IR) sites and operable units (OU) which could be put over reuse plans for informational purposes to facilitate discussion of how environmental cleanup issues may affect reuse planning. He explained that the graphical presentations are necessarily simplistic; using dots to represent IR sites shows location and the color suggests depth but the dots do not indicate extent of contamination.

Tom Lanphar, DTSC, made the presentation which he, along with the rest of the BCT and interested RAB members, intend to make to the BRAG and other reuse entities.

Tom Lanphar began by saying that the presentation focuses on the 23 IR sites, but other potential environmental constraints to reuse exist, namely underground storage tanks (USTs) and fuel lines, and new sites that may be identified. He also added that there are short-term constraints (affecting intermediate reuse) and long-term constraints (affecting property transfer). He presented the following overheads:

### Short-Term Constraints

1. Exposed surface contamination Sites 1, 2, 13, 14, 15, and 16
2. Subsurface contamination
3. Sediments

### Long-Term Constraints

1. Record of decision (ROD) required for all IR sites.
2. No transfer of property until all remediation has taken place or been proven effective.
3. ROD for OU won't occur until after 1998.

To illustrate the difference between short-term and long-term constraints he presented a conceptual model of Site 10A, Building 400 for which there is a lease request. He said the short-term constraint is the concern of whether the soil contamination is moving up into the building and affecting workers. This will be explained in the Environmental Baseline Survey (EBS) and Finding of Suitability to Lease (FOSL). The possible long-term constraint is the groundwater contamination under the site because it may need to be cleaned up. He also presented a model of Parcel 144 (potential soccer field) to show that the potential short-term concerns were addressed and there appear to be no constraints to this interim use.

Next he presented the overlay of IR site dots, using red to illustrate surface soil contamination, green dots for groundwater contamination, and purple dots for sediment contamination. He mentioned that surface soil contamination is usually easy to deal with through removal actions, and several are planned.

He pointed out that we are not at a point to know how clean we can or are going to get these sites. He noted that the existence of a site does not preclude future residential use, but it may require more time to clean up to residential use standards. Another example, is Site 17, the Seaplane Lagoon, for which there is an interest in creating a harbor. There are some concerns that capping the sediments would cause some things to happen --- for example, the lagoon could not be dredged for a harbor. Consequently, the cleanup options and reuse ideas are an iterative process for a site like this. Tom Lanphar opened the floor to discussion.

LCDR Petouhoff pointed out that all five of the design concepts presented by Joyce Jackson show a vertical column along the eastern boundary of the base usually designated as residential. He noted that the overlay shows a high concentration of IR sites in this area, and pointed out that just as much space would be available for residential use if the column were realigned in a horizontal row along the northern border of the base.

Corinne Stefanick asked Tom Lanphar to talk about how the group planned to share this information with the BRAG. Tom Lanphar replied that tonight's presentation was a practice and he invited comments.

Roberta Hough asked why Tom was mentioning "additional constraints" to cleaning up the Seaplane Lagoon even though we don't have options for cleaning up the lagoon yet.

Tom Lanphar said he didn't mean to imply this. He was trying to say the Seaplane Lagoon is going to be a difficult site to clean up; that there are certain alternatives that could be used, but those alternatives themselves present constraints to proposed reuse; and that cleanup and reuse are iterative decision processes.

Roberta Hough said her concern was that Tom had mentioned capping although that had not been discussed.

Tom and others emphasized that we are a long way from identifying the cleanup technology for the lagoon.

Malcolm Mooney added that the information Tom presented is very important to the BRAG because, while it may not change the plan, it will likely affect the timing of reuse. He also added that if the RAB is going to have any influence over cleanup priorities, the RAB should know what the BRAG is thinking so the RAB can focus resources in the areas that are reuse priorities.

Tom Lanphar next presented an overlay of the OUs and stated that RODs for OU 1 and 2 are expected in 1998 and for OU 3 and 4 in 1999. RODs document how something will be cleaned up.

Corinne Stefanick added that in its presentation to the BRAG, the RAB wanted to present the information with an attitude of sharing rather than an appearance of telling the BRAG what it can or can't do.

Lyn Stirewalt asked if these graphs will be done professionally for the presentation, and Tom said he believed the current overlays would be sufficient for the planned use.

Roberta Hough asked if the presentation will discuss natural resources. Tom said no, it will focus only on past hazardous waste sites.

Tom Okey said it should be made clear in the presentation that natural resources may present an additional constraint. He also suggested that the natural resources focus group may want to design a similar presentation to raise awareness about natural resources.

Malcolm Mooney said the BRAG is very sensitive to biological and environmental constraints, and he suggested not obscuring the discussion related to hazardous waste sites by combining it with the natural resources discussion.

Lyn Stirewalt asked if the natural resources trustees are communicating directly with ARRA. She said it is not the RAB's responsibility to educate the ARRA on natural resources.

Roberta Hough suggested the BRAG is not as sensitive to natural resource issues as it should be because in a model it put residential use on top of a northern harrier nesting site.

Malcolm Mooney restated these are conceptual design frameworks, they are not land use plans.

Joyce Jackson also reiterated that it is a mistake to attach land use to these graphs. She gave an example to illustrate the usefulness of the design concepts: she said there was a proposal (or thought) of putting Science City in a particular area. Given the design concepts generated in the charette, Science City would be built in smaller buildings suitable to smaller street grids instead of being built in large dormitories and large university style buildings.

A RAB member said that from a RAB perspective it does matter what reuse is planned because cleanup levels are dependent on reuse.

Joyce Jackson said that's why the charette stopped where it did, because constraints need to be input now. She and LCDR Petouhoff also restated that these design concepts are generally generated at the outset of reuse planning, not 8 months into the planning phase, which may be why it is difficult to understand the difference between the design concepts and reuse plan alternatives.

Malcolm Mooney asked Tom Lanphar what chance there is of discovering additional IR sites.

Tom Lanphar said if we do discover additional sites, they will probably be in the same areas as the other IR sites because that's also where USTs and fuel lines tend to be. We don't know, however, what will happen at the Fleet Industrial Supply Center (FISC) or the marsh crust.

Doug DeHaan asked if there is a hierarchy of sites; for example, won't some sites be easier or less expensive to clean up than others. Tom Lanphar said petroleum sites are generally easier to clean up and groundwater contamination is a longer term cleanup issue; however, the cleanup of groundwater won't necessarily delay reuse other than preventing transfer of title until cleanup is demonstrated to be effective.

LCDR Petouhoff mentioned that distinction between soil versus groundwater may be more significant than big or little cleanup cost. Doug DeHaan added that the size is also an issue in terms of cost and time.

Lyn Stirewalt asked Tom Lanphar to clarify something he said earlier when presenting the conceptual site models; she felt his statement could be misunderstood to suggest that, rather than clean up contamination, the goal may be to simply cut off the pathway, thus eliminating exposure.

Tom Lanphar said that was not the intent of his discussion. He was illustrating that the current lack of an exposure pathway may not prevent interim use, but it does not necessarily mean cleanup isn't required.

Ron Basarich said groundwater cleanup may not be a constraint to long-term reuse because the site will still be accessible. Therefore, groundwater contamination should not be confused with contamination at sites where construction would create health risks.

LCDR Petouhoff said the long-term cleanup of groundwater delays transfer of title. Ron added that is not a concern of the RAB; it is an issue between Department of Defense and Congress.

Joyce said there are some Audubon guidelines that sometimes call for golf courses as a buffer; and one plan does have a golf course as an idea, but the BRAG has been hot and cold on the idea.

Bill Smith clarified that the guidelines Joyce was speaking of were issued by New York Audubon Society. He said there is opposition from the local Audubon Society about these guidelines.

Joyce Jackson said another buffer idea is water, such as, canals. One objection to the U.S. Fish and Wildlife proposal is its intent to construct a 12-foot fence as a buffer. Designers, such as Joyce, have suggested using water (such as a moat) as a buffer. Bill Smith suggested she or the BRAG work with the Natural Resources Focus Group on suggesting alternatives to the 12-foot fence.

Ken O'Donoghue thanked the speakers and everyone involved in the presentations, and said these are important discussions that foster communication between the RAB and the BRAG.

Malcolm Mooney said the presentation will be made to the BRAG on July 12 at 5:30 p.m. by the BCT and interested RAB members. Tom Lanphar invited anyone with input to call him.

Bill Smith asked Joyce Jackson who he and others should contact if they want to have input on the five design concepts or the resulting plan alternatives. Joyce suggested he contact Paul Tuttle, ARRA's planner, who will be at the BRAG land use subcommittee on June 21 at 7:00 p.m. in Building 90. Otherwise, Joyce and Steve Fee may have a suggestion.

**Break**            **8:35 to 8:45 p.m.**

#### **IV. Removal Action and Priorities**

Kent Rosenblum introduced the subject of priorities by recognizing that NAS Alameda could run out of funding, so he suggested using currently available money wisely by carefully suggesting priorities. He acknowledged that the RAB doesn't have "teeth" in this, but the RAB can make recommendations. He provided a handout titled "RAB Priorities" and suggested the focus groups could initiate discussion on these. The next Early Action Focus Group meeting is June 22, 1995. This meeting will focus on scoping early actions at Sites 14 and 16.

The focus of Bill Smith's presentation was how to document the process of prioritizing sites for cleanup. He said this is important to do because the history of cleanup under Superfund has operated with a model that assumes unlimited funding so sites are cleaned up one at a time. Given the current climate in Congress, unlimited funding is not likely to be the case for NAS Alameda. He suggested many state regulators and others are interested in a model for effective prioritization, so what is developed for NAS Alameda may have broader implications.

He said a well thought out prioritization plan will help (1) facilitate consensus, (2) secure funding, and (3) set schedule. He said the preliminary criteria he is considering putting in the model include toxic threat, reuse value, cost to facilitate reuse, and cost to achieve complete cleanup. He provided a handout with a matrix illustrating how several sites might be ranked by the criteria. He would like feedback on the criteria, and would like to hear from others who want to work on this prioritization task. He opened the floor to questions.

Roberta Hough said she was surprised that she didn't see a category for treatability studies or how investment in other investigations might save money later. Bill said the title of the overhead should be changed to read "Cleanup and Study Priorities for NAS Alameda." He also added that when the matrix indicates prohibitive cleanup costs, it should be a flag that study is needed.

LCDR Petouhoff said he would like to include a long-sighted view on return on investment, especially in regard to treatability studies. That is, it may be best to invest in something now that won't pay off for a long time.

Tom Okey said at the recent Getting on Board II Conference at least two speakers stressed the importance of setting a priority for as little restricted land use as possible regarding chemical contamination. One speaker said the government should not be in the business of putting up fences around parcels of land.

Corinne Stefanick asked Bill how he plans to proceed with the task. Bill said he hoped the Technology Focus Group could take a lead in estimating cost of use or reuse. He said the BCT has already ranked the sites for toxic threat.

LCDR Petouhoff explained how the ranking was done last fall, based on reuse priority (100 points), ecological threat (200 points), and human health risk (200 points). He said Bill's matrix takes that concept a step further by adding the distinctions of current vs. long term reuse and it considers cost of cleanup with how valuable the reuse is.

Bill Smith asked if people think the RAB should take the first cut at this or let the Navy do it first and the RAB look at what the Navy comes up with.

Kent Rosenblum restated the need to establish a method for prioritizing the expenditures.

Malcolm Mooney said the impetus for cleanup priorities comes from the reuse plan. According to Malcolm, if based on feedback ARRA realizes it can't afford to implement reuse according to the reuse plan, it may need to change the plan.

Kent Rosenblum responded that putting reuse as the highest priority may be politically popular but it may not be the priorities for everyone.

Roberta Hough asked if there is still money available under the dual use category.

LCDR Petouhoff said he'd have to check into the availability of dual use money. He said he also hears in Roberta's question a concern that the BCT would focus on reuse at the expense of environmental concerns, and he assured the group that facilitating reuse does not have to be at the expense of environmental or ecological concerns.

Bill Smith asked if the priorities task could be discussed at the combined Early Action, Reuse, and Technology Focus Group on June 22. He also said he would like to see some form of this in the next Alameda BRAC Cleanup Plan (BCP). LCDR Petouhoff said it would be in the BCP; Tom Lanphar added that it is great to have the RAB and BCT working on this together.

Karen Hack referenced proposal 2 on the "RAB Priorities" handout, which says, "Reality or short-term plan --- assumes shortage of funding and ending of commitment;" and said she does not want to create an impression that the RAB will support anything less than a full commitment from the Navy to clean up the base.

LCDR Petouhoff assured the group that the Navy is committed to cleanup. Being open to different ideas doesn't lessen that commitment. Proposal 2 indicates a proposal whereby those desiring cleanup to suit their needs may contribute funds to cleanup.

#### **IV. FOCUS GROUP REPORTS**

**Reuse Focus Group.** Ron Basarich said the group will meet jointly with the Early Action Focus Group on June 22. He wants to use the last Thursday of the month as a regular meeting time.

LCDR Petouhoff asked all focus group leaders to keep the BCT posted on group meeting dates and whether the BCT should attend.

**Early Action Focus Group.** Kent Rosenblum said a regular meeting date will be discussed at the June 22 meeting.

**Education and Outreach Focus Group.** Corinne Stefanick showed the new RAB brochure and a recent fact sheet and said these, plus the new display boards, were very effective at the recent Legacy Event. She's also working with the Alameda Journal to obtain a half page for RAB announcements. Ken O'Donoghue mentioned Corinne's recent "My Turn" column. Corinne said anyone can write an article for this column. Sherri Withrow asked RAB members to pick up a bundle of RAB brochures before they leave.

**Organizational Focus Group.** Lyn Stirewalt said Organizational Focus Group meetings are held the Monday following a RAB meeting. The charter and mission statement will be addressed at the next meeting. She also said the Organizational Focus Group can help focus group leaders who are having problems with meeting attendance.

**Natural Resources Focus Group.** Tom Okey said the group meeting is changed from the 5th of June to the 18th. He said the group wants more members, and it can be anyone with an interest in natural resources --- not just RAB members. He provided a handout with focus group announcements. He also said PRC Environmental Management, Inc. is currently conducting the field portion of the terrestrial scoping, and it is his guess PRC wouldn't mind RAB members joining them.

As a follow-on, Ken O'Donoghue encouraged everyone who isn't already on a focus group to join one.

**Technology Focus Group.** Bill Smith said the group would participate in the joint focus group meeting on June 22, 1995.

The BCT invited RAB members to a scoping meeting for removal actions at Sites 14 and 16 on June 12 at 9:00 a.m. in Building 1.

Karen Hack made several suggestions/recommendations. (1) She would like the human health risk assessment work plan to be a RAB agenda item for the next meeting, and asked that it include a presentation of regulators' comments and a discussion period. (2) She would like to institute a mechanism whereby questions asked at one meeting are discussed at the next (such as an action item list). (3) She would like the agenda to leave time for public comment period so anyone in attendance can ask questions or make statements. (4) She wants a list of upcoming documents.

LCDR Petouhoff said the upcoming documents schedule handed out in May is still accurate. He will consider a procedure to identify when the list needs to be updated.

Corinne asked if there was any update on the community relations plan. Sherri Withrow said there is a meeting on June 13 to discuss the next step, and Corinne can contact Sherri if interested.

The meeting adjourned at 9:35 p.m.

**NEXT MEETING: Tuesday, July 11, 1995 at 7:00 p.m. in the Officer's Club.**

*Draft*  
*Naval Air Station, Alameda*  
*Restoration Advisory Board*  
*Agenda*  
*June 6, 1995*

<u>Time</u>	<u>Subject</u>	<u>Presenter</u>
7:00-7:05 P.M.	Introductions and Minutes	Co-Chairs
7:05-7:15	Co-Chair Announcements	Co-Chairs
7:15-8:00	BRAG Reuse Planning --status of reuse planning --RAB coordination of environmental issues with BRAG	Joyce Jackson RAB Members
8:00-8:10	Break	
8:10-8:40	Removal Actions and Priorities	Kent Rosenblum
8:40-9:00	Focus Group Reports	Focus Group Update
9:00	Adjournment	

**DRAFT**  
**Naval Air Station, Alameda**  
**Restoration Advisory Board**  
**Focus Group Information**

The Naval Air Station (NAS) Alameda Restoration Advisory Board (RAB) is a group of community members, U.S. Navy and regulatory personnel who review and comment on the environmental cleanup of the base. The RAB has established Focus Groups to concentrate on specific issues involved in the environmental restoration of NAS Alameda. These Focus Groups are:

**Organizational and Community Outreach**  
**Focus Groups**

Chairpersons: Pam McCallum - Organizational  
Corinne Stefanick - Community Outreach

Members:  
Ardella Dailey  
Lyn Stirewalt  
Kathy Teller  
Michael Torrey

**Early Actions Focus Group**

Chairperson: Kent Rosenblum

Members:  
Karen Hack  
Richard King  
Bert Morgan  
Bill Smith  
Michael Torrey

**Natural Resources Focus Group**

Chairperson: Tom Okey

Members:  
John Dougal  
Roberta Hough

**Reuse Focus Group**

Chairperson: Ronald Basarich  
Members:

Ardella Dailey  
Frank Encino, Jr.  
Malcolm Mooney  
John Raphael  
William Smith  
Kathy Teller

**Technology Focus Group**

Chairperson: Bill Smith  
Members:

Michele Kortyna  
Wayne Mayer  
Ken O'Donoghue  
Michael Torrey

**To reach members of a Focus Group please  
call the Navy representative, Sherri Withrow**

at (510)263-3724 or the RAB Information Line at (510)869-5087.

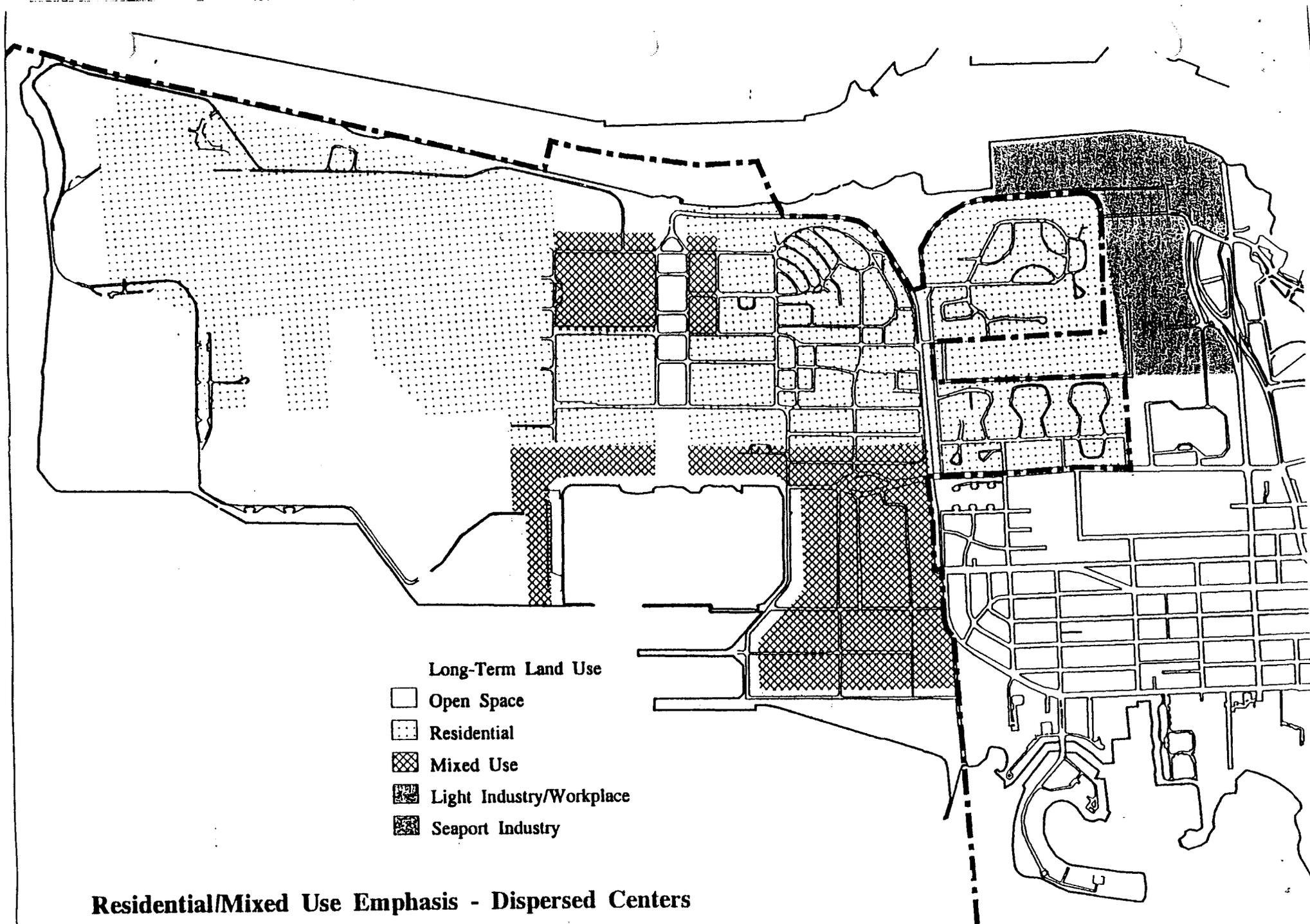
City of Alameda  
Town Meeting  
January 28, 1995

## Base Reuse Advisory Group

# ***Vision for the Future***

*By the year 2020, the City of Alameda will integrate the Naval Air Station property with the city and will realize a substantial part of the Base's potential. Revenues will have increased and a healthy local economy will have resulted from the implementation of a coordinated, environmentally sound plan of conversion and mixed use development.*

*While building upon the qualities which make Alameda a desirable place to live, efforts for improving recreational, cultural, educational, housing, and employment opportunities for the entire region will have been successful.*



**Long-Term Land Use**

-  Open Space
-  Residential
-  Mixed Use
-  Light Industry/Workplace
-  Seaport Industry

**Residential/Mixed Use Emphasis - Dispersed Centers**

## ATTENDANCE LIST

6 JUNE 1995 RESTORATION ADVISORY BOARD  
MEETING SUMMARY

THE ABOVE IDENTIFIED LIST IS NOT AVAILABLE.

EXTENSIVE RESEARCH WAS PERFORMED BY  
NAVFAC SOUTHWEST TO LOCATE THIS LIST.  
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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**NAVAL FACILITIES ENGINEERING COMMAND**  
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