



Former Naval Air Station Alameda Environmental Program

Status Update for the City Council

February 2, 2016

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Russell Resources, Inc.



OUTLINE of PRESENTATION

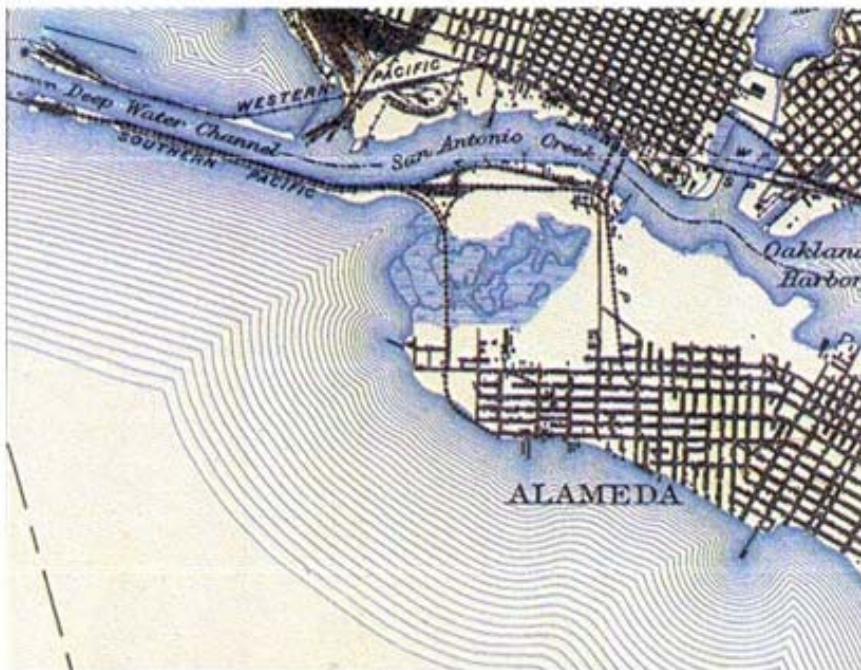
- Base Background & Historical Use
- Environmental Program
 - Regulatory Teams
 - Cleanup Approach
 - Navy Funding
- Status of Cleanup & Property Transfer
- Land-Use Covenant for Restricted Land
- Long-Term Stewardship



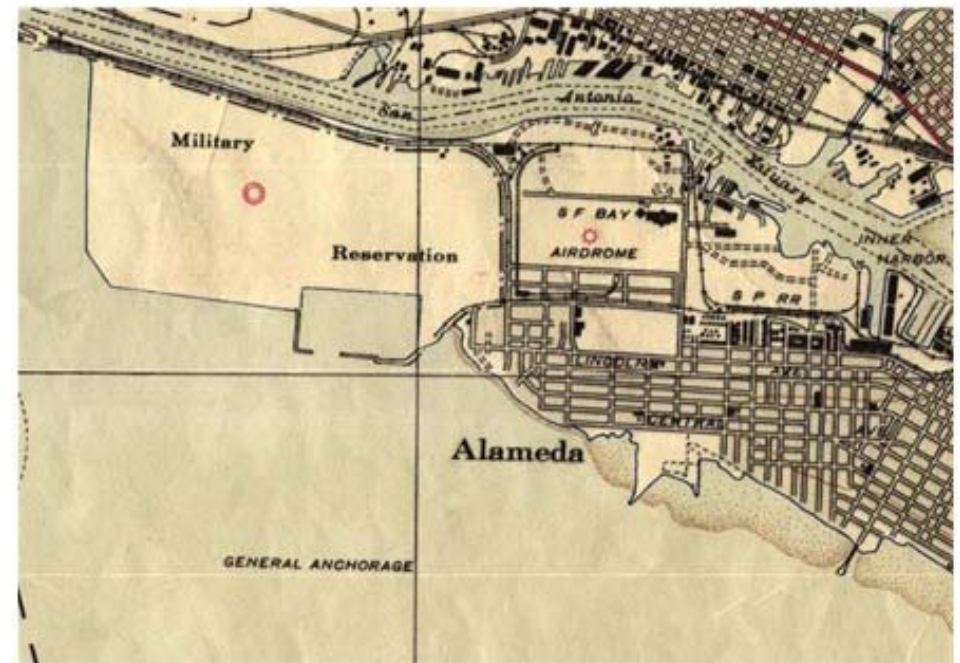
BASE BACKGROUND & HISTORICAL USE

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

1915



1942

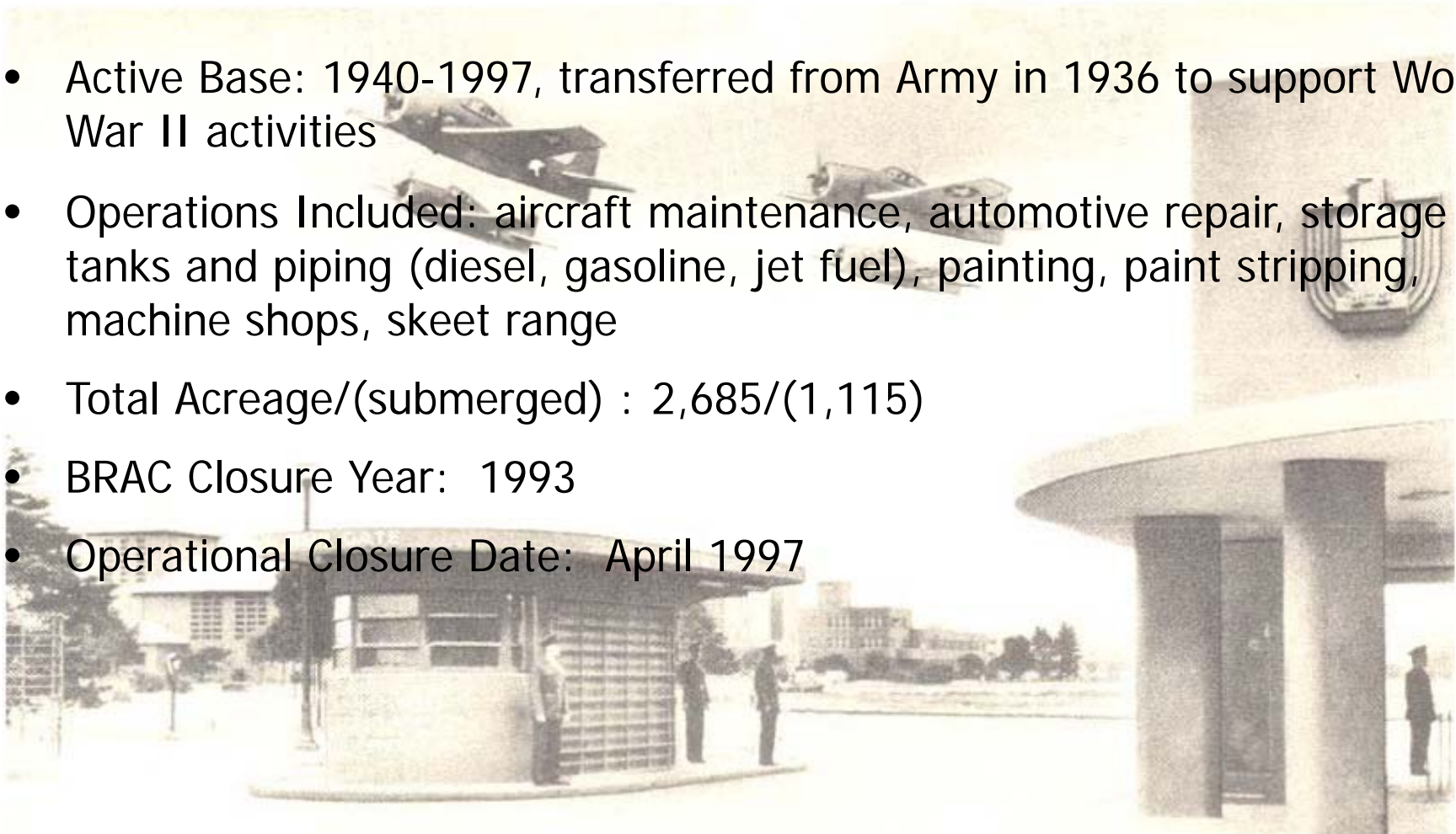




BASE BACKGROUND & HISTORICAL USE

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

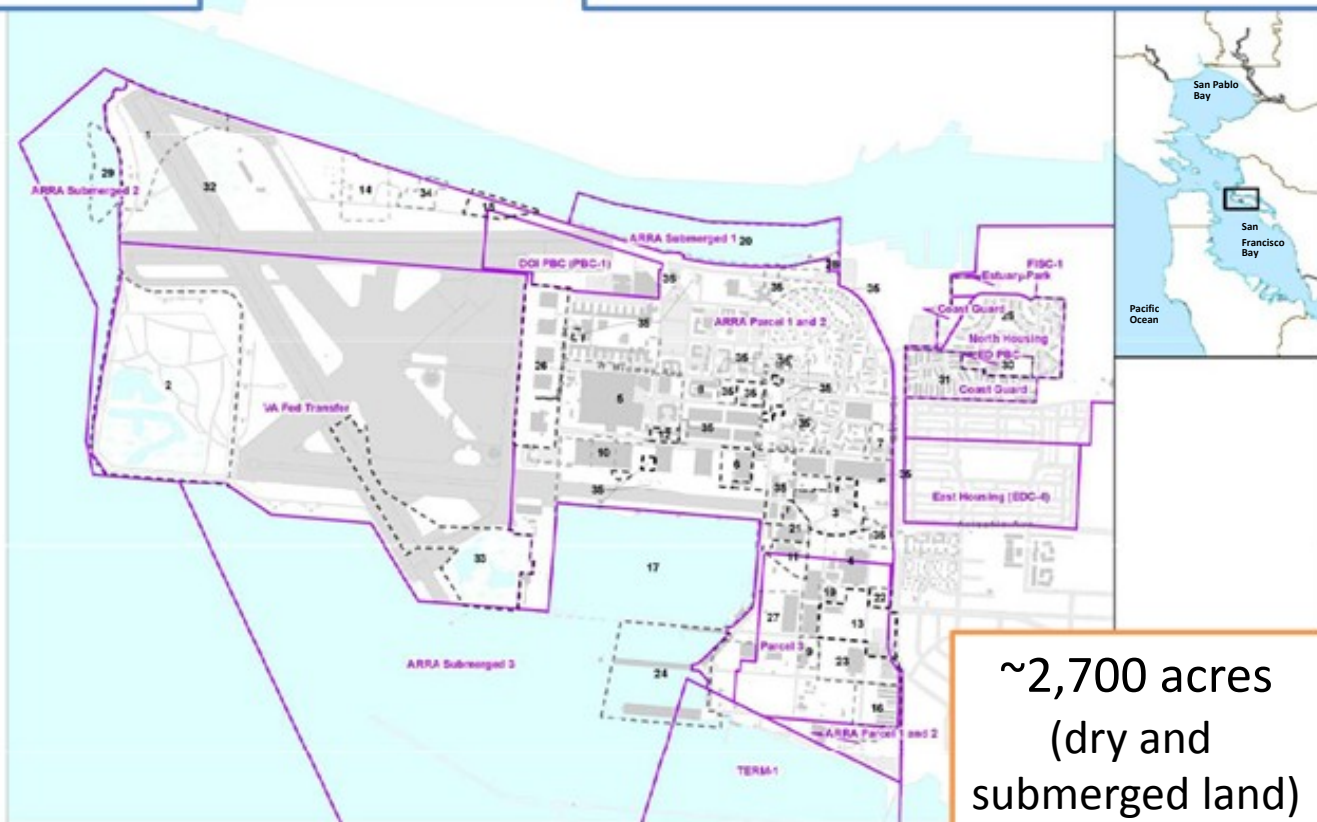
Alameda Point – Relative Size

Lake Merritt, Oakland, CA

Alameda Point, Alameda, CA



~155 acres



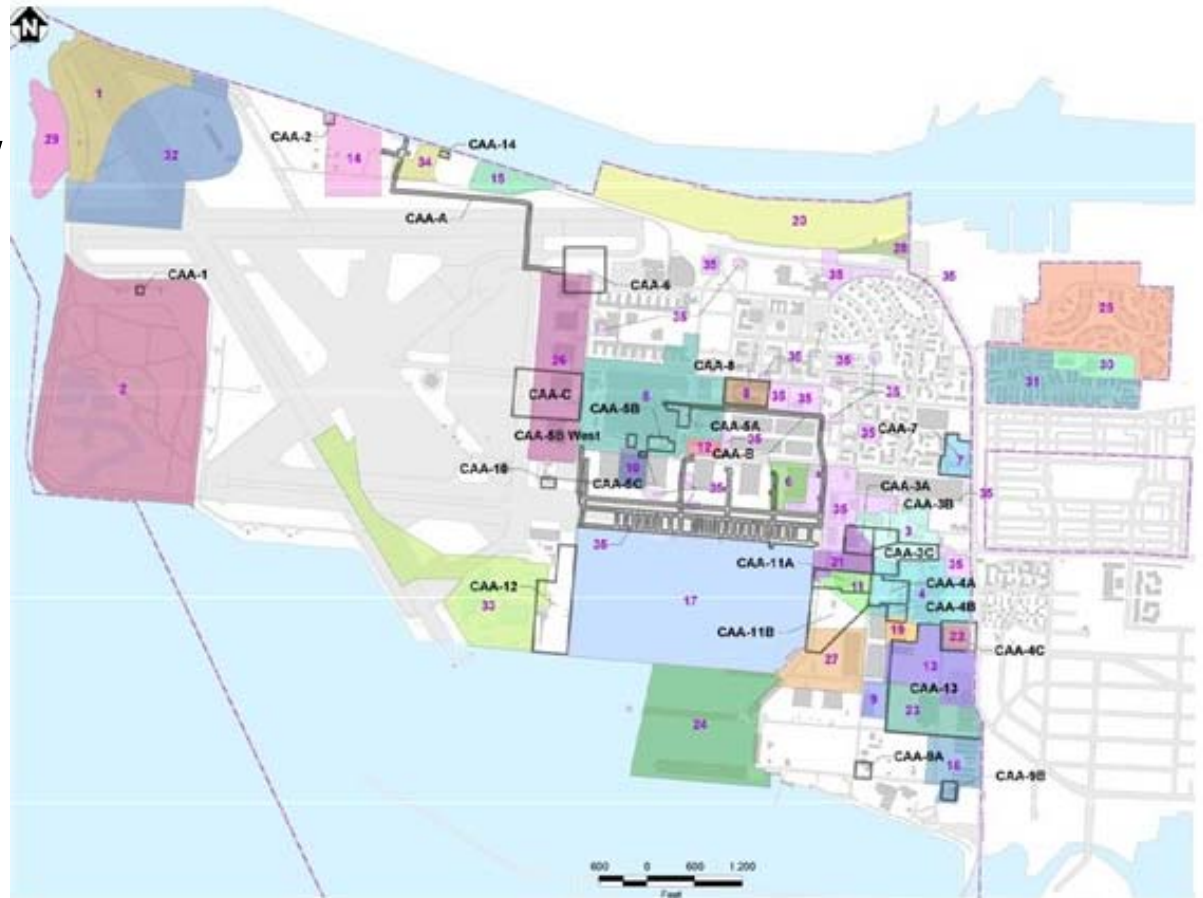
~2,700 acres
(dry and
submerged land)



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: \$ 8M
FY2008: \$63M	FY2012: \$39M	FY2016: \$15M
FY2009: \$48M	FY2013: \$13M	FY2017+: \$44M (est.)

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

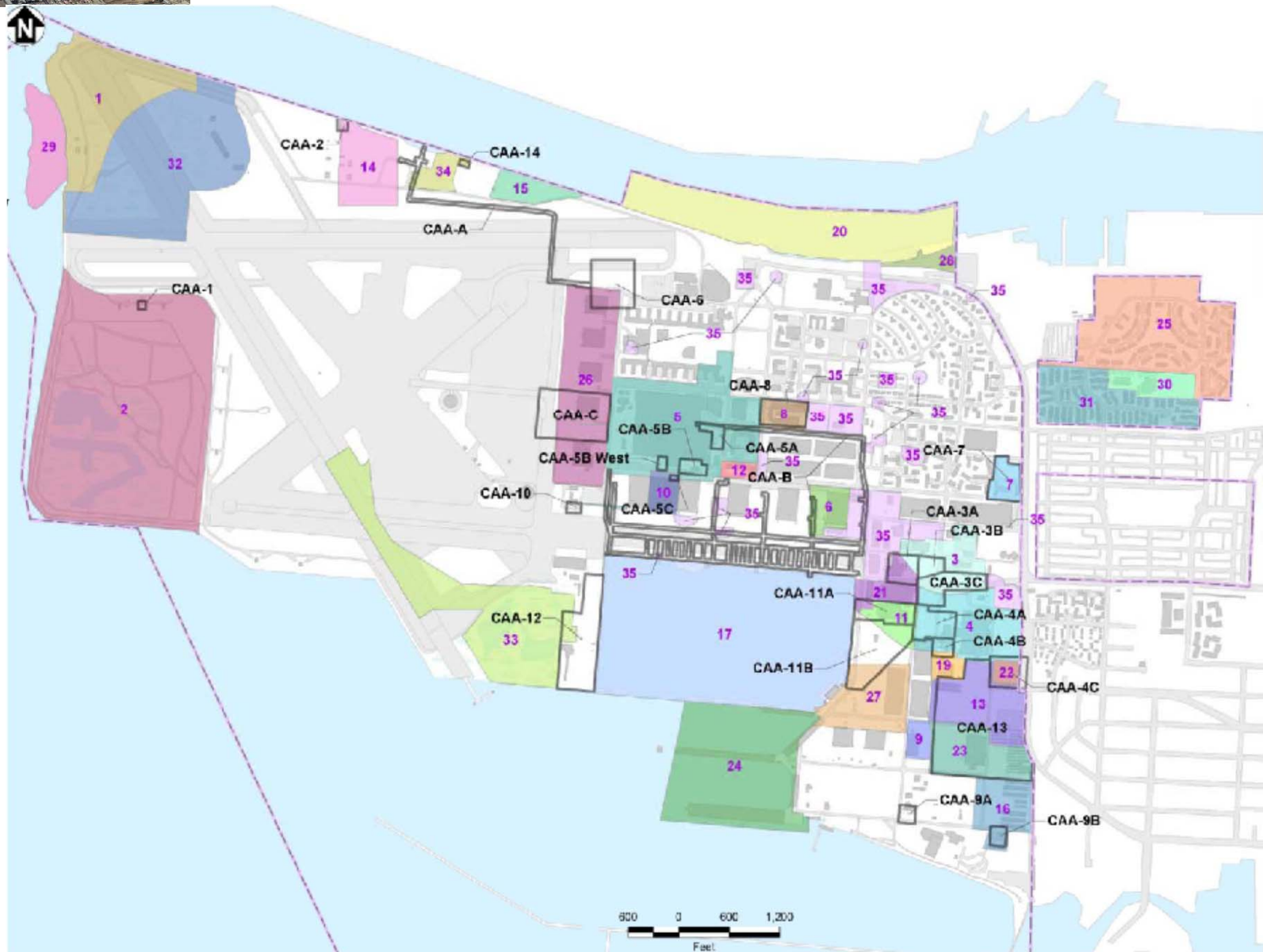


STATUS of CLEANUP & PROPERTY TRANSFER

- 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



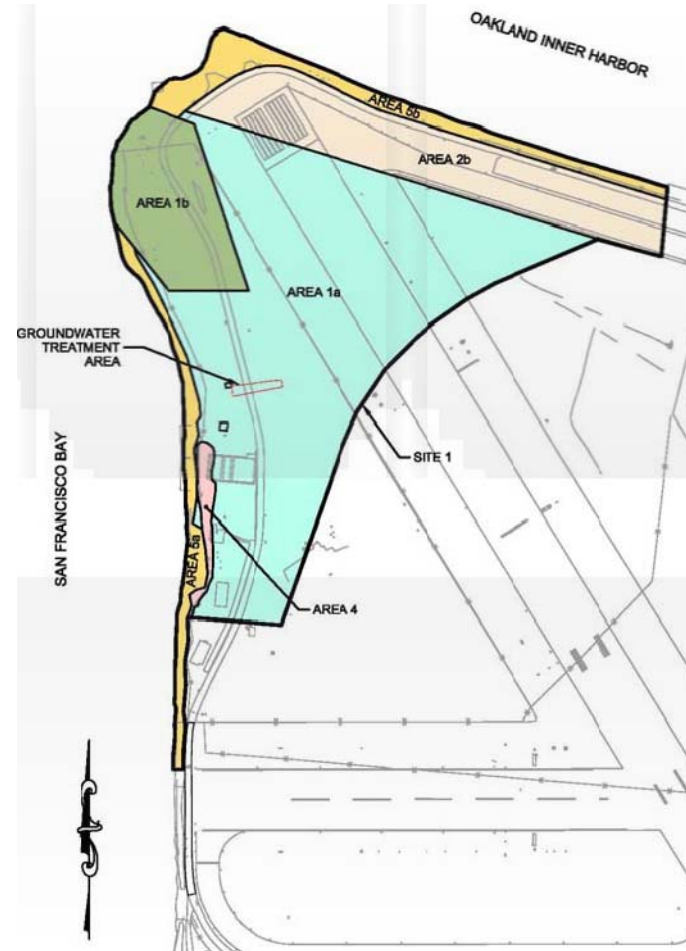
ENVIRONMENTAL SITES





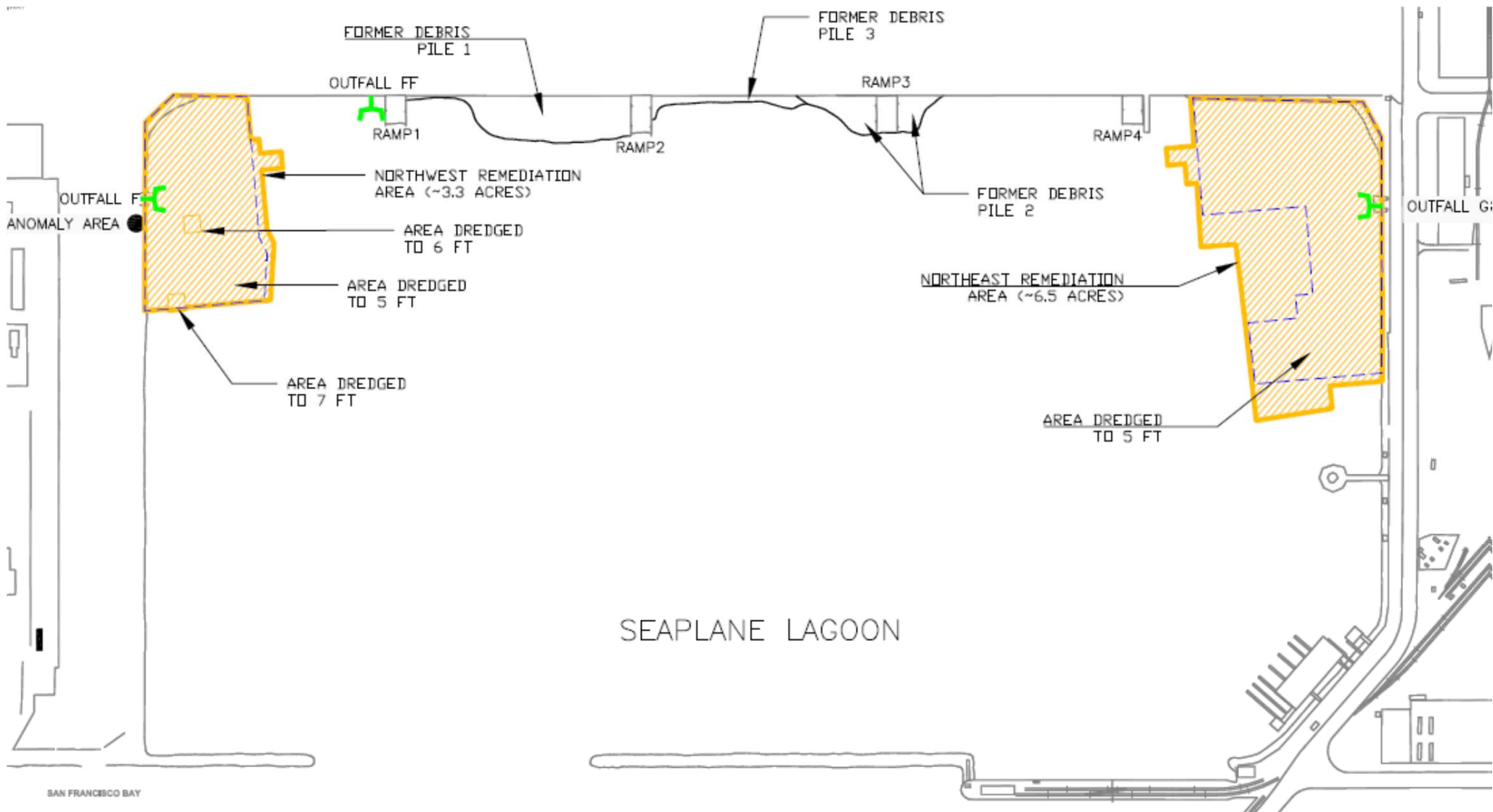
IR Site 1 – 1943-1956 Disposal Area

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



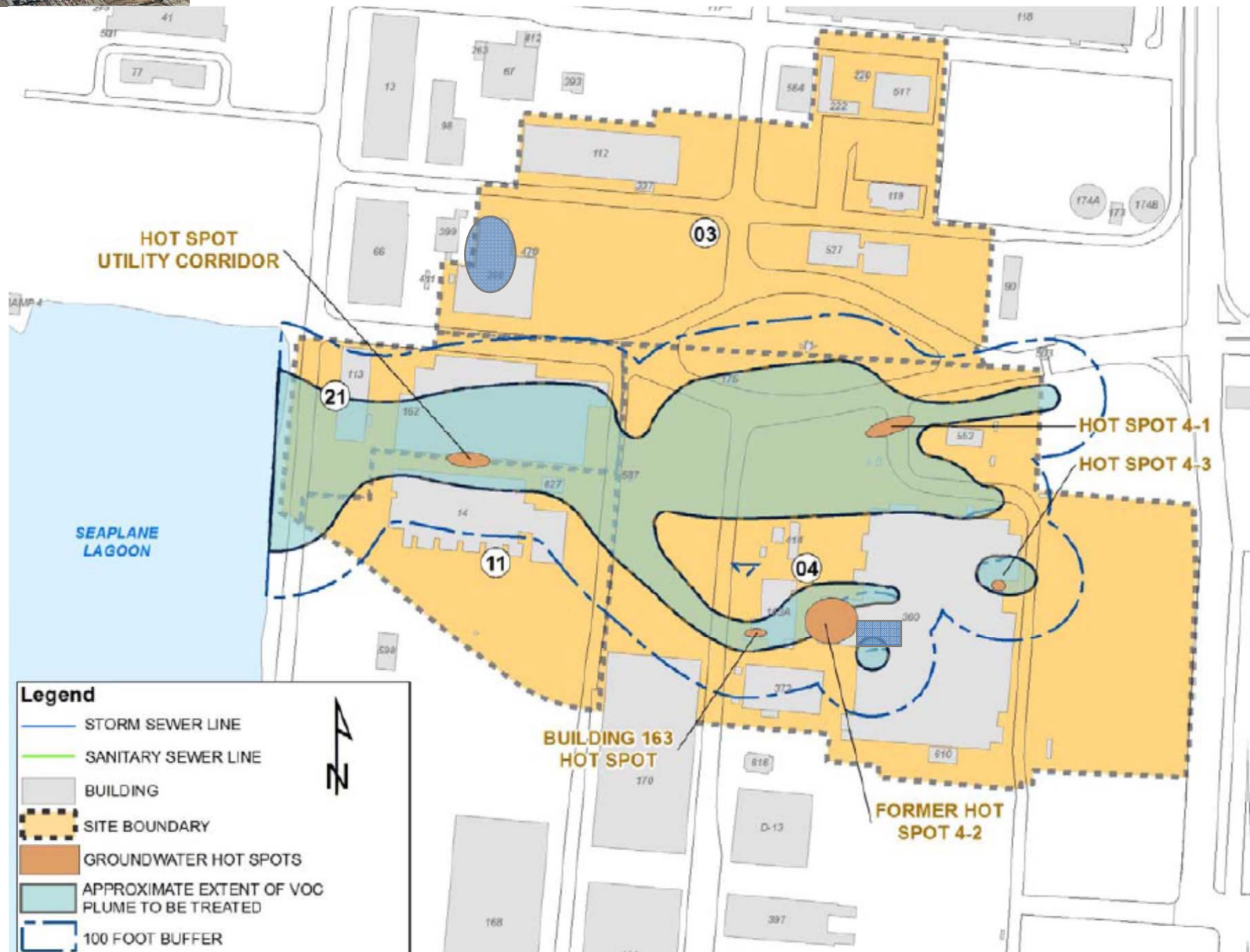


IR Site 17 – Seaplane Lagoon



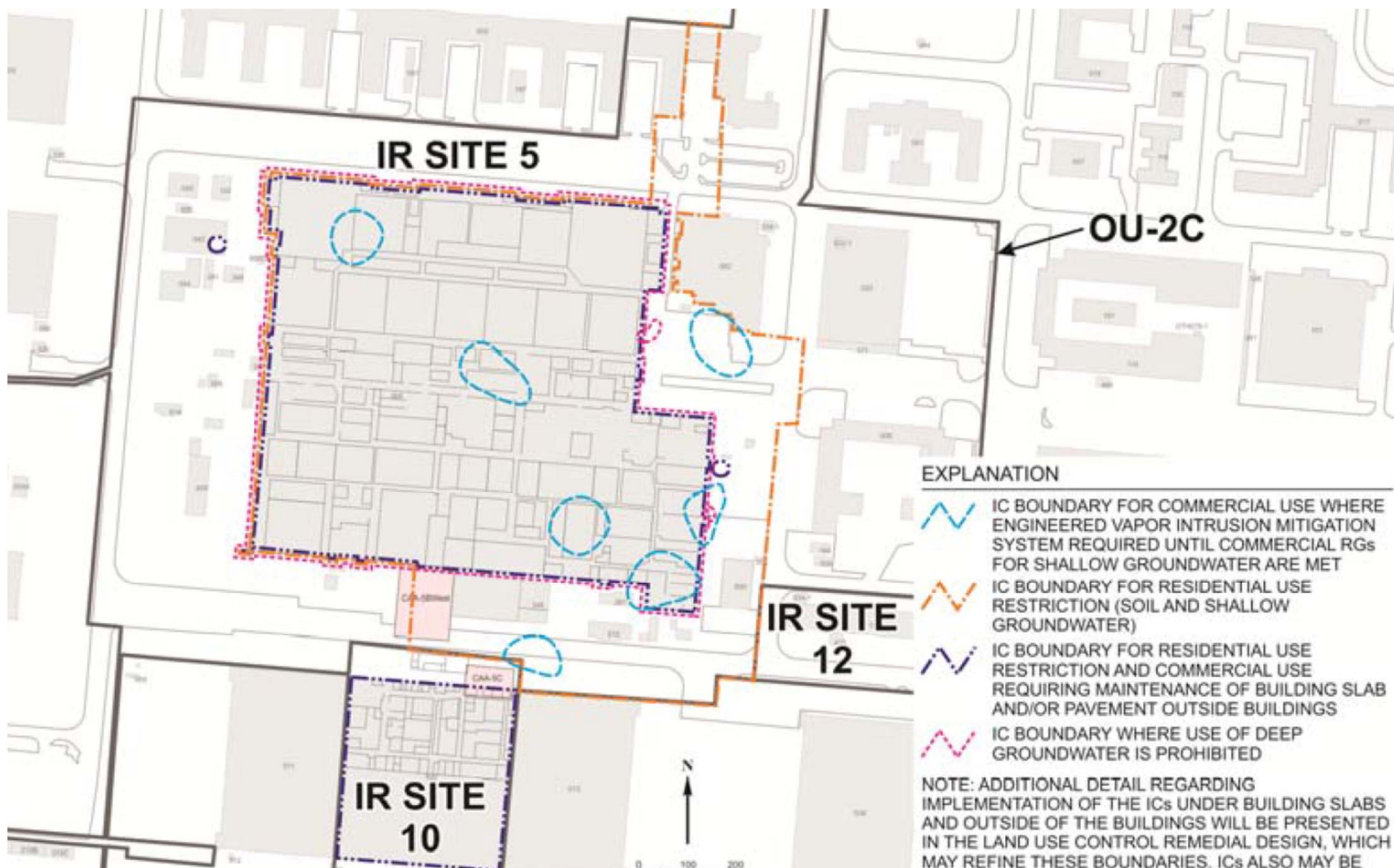


OU-2B – Former Industrialized Area at East Entrance



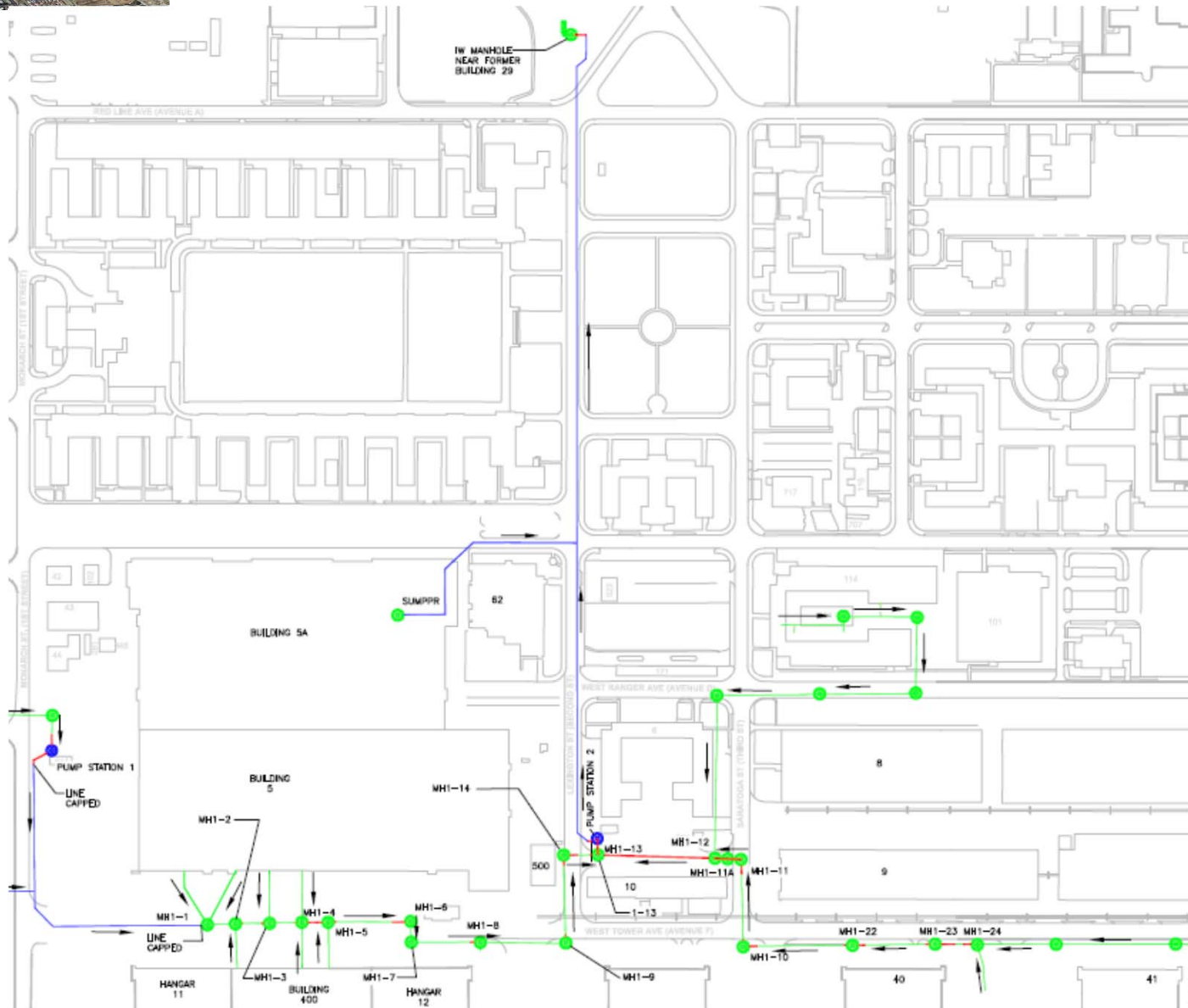


OU-2C – Building 5 and Vicinity





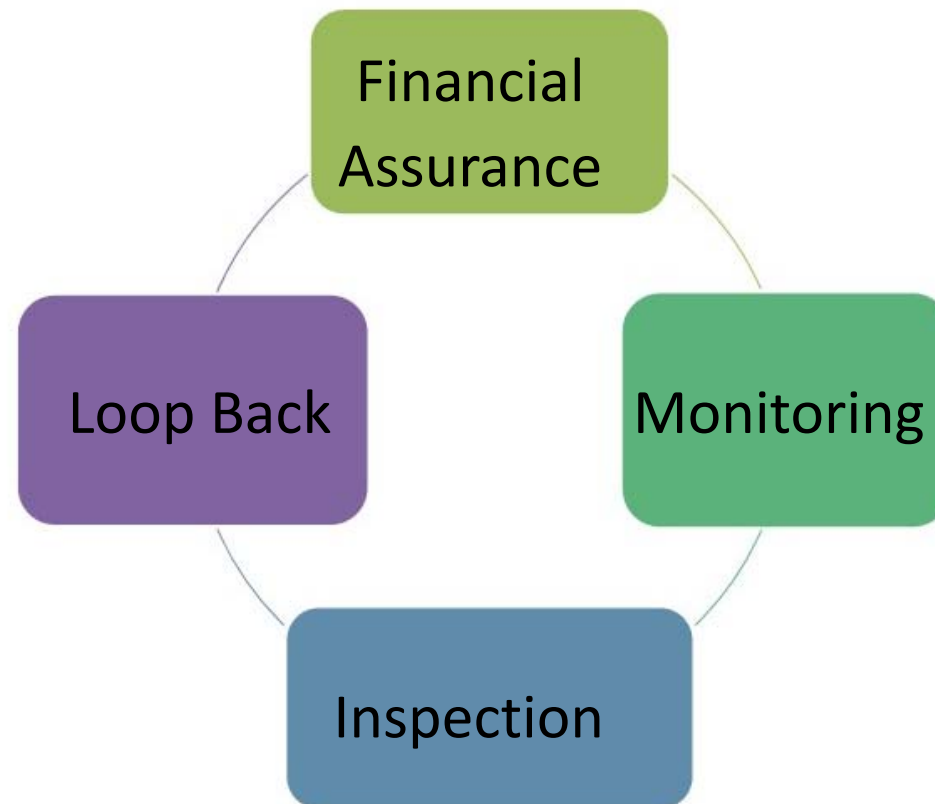
OU-2C – IWRLs





LAND-USE COVENANTS

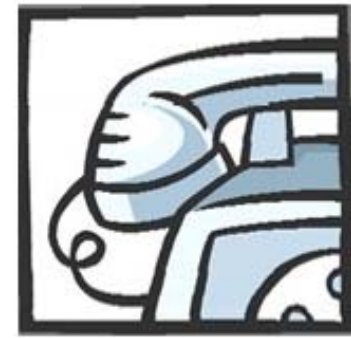
DTSC's Land-Use Covenant Program





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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