

An aerial photograph of the Alameda Naval Air Station and its surroundings. The station's runways and taxiways are prominent in the center, surrounded by a mix of residential neighborhoods, industrial buildings, and a large body of water. The text is overlaid on the image in white.

Former Naval Air Station Alameda Environmental Program

Status Update for the City Council

February 2, 2016

Peter Russell, PhD, PE
Russell Resources, Inc.



OUTLINE of PRESENTATION

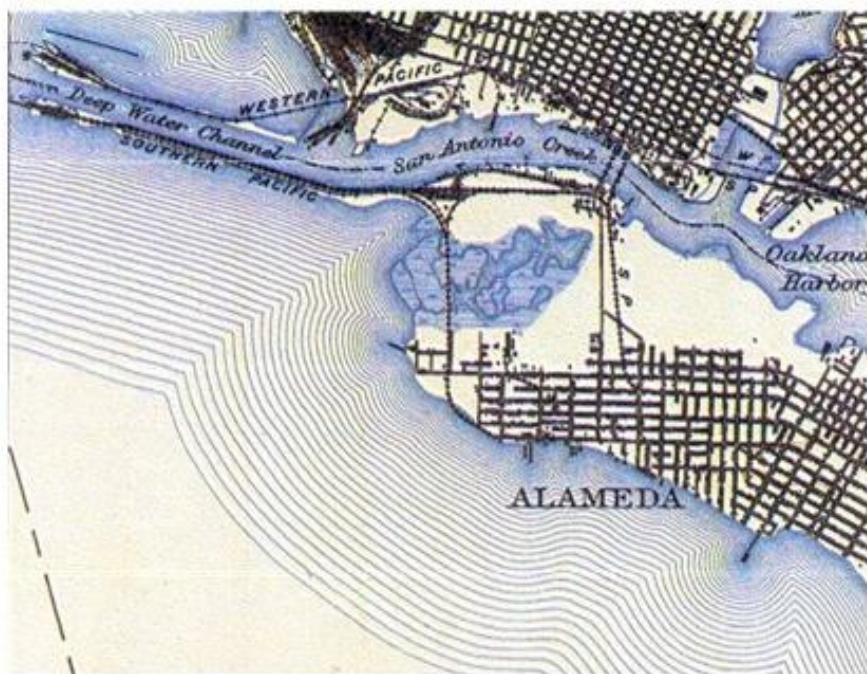
- Base Background & Historical Use
- Environmental Program
 - Regulatory Teams
 - Cleanup Approach
 - Navy Funding
- Status of Cleanup & Property Transfer
- Land-Use Covenant for Restricted Land
- Long-Term Stewardship



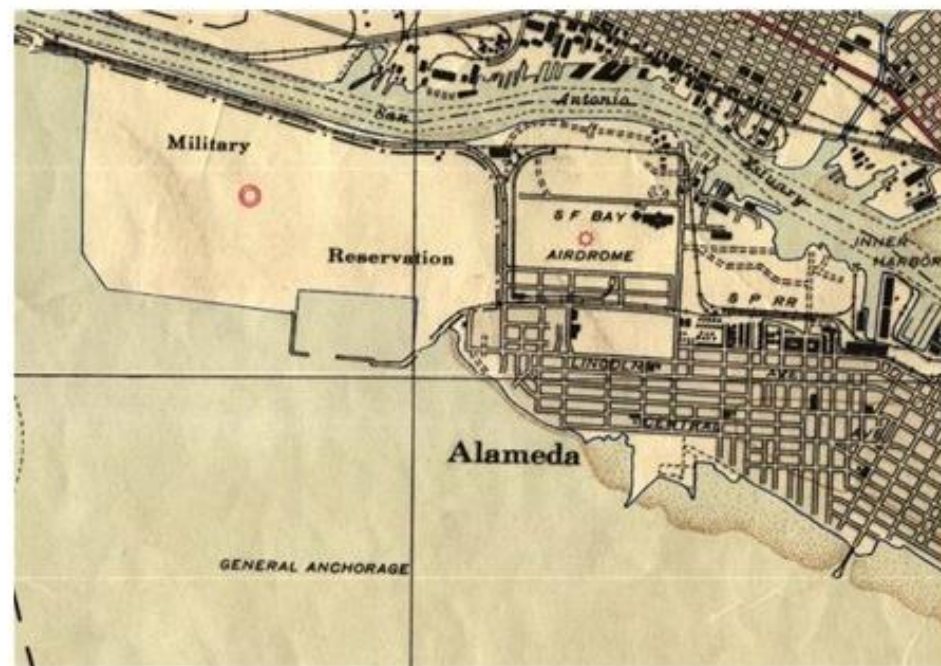
BASE BACKGROUND & HISTORICAL USE

Creation of Alameda Point: Constructed with fill materials from dredging activities occurring between 1887 and 1975

1915



1942

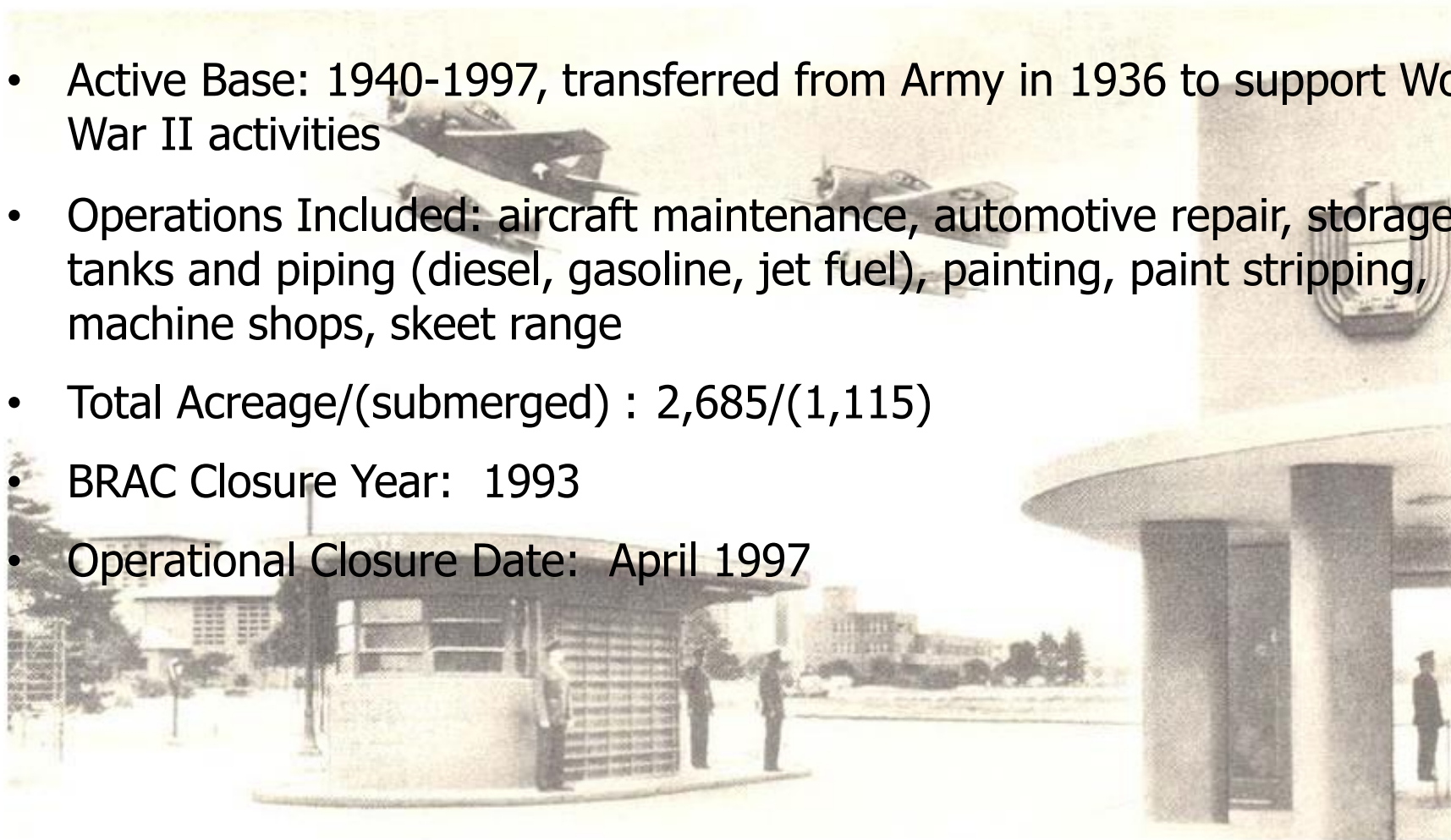




BASE BACKGROUND & HISTORICAL USE

Navy Operations

- Active Base: 1940-1997, transferred from Army in 1936 to support World War II activities
- Operations Included: aircraft maintenance, automotive repair, storage tanks and piping (diesel, gasoline, jet fuel), painting, paint stripping, machine shops, skeet range
- Total Acreage/(submerged) : 2,685/(1,115)
- BRAC Closure Year: 1993
- Operational Closure Date: April 1997





BASE BACKGROUND & HISTORICAL USE

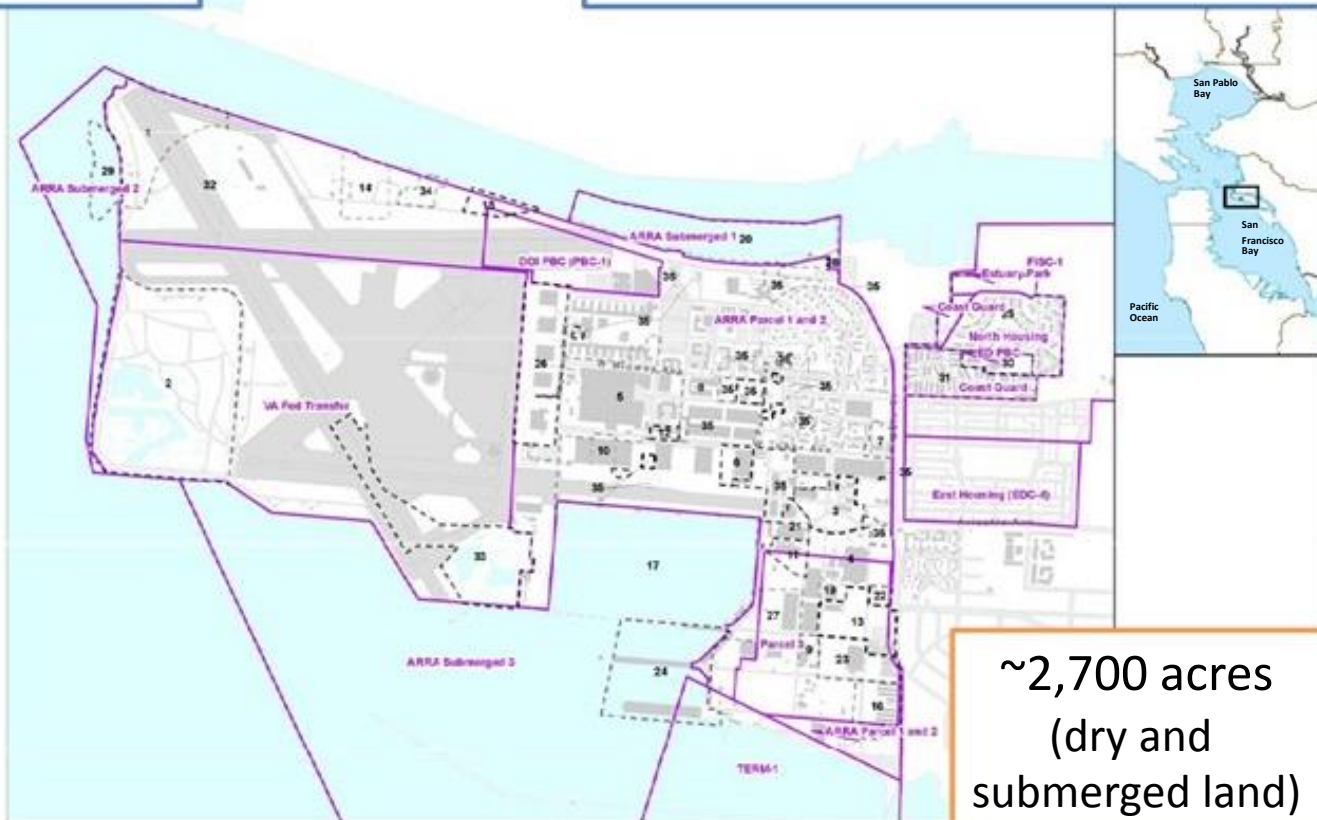
Alameda Point – Relative Size

Lake Merritt, Oakland, CA

Alameda Point, Alameda, CA



~155 acres



~2,700 acres
(dry and submerged land)



ENVIRONMENTAL PROGRAM

Contaminated soil and groundwater are addressed under two programs:

- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Program (Federal)
- The Petroleum Program (California)





ENVIRONMENTAL PROGRAM

CERCLA Program: 34 Installation Restoration (IR) Sites

The formal CERCLA Process considers stakeholder input on IR Site documents and decisions

- BRAC Cleanup Team (BCT):
 - Navy
 - EPA
 - DTSC
 - Water Board
 - City of Alameda (as observer)
- Restoration Advisory Board (RAB):
 - Community Members
 - BCT Representatives





ENVIRONMENTAL PROGRAM

Petroleum Program: 23 Corrective Action Areas (CAAs)

- Includes 300+ Environmental Units (USTs, ASTs, piping, sumps, etc.)
- Water Board is the Lead Regulatory Agency





REGULATORY TEAMS

EPA & California Regulatory Teams

- Team Leader
- Technical Support
 - Ecologists
 - Engineers
 - Hydrogeologists
 - Toxicologists
- Other Support
 - Management
 - Legal Counsel
 - Public Participation Specialists
 - Contractors
- DTSC Is Lead for: CDPH (rad) and CDF&W (wildlife)



CLEANUP APPROACH

- Alameda Point uses innovative technologies for cleanup
- Cleanups are short duration, from 1-5 years
- Cleanups are evaluated for carbon footprint
- The majority of the base is being cleaned to residential standards



Six-Phase Heating





NAVY ENVIRONMENTAL FUNDING

Navy budget for environmental cleanup at Alameda...

NAS Alameda Yearly Funding:

FY2006: \$50M	FY2010: \$38M	FY2014: \$13M
FY2007: \$41M	FY2011: \$28M	FY2015: \$15M (est.)
FY2008: \$63M	FY2012: \$39M	FY2016+: \$69M (est.)
FY2009: \$48M	FY2013: \$13M	

The NAS Alameda clean-up program brings money and jobs to the Bay Area and Alameda.

- Approximately 50 full-time-equivalent jobs are directly supported by the Navy's Alameda Point clean-up program.
- Additional economic benefits include purchase of materials, equipment rental, sub-contracted support, and local business consumption

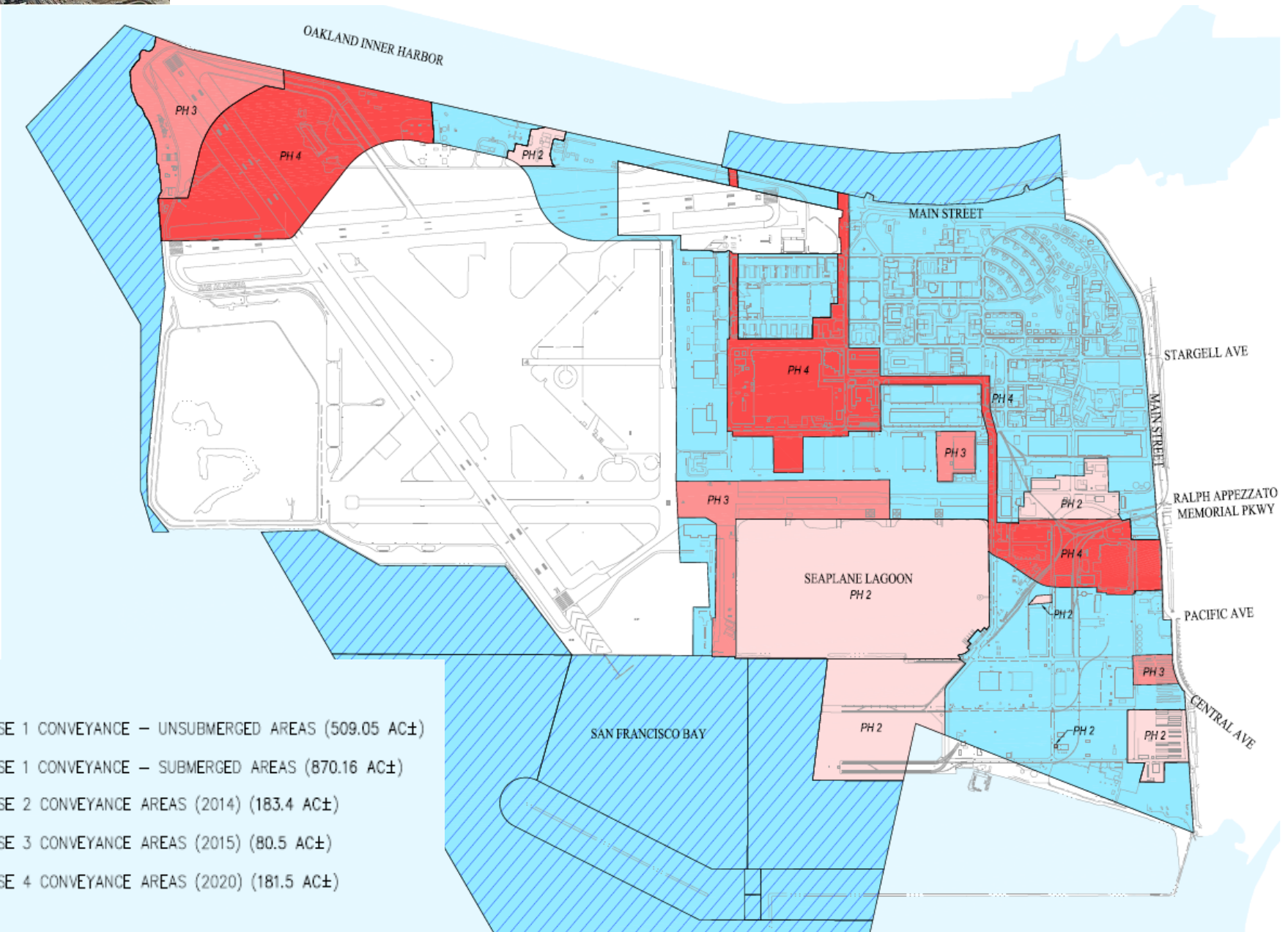


STATUS of CLEANUP & PROPERTY TRANSFER

- Goal: Complete the environmental program in support of land transfer
- Initially, Environmental Program focused on identifying lands suitable for leasing
 - 1,000+ acres leased to the City of Alameda
 - Cleanup coordinated with tenants whenever feasible
- Alameda Point:
 - 309 ± acres transferred prior to 2011
 - Reversionary Parcel to City of Alameda (Term-1)
 - East Housing Parcel (Bayport Housing)
 - Coast Guard Housing Area
 - DoI Public Benefit Conveyance Parcel (future Sports Complex)
 - 1,379 acres transferred to City of Alameda in 2013
 - 624 acres transferred to Dept. of Veterans Affairs in 2014
 - 183 acres to be transferred to City of Alameda in 2016
 - 263 acres to be transferred to City of Alameda in subsequent phases

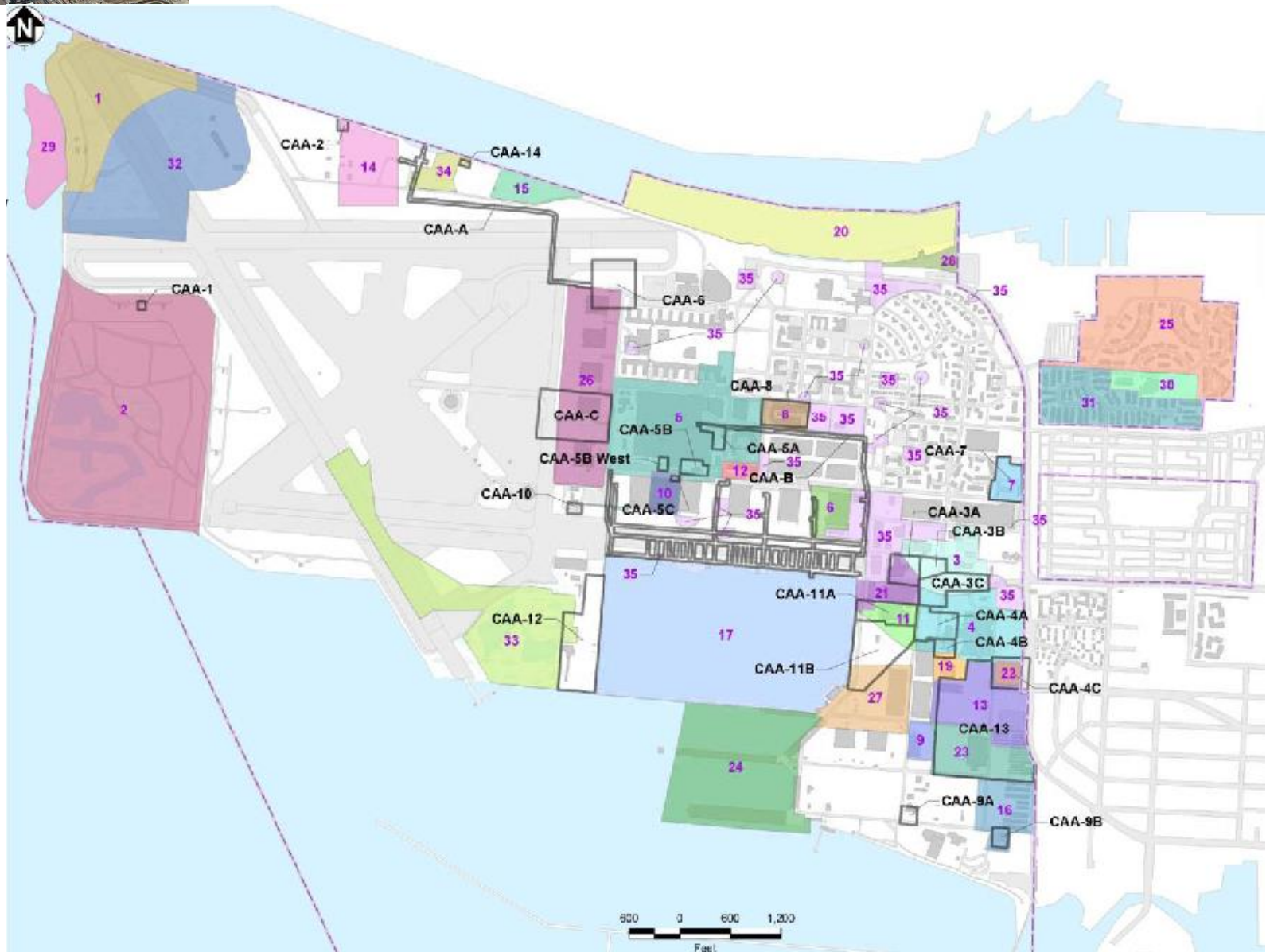


STATUS of CLEANUP & PROPERTY TRANSFER





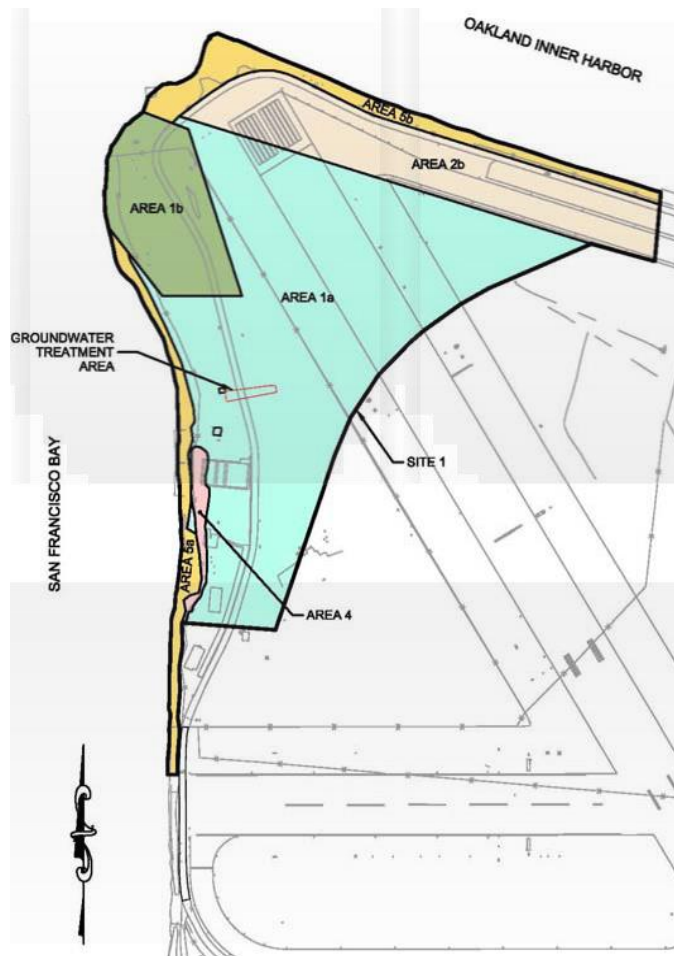
ENVIRONMENTAL SITES





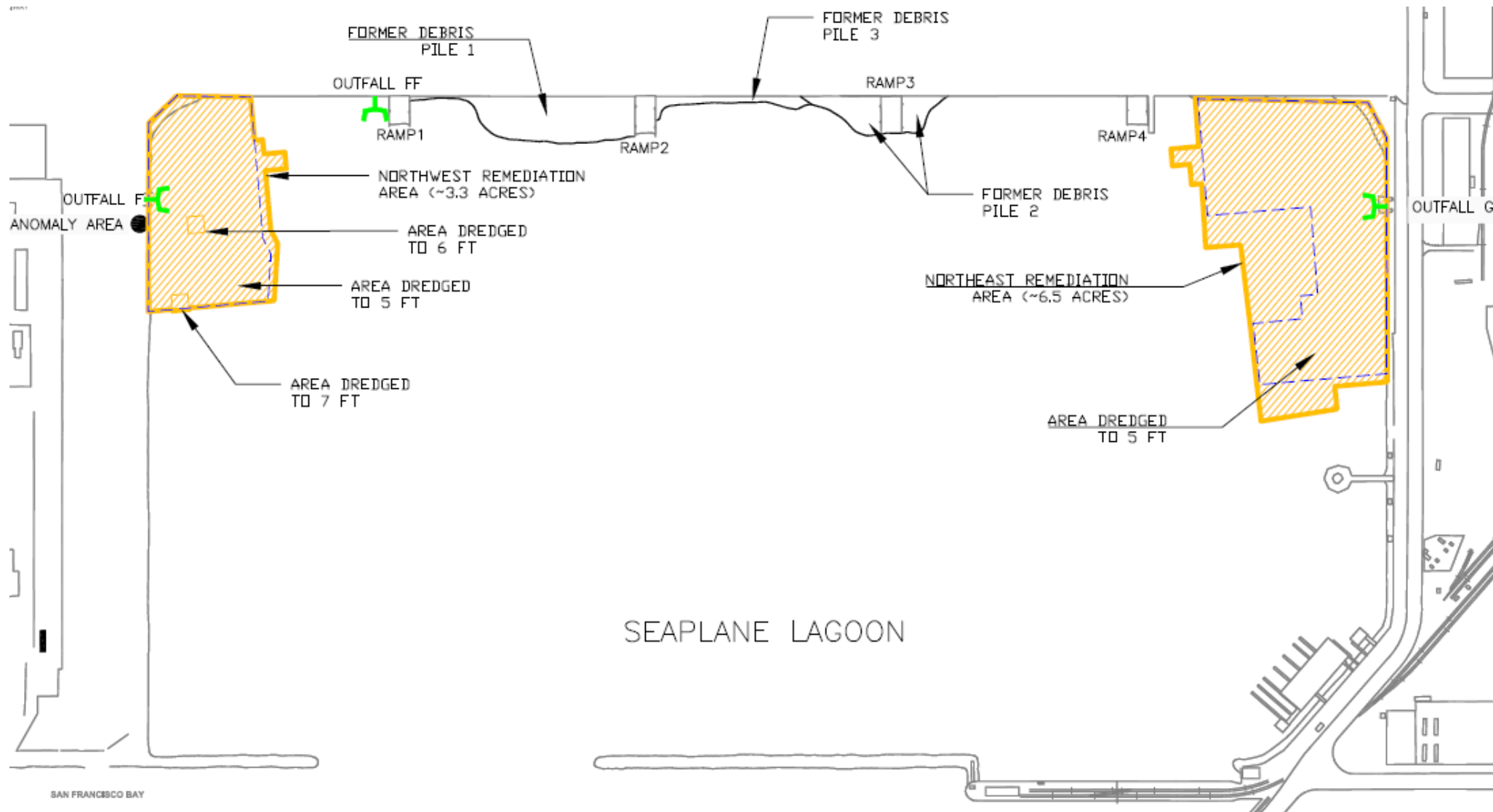
IR Site 1 – 1943-1956 Disposal Area

- Active remediation of groundwater is tentatively complete
- Remedial action for soil was completed in 2015; revegetation – in progress



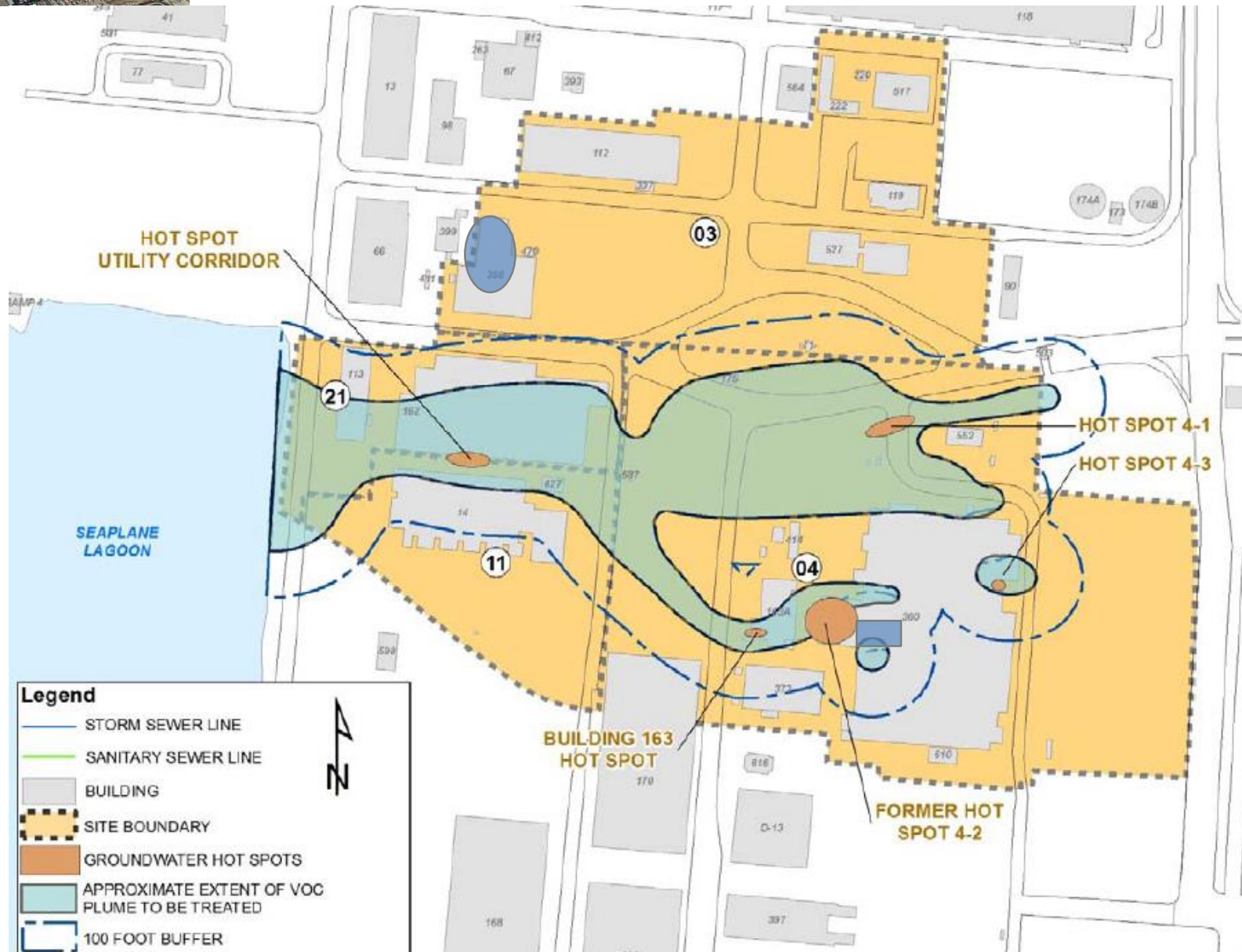


IR Site 17 – Seaplane Lagoon



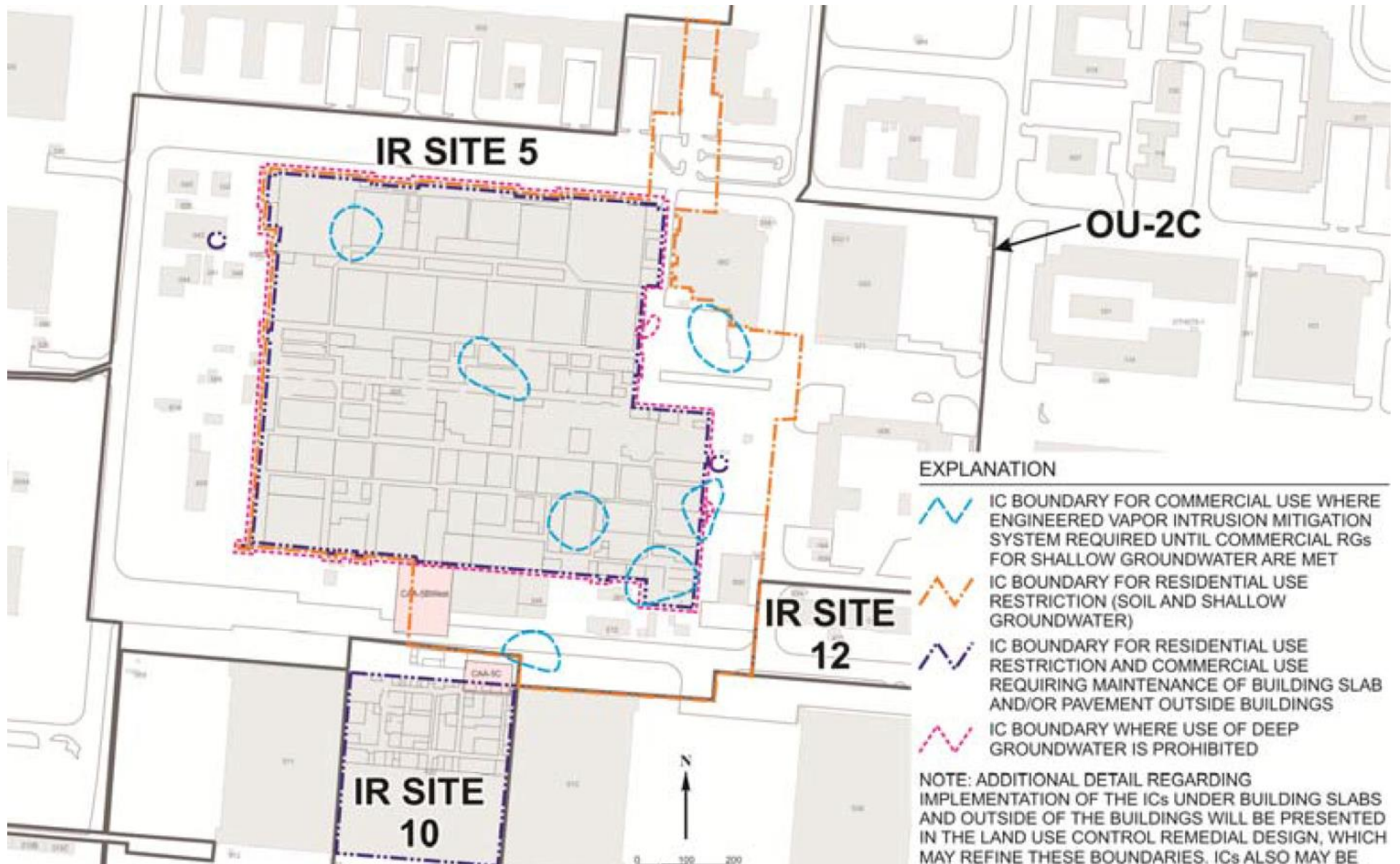


OU-2B – Former Industrialized Area at East Entrance



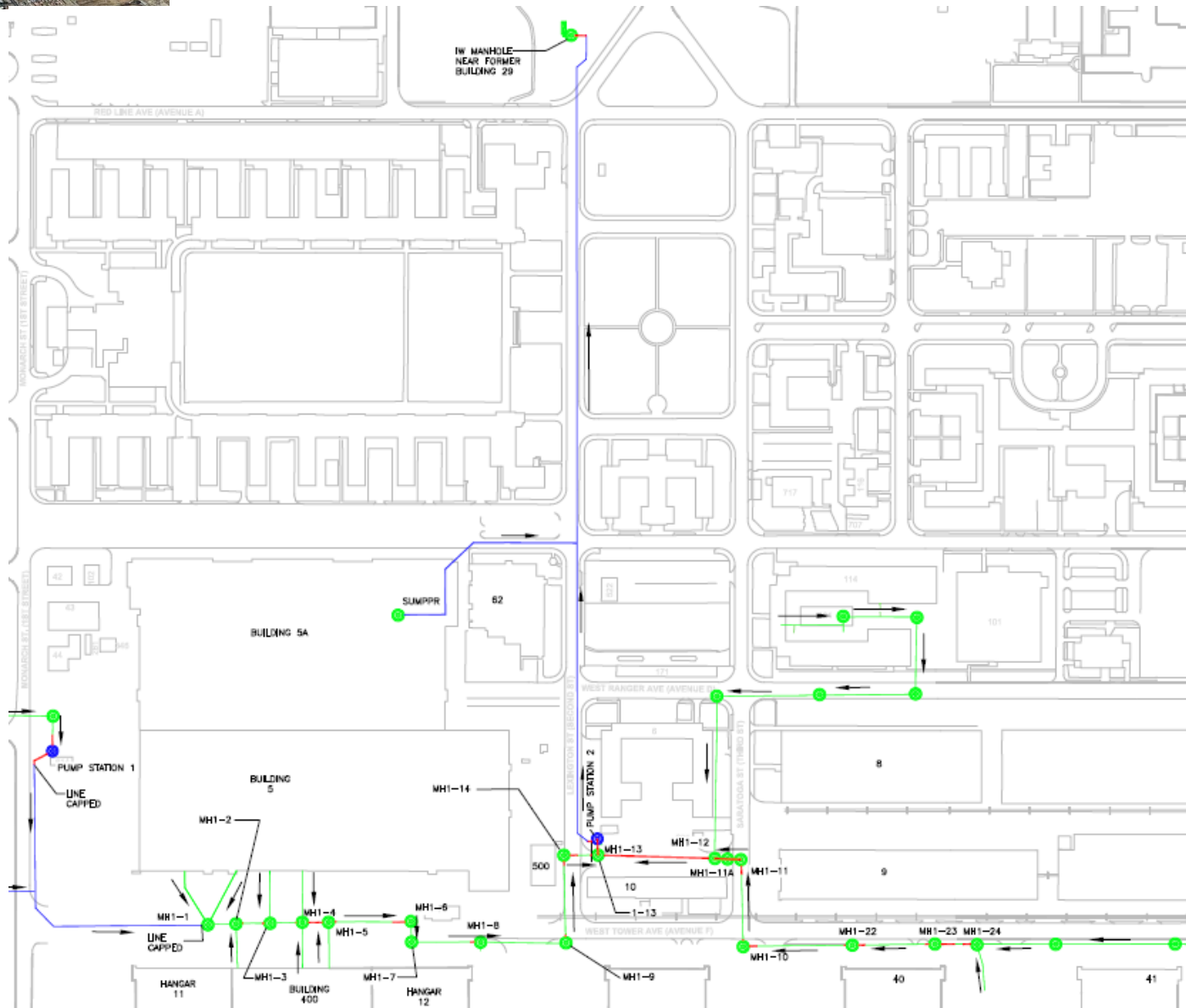


OU-2C – Building 5 and Vicinity





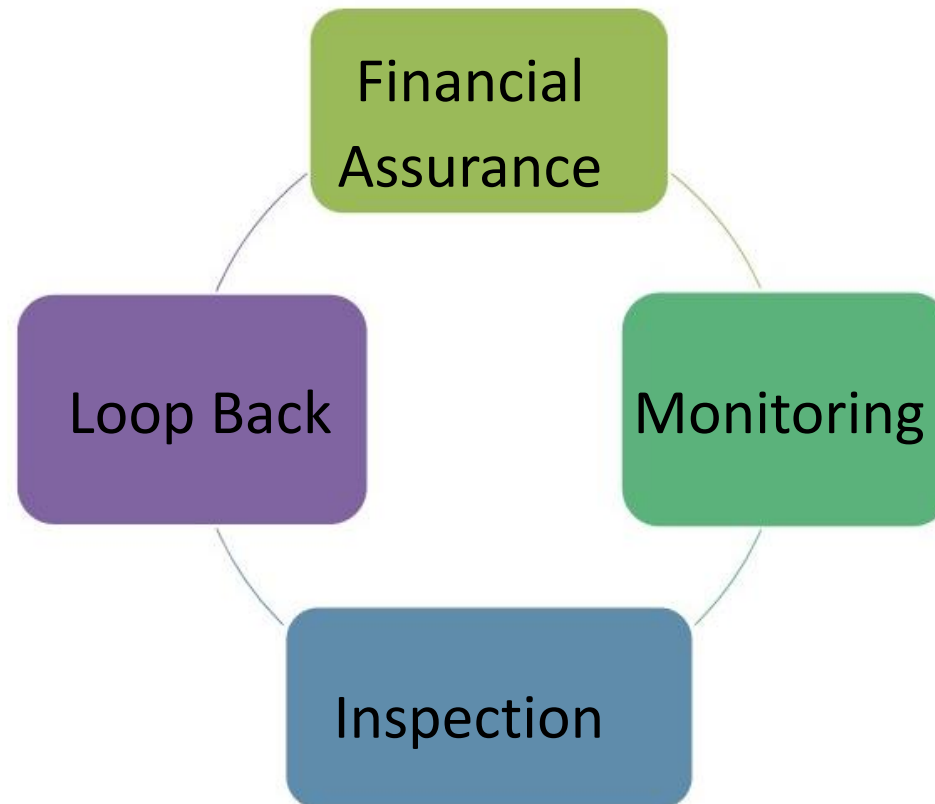
OU-2C – IWLs





LAND-USE COVENANTS

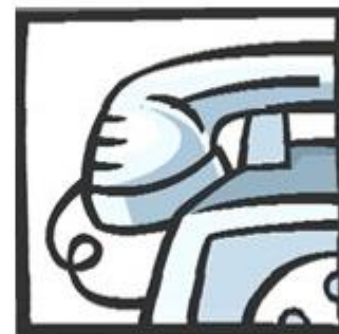
DTSC's Land-Use Covenant Program





LONG-TERM STEWARDSHIP

- DTSC contracts with “Terradex”
- Intrusive activities trigger e-mail alerts
- DTSC responds through e-mail or by phone call





LONG-TERM STEWARDSHIP

BCT conducts 5-Year Reviews if residual contaminants remain that prevent unrestricted use or unlimited exposure:

- Is the remedy functioning as intended?
- Are the exposure assumptions, toxicity data, clean-up levels, and remedial action objectives still valid?
- Does any other information question the protectiveness of the remedy?

DTSC - stewards forever



MORE INFORMATION

Join the RAB. RAB Members...

- Review/evaluate/comment on environmental documents
- Represent their community and communicate interests and concerns to the Navy and the environmental regulatory agencies

Navy Website for Alameda Point

http://www.bracpmo.navy.mil/brac_bases/California/former_nas_alameda.html

Information Repositories

- Alameda Point - 950 West Mall Square (Building 1), Room 240
- Alameda Public Library - 2200A Central Avenue

Navy Contact:

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