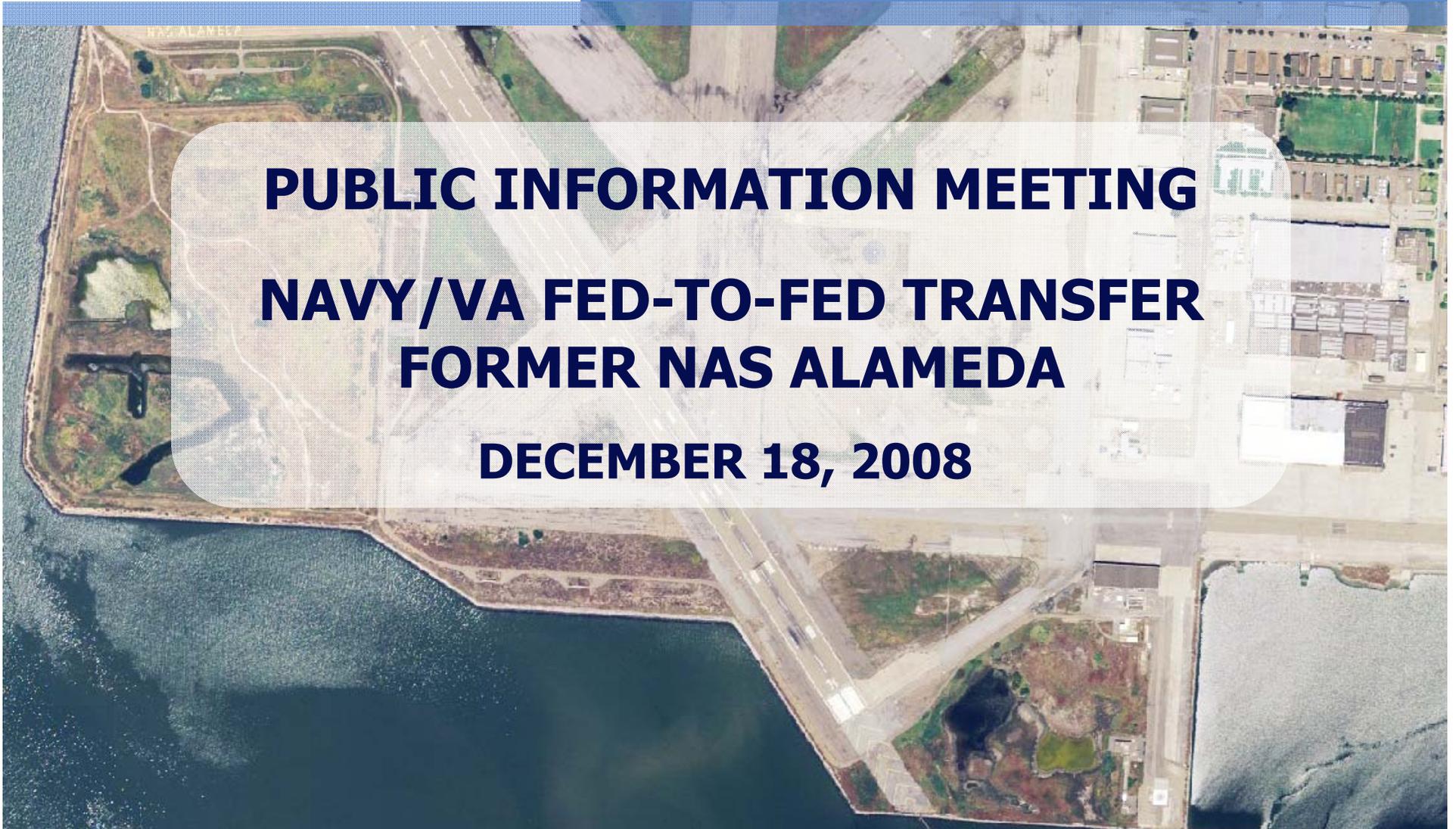




# **ALAMEDA NAVY - VA ENVIRONMENTAL ASSESSMENT**

**PUBLIC INFORMATION MEETING  
NAVY/VA FED-TO-FED TRANSFER  
FORMER NAS ALAMEDA  
DECEMBER 18, 2008**



# Proposed VA Facilities





# Meeting Agenda

**Introduction**

**How to Participate Tonight**

**Presentation**

**Navy Overview**

**VA Overview**

**Proposed Action and Alternatives**

**Environmental Issues**

**Public Involvement and Next Steps**

**Questions & Answers**

**Public Comments**



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# How to participate tonight

- **Purpose of the Public Information Meeting:**
  - Present the Proposed Action and Alternatives
  - Receive written and/or verbal comments
- **How to Participate Tonight:**
  - Sign-in and pick up a speaker form and/or a comment form at the registration table
  - Comment verbally (submit a speaker form, comments will be transcribed)
  - Submit written comments (on the comment sheet; place in comment box)
  - Q&A with VA/Navy representatives
- **How to Participate after the Meeting:**
  - Submit written comments to the Navy through January 20<sup>th</sup> (information on comment form)





# NAVY OVERVIEW



- NAS Alameda closed in 1997
- Dispose property at NAS Alameda as approved by the BRAC Commission
- USFWS requested Fed-to-Fed transfer of former airfield for proposed wildlife refuge in December 1996.
- In 2003, the Navy and the USFWS reached an impasse regarding transfer of this real property.
- Since then, the Navy has been working with other federal agencies and the local redevelopment authority to find a property recipient.
- The proposed action: a Fed-to-Fed property transfer of approximately 549-acres of property at NAS Alameda from the Navy to VA.



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# VA OVERVIEW



- VA seeks permanent location for VA facilities to serve Bay Area Veterans
- **2004** Navy makes VA aware of opportunity for fed-to-fed transfer of property at NAS Alameda.
- **November 2004** VA Secretary Principi sent Formal Letter of Intent to Navy expressing VA's interest in acquiring property at the former NAS Alameda.
- **December 2005** VA and Navy initiate series of meetings with USFWS regarding transfer parcel.
- **May 2006** VA Feasibility Study of Transfer Parcel completed
- **November 2006** VA Secretary Nicholson makes formal Transfer Request to Navy

**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# VA STRUCTURE



**Department  
of  
Veterans Affairs**

**Veterans  
Health  
Administration  
(VHA)**

**National  
Cemetery  
Administration  
(NCA)**

**Veterans  
Benefits  
Administration  
(VBA)**

**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# VA Needs



- **VHA**  
State-of-the-art VHA Outpatient Clinic to serve veterans in Northern Alameda County
- **NCA**  
VA Columbarium to serve Veterans in the Greater Bay Area
- **VBA**  
VBA Support Office



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



## **“ONE VA” AT ALAMEDA POINT**

- “One VA” provides VHA, VBA, and NCA services at one location to better meet the needs of the veteran population in the Bay Area.
- Enable VA staff to help veterans more quickly and effectively
- Enable VA staff to function as a single service entity

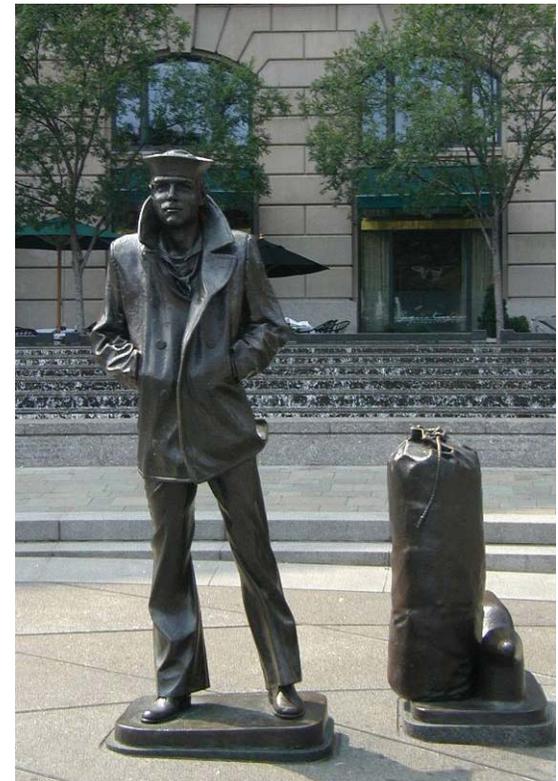


**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# Veterans Health Administration

## VHA Mission

Serve the needs of America's veterans by providing primary care, specialized care, and related medical, surgical, mental health and social support services.



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# VHA Services

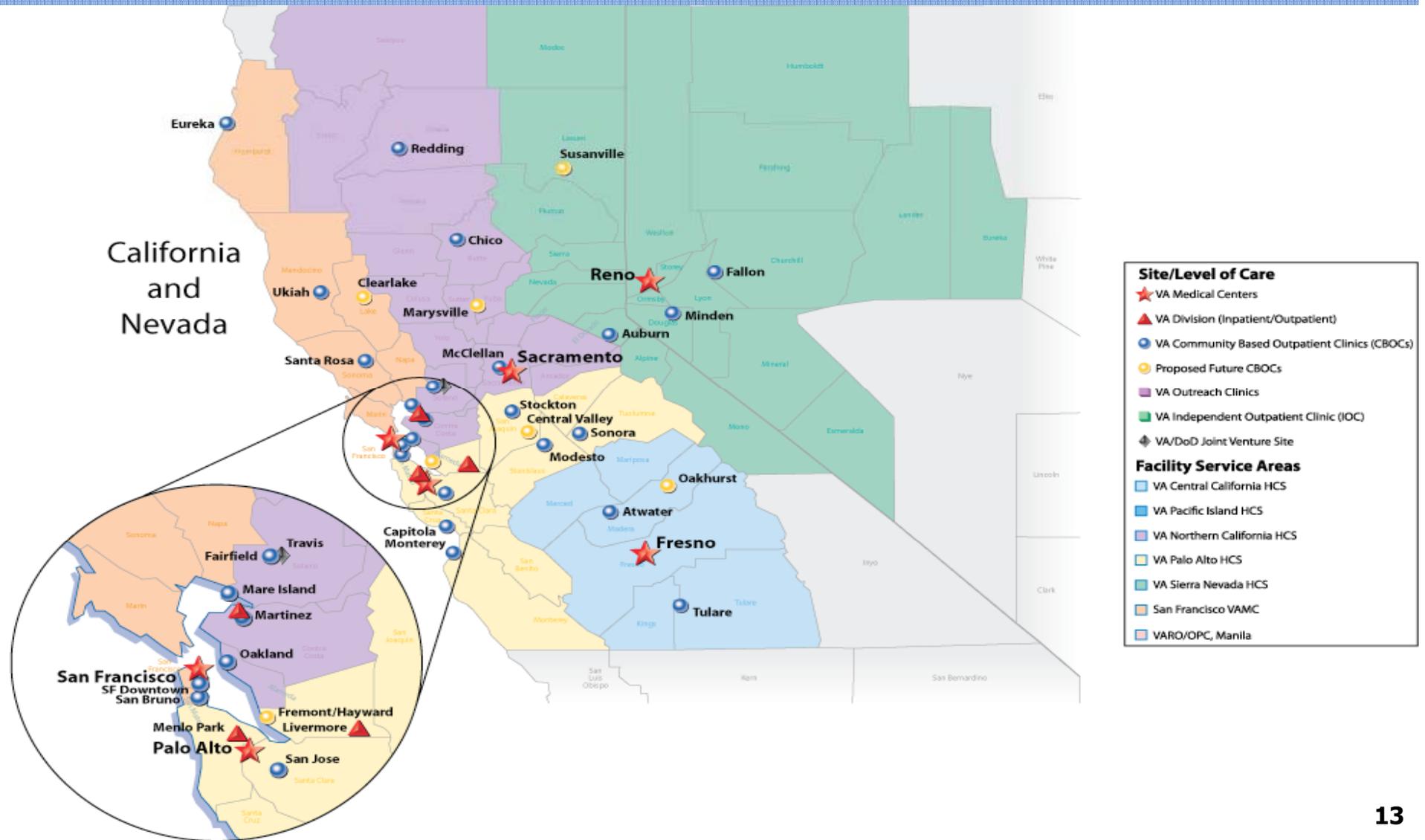
## VHA needs in VA Sierra Pacific Network (Northern California/Northern Nevada)

- Serves 1.1 million Veterans
- Over 300,000 Patients
- Six major Medical Centers
- 27 Outpatient Clinics



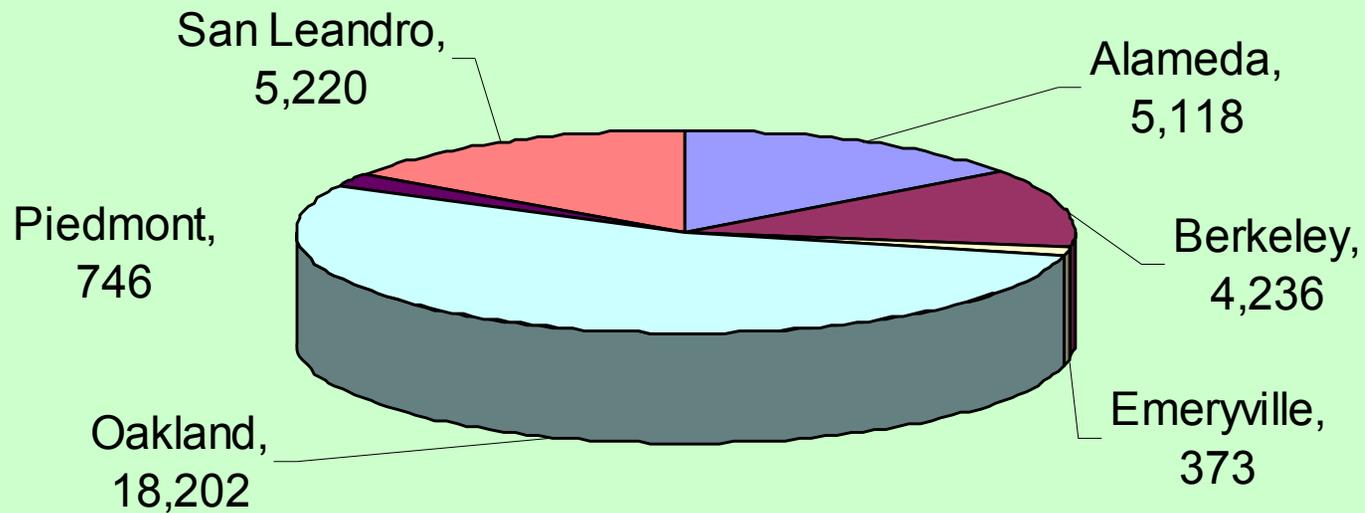
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# VHA Service Areas in Northern California and Nevada



# 2007 Northern Alameda County Veteran Population by City

**Total Veteran Population: 33,895**



Source: 2000 US Census extrapolated to 2007

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# Interim Plan to Continue to Provide Healthcare

## VA Outpatient Clinic (OPC)

221 Martin Luther King Jr. Way, Oakland      1980's leased building

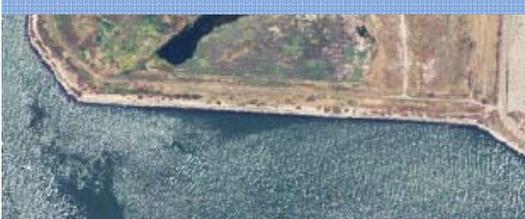
- The OPC will remain at its existing location in a leased building in downtown Oakland.
- In 2008, the lease was extended to 2018



## Mental Health/Substance Abuse Clinic (MH/SA Clinic)

2505 W. 14th Street, Oakland      WWII-era Building

- In 2009, MH/SA Clinic will be relocated from the Oakland Army Base to a new interim leased location in downtown Oakland approximately three blocks from the existing OPC



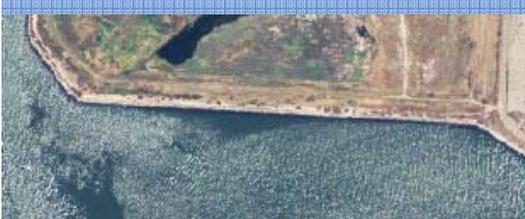
**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



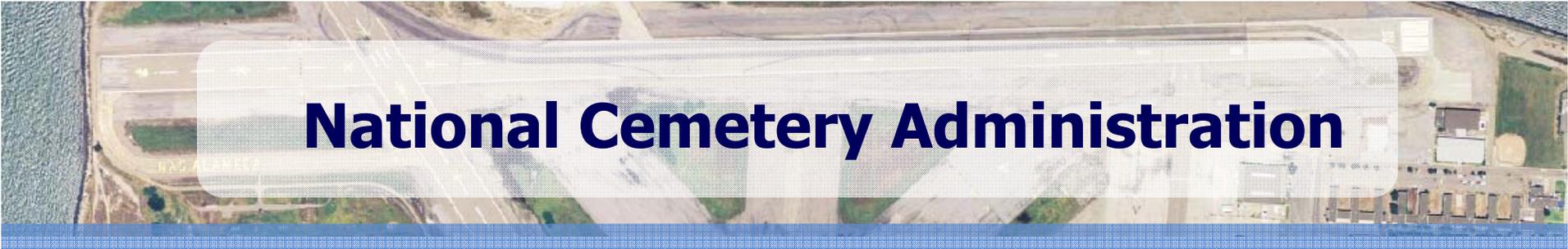
# Health Services at Alameda Point

Services currently offered at the Oakland OPC and MH/SA clinics would be provided at one state-of-the-art OPC at Alameda Point, and would include the following:

- Primary Care
- Urgent Care
- Women's Health
- Medical/Surgical Subspecialties
- Pharmacy
- Laboratory and Radiology
- Physical Therapy/  
Occupational Therapy
- Eye Clinic
- Outpatient Mental Health
- Substance Abuse Programs
- Dental
- Joint VA/DOD Ambulatory  
Surgery
- DOD Ambulatory Care Clinic



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

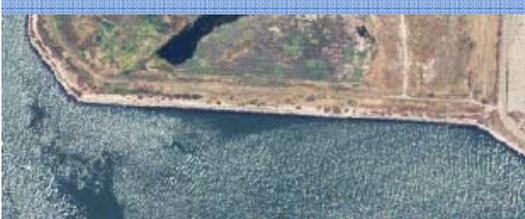


# National Cemetery Administration



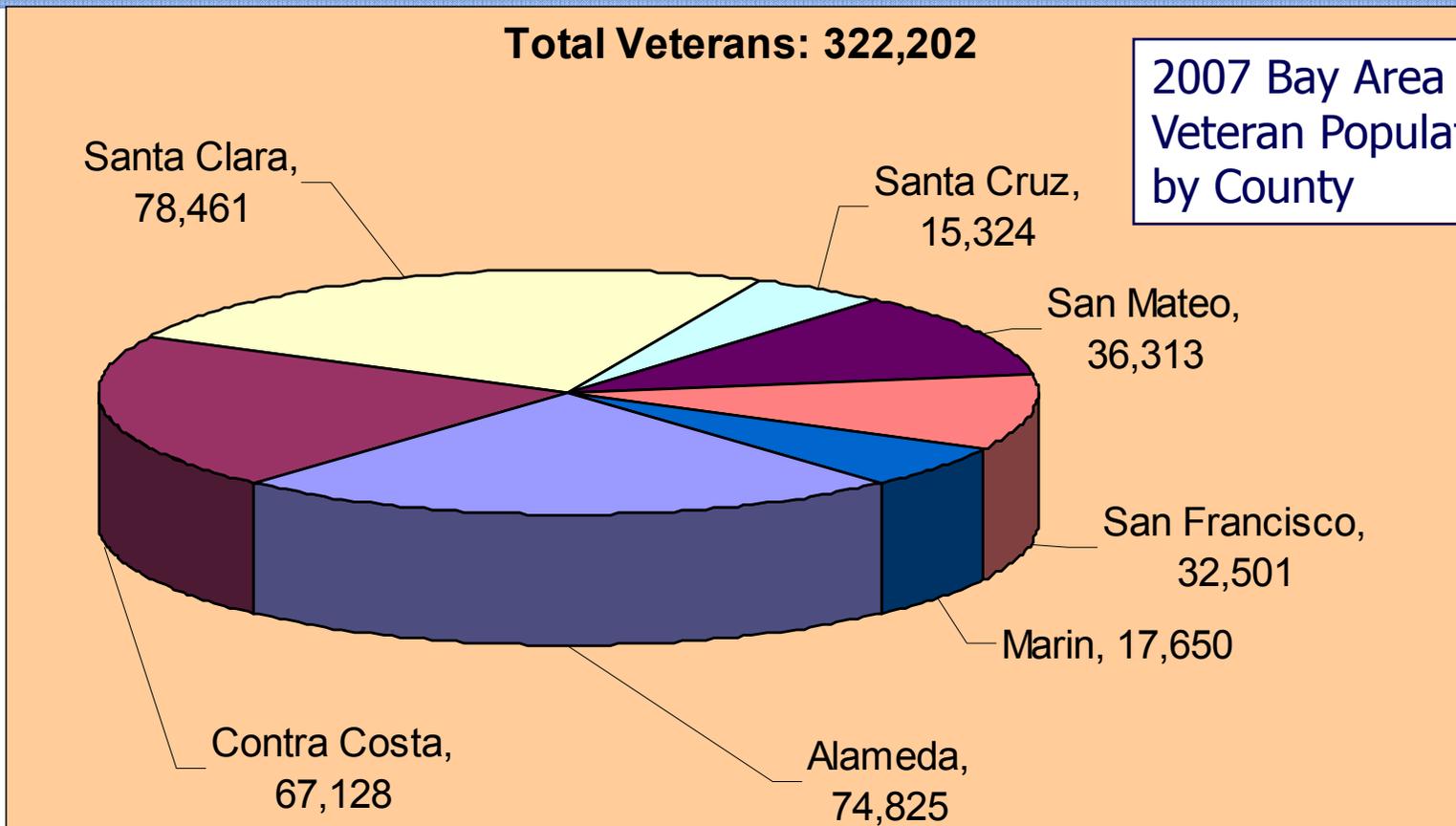
## NCA Mission

The National Cemetery Administration honors veterans with final resting places in national shrines and with lasting tributes that commemorate their service to our nation.



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# Veterans to be served by NCA Columbaria at Alameda Point

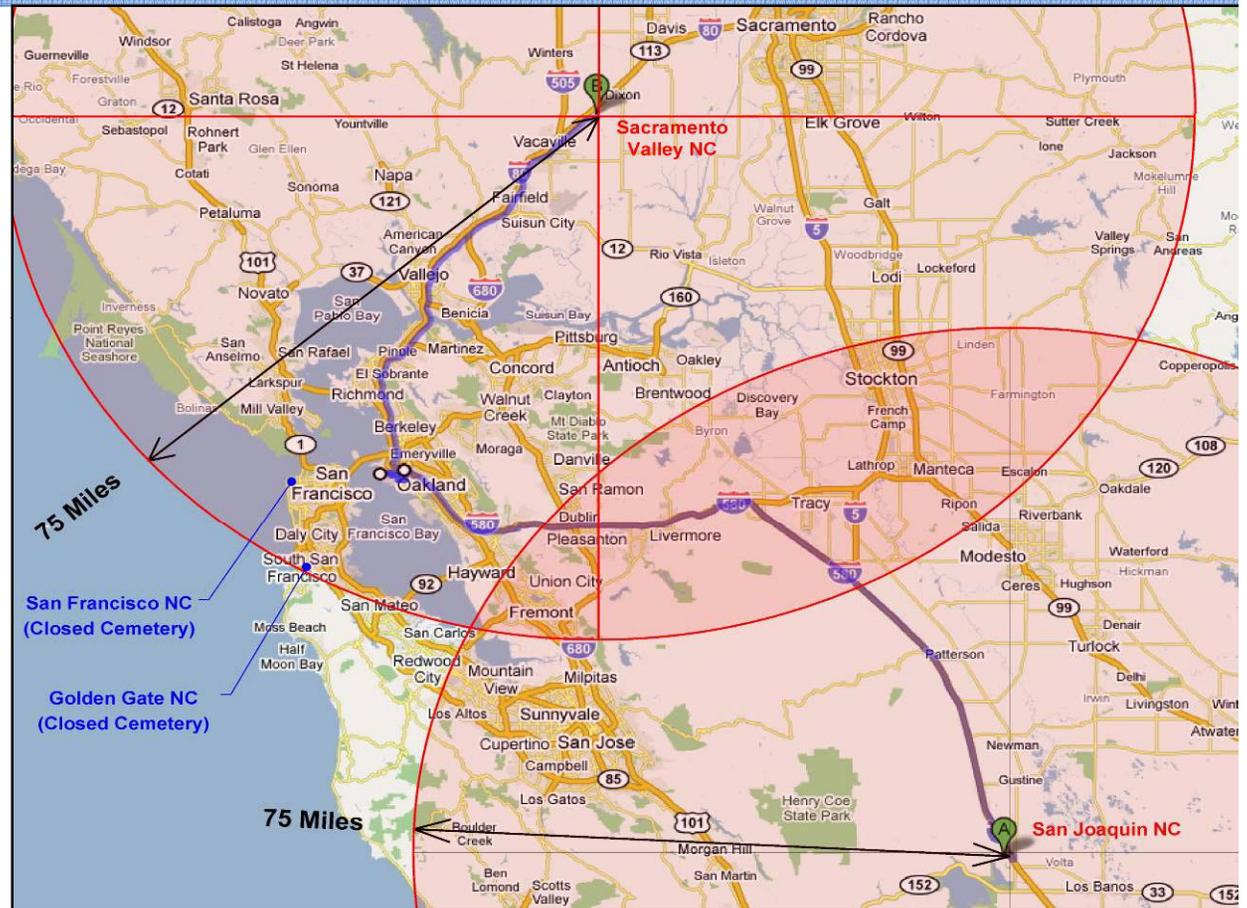


Source: VA Central Office

**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# Existing NCA Bay Area Cemeteries

- Sacramento Valley National Cemetery  
Dixon, CA
- San Joaquin Valley National Cemetery  
Santa Nella, CA
- Golden Gate National Cemetery  
San Bruno, CA
- San Francisco National Cemetery  
San Francisco, CA



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# NCA Cemetery Facilities

## Columbaria



## Committal Shelter



National Memorial Cemetery of Arizona - Phoenix, AZ

**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# PROPOSED ACTION



## Navy

- Disposal of the property: The disposal action would consist of a Fed-to-Fed property transfer of approximately 549-acres of property at NAS Alameda from the Navy to VA.

## VA



- Acquire the property from the Navy via Fed-to-Fed Transfer
- Development of VA facilities to serve Bay Area veterans
- Enhanced-Use Lease: A public private partnership program to provide an in-patient community hospital on the site that would be available to VA patients and the community.



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



## **“ONE VA” OBJECTIVE**

- **“One VA” provides VHA, VBA, and NCA services at one location to better meet the needs of the veteran population in the Bay Area**
- **Enable VA staff to help veterans more quickly and effectively**
- **Enable VA staff to function as a single service entity**



# Siting Criteria for VA Facilities

## VHA Outpatient Clinic Siting Criteria

- located within a 30 min drive

### OPC Location Area:

- North – Alameda/ Contra Costa County line
- East – Alameda/ Contra Costa County line
- South – 98<sup>th</sup> Avenue, Oakland
- West - San Francisco Bay

## Other Considerations

- Area with dense veteran population
- Proximity to local civilian hospitals
- Access to public transportation
- Avoid locating under flight path of airports due to issues related to post-traumatic stress syndrome

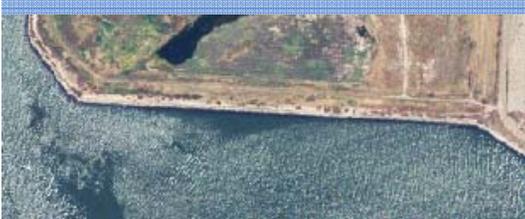
## Space/Acreage Requirements

107,000 gross square feet (gsf) 15 acres

### VBA

Support Office

5,000 gsf



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# Siting Criteria for VA Facilities - **NCA**

## **Service Area (Catchment Area)**

Columbaria that would serve 90% of the San Francisco Bay Area veterans within 75 miles of their residence

## **Space/Acreage Requirements**

50 acres

## **Other Considerations**

- Area with dense veteran population
- sufficient for at least a 40-year projection within a 75 mile radius of the projected site
- shape of property; aesthetics
- accessibility
- availability of water and utilities
- compatible surrounding land uses
- quality of soils
- topography
- restrictions on development



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



# Alternative 1

## “One VA” at Alameda Point Alternative

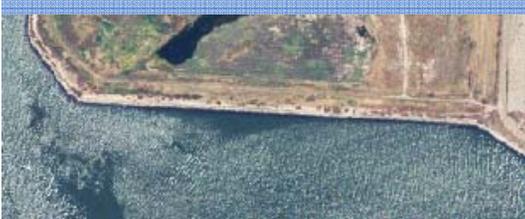
### ALL VA FACILITIES LOCATED ON TRANSFER PARCEL

VA would acquire 549-acre parcel from Navy via Fed-to-Fed Transfer and a 113-acre portion of the site would be developed with the following:

- **NCA Columbaria Cemetery** (53 acres)
- **VHA Outpatient Clinic** (107,000 sq. ft./15 acres)
- **Community Hospital with helipad – EUL** (250,00 sq. ft./25 acres)
- **VA Support Offices / Medical Office Buildings** (100,000 sq. ft./20 acres)

#### Other Proposed Uses

- Nature Center
- Bay Trail
- Use of existing bunkers for storage of emergency supplies



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# Alternative 1 – Preferred Alternative

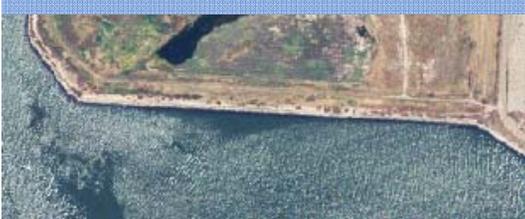




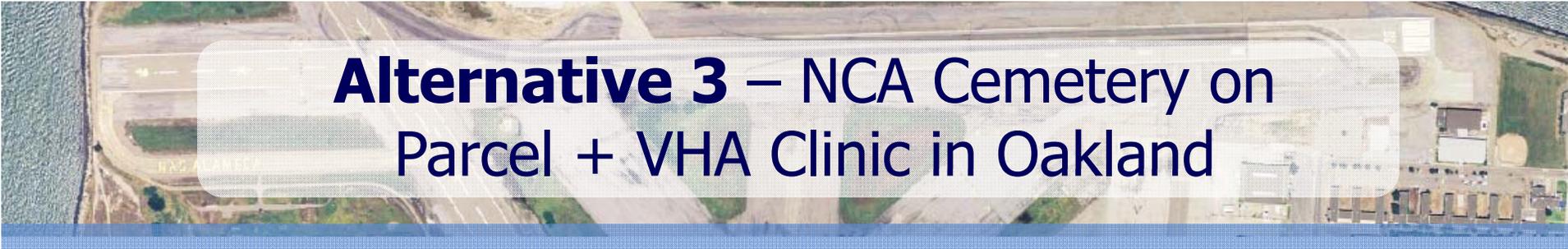
## **Alternative 2 – NCA Cemetery on Parcel + VHA Clinic at other Alameda Point Site**

### **NCA CEMETERY ON FED-TO-FED TRANSFER PARCEL + VHA OUTPATIENT CLINIC AT OTHER ALAMEDA POINT SITE**

- VA would acquire 549-acre parcel from Navy via Fed-to-Fed Transfer
- NCA Cemetery developed on 549-acre transfer parcel
- VHA Outpatient Clinic established at another location at Alameda Point
- VA Regional Offices would remain in Oakland
- No community hospital or medical office space proposed; VA would not likely pursue EUL opportunities
- To implement this alternative, VA would need to purchase or lease property elsewhere on Alameda Point



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



## **Alternative 3 – NCA Cemetery on Parcel + VHA Clinic in Oakland**

### **NCA CEMETERY ON FED-TO-FED TRANSFER PARCEL + VHA OUTPATIENT CLINIC IN OAKLAND**

- VA would acquire 549-acre parcel from Navy via Fed-to-Fed Transfer
- NCA Cemetery developed on 549-acre transfer parcel
- VHA Outpatient Clinic established at a location in Oakland
- VA Regional Offices would remain in Oakland
- No community hospital or medical office space proposed; VA would not likely pursue EUL opportunities
- To implement this alternative, VA would need to purchase or lease property in Oakland



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# Alternative 3 – Possible OPC Sites in Oakland

7200  
Edgewater  
Drive  
18.9 Acres  
Near Interstate 880  
Near Oakland Airport

Oakland  
Coliseum

0 Pardee  
Drive  
18.63 Acres  
Near Interstate 880  
Near Oakland Airport

Oakland  
Airport

I-80

# ALTERNATIVES 2 and 3

VA Columbaria-only  
at Fed-to-Fed Transfer Parcel





## **Alternative 4 - No Action Alternative**

- Fed-to-Fed transfer would not take place; no VA facilities would be constructed on the site.
- Property would remain in Navy ownership until another property recipient could be identified.
- On-site activities would be limited to maintenance, cleanup, and other actions associated with the Navy's caretaker status of the site.
- VHA Healthcare and VBA benefits services would remain at the current locations.
- NCA Cemetery Services - San Francisco Bay Area veterans would use the San Joaquin National Cemetery in Santa Nella, CA, located approximately 100 miles away, the Sacramento Valley National cemetery located 65 miles away, or a private cemetery.



# Principal Environmental Resources Considered in the EA

- Biological Resources
- Transportation
- Hazardous Materials & Waste
- Geology and Soils
- Water Resources
- Utilities
- Public Services
- Land Use
- Noise
- Visual Resources
- Air Quality
- Cultural Resources
- Socioeconomics & Environmental Justice

# California Least Tern



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

# California Brown Pelican



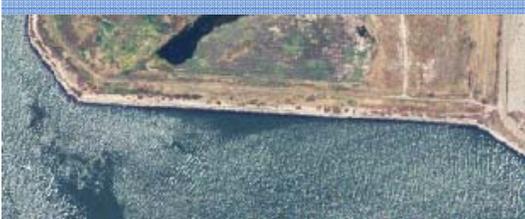
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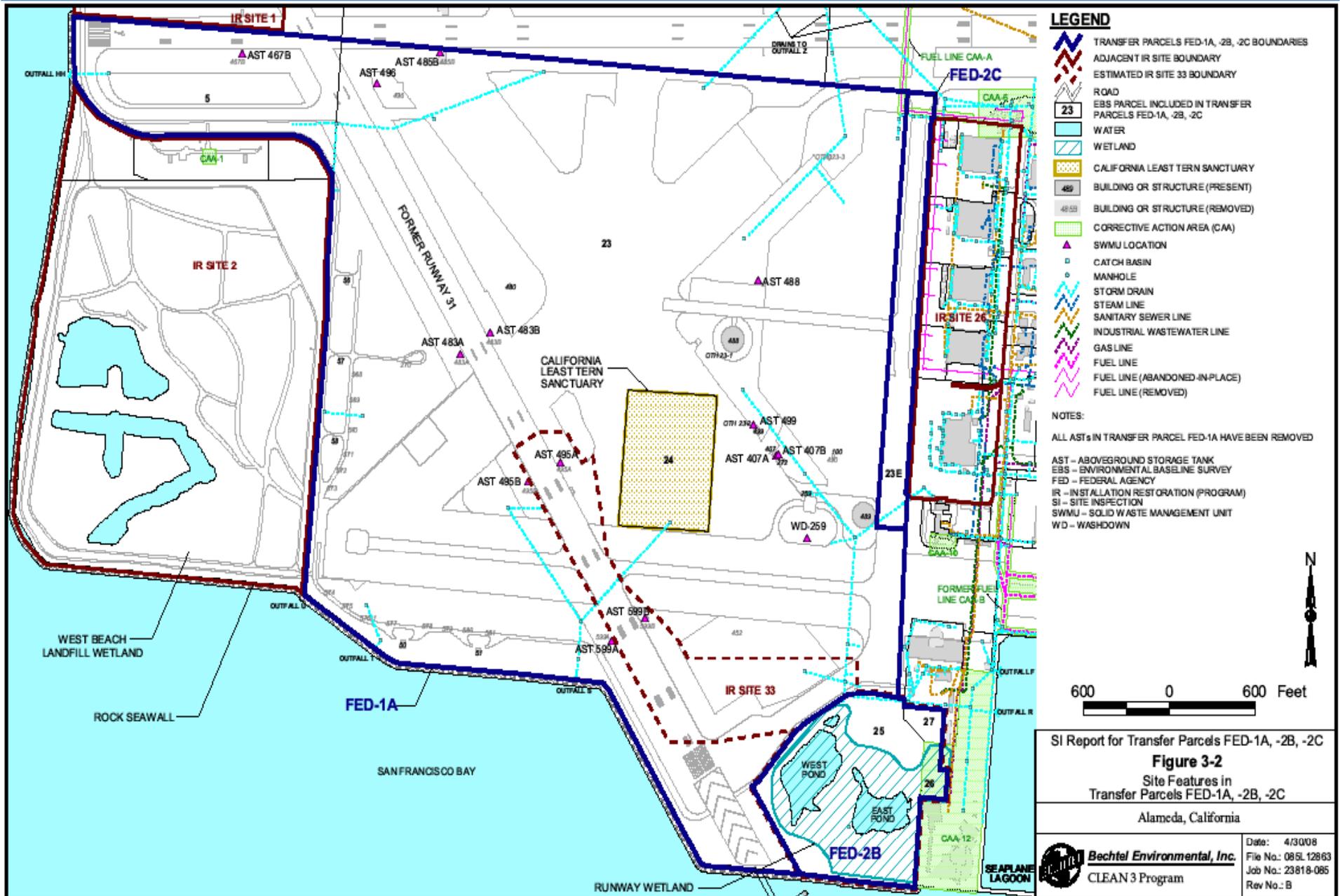
# Installation Restoration Program

## PURPOSE:

- Identify, investigate, characterize, and clean up hazardous substances
- Reduce risk to human health and the environment from past disposal operations and spills/releases
- Consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Complete necessary environmental work and obtain site closure from regulatory agencies



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**

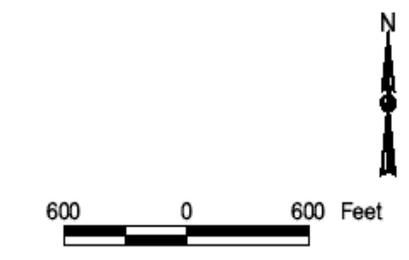


- LEGEND**
- TRANSFER PARCELS FED-1A, -2B, -2C BOUNDARIES
  - ADJACENT IR SITE BOUNDARY
  - ESTIMATED IR SITE 33 BOUNDARY
  - ROAD
  - EBS PARCEL INCLUDED IN TRANSFER PARCELS FED-1A, -2B, -2C
  - WATER
  - WETLAND
  - CALIFORNIA LEAST TERN SANCTUARY
  - BUILDING OR STRUCTURE (PRESENT)
  - BUILDING OR STRUCTURE (REMOVED)
  - CORRECTIVE ACTION AREA (CAA)
  - SWMU LOCATION
  - CATCH BASIN
  - MANHOLE
  - STORM DRAIN
  - STEAM LINE
  - SANITARY SEWER LINE
  - INDUSTRIAL WASTEWATER LINE
  - GAS LINE
  - FUEL LINE
  - FUEL LINE (ABANDONED-IN-PLACE)
  - FUEL LINE (REMOVED)

**NOTES:**

ALL ASTs IN TRANSFER PARCEL FED-1A HAVE BEEN REMOVED

AST - ABOVEGROUND STORAGE TANK  
 EBS - ENVIRONMENTAL BASELINE SURVEY  
 FED - FEDERAL AGENCY  
 IR - INSTALLATION RESTORATION (PROGRAM)  
 SI - SITE INSPECTION  
 SWMU - SOLID WASTE MANAGEMENT UNIT  
 WD - WASHDOWN



SI Report for Transfer Parcels FED-1A, -2B, -2C

**Figure 3-2**  
 Site Features in  
 Transfer Parcels FED-1A, -2B, -2C

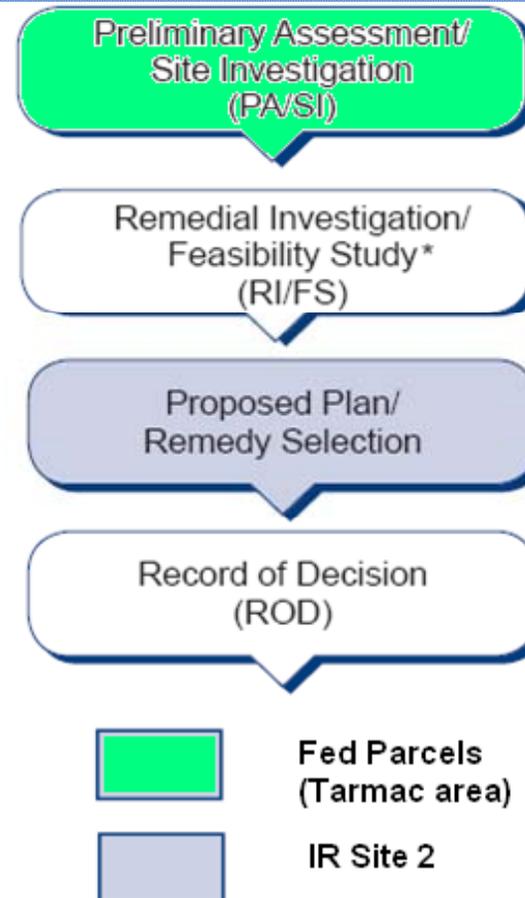
Alameda, California

**Bechtel Environmental, Inc.**  
 CLEAN 3 Program

Date: 4/30/08  
 File No.: 085L12863  
 Job No.: 23818-085  
 Rev No.: B

# IR Site 2 and Fed Parcels

- IR Program Flow Diagram



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**



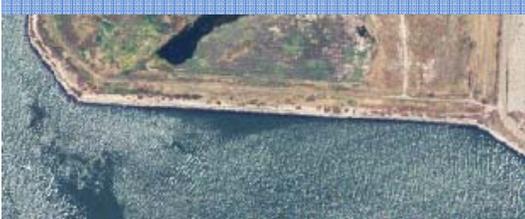
## IR Site 2

- Total acreage: 110 acres
  - West Beach Landfill - 77 acres
  - West Beach Wetlands - 33 acres
- Completed Remedial Investigation/Feasibility Study
- Proposed Plan/Public Comment – Feb 2009
- Record of Decision – December 2009
- Prepare Engineering Design and Implement Remedy – 2010 - 2013



# Fed Parcels

- Total acreage: 439 acres
- Site Investigation Completed
- Supplemental Site Investigation – late 2009
  - Surface stains
  - Washdown areas
  - Electrical transformers and arresting gear structures
  - Area north of IR Site 2 (Panhandle area)
- Submit closure plan based on results - 2010



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**





## **Public Involvement and Next Steps**

- **Initial Public Comment Period (until 1/20/09)**
- **Publication of Draft EA (Spring 2009)**
- **Draft EA Public Comment Period (Spring 2009)**
- **Final EA (Summer 2009)**
- **Public Notice of Availability and FONSI (Summer 2009)**



# How to participate tonight

- **How to Participate Tonight:**
  - Sign-in and pick up a speaker form and/or a comment form at the registration table
  - Comment verbally (submit a speaker form, comments will be transcribed)
  - Submit written comments (on the comment sheet; place in comment box)
  - Q&A with VA/Navy representatives
- **How to Participate after the Meeting**
  - Submit written comments to the Navy through January 20<sup>th</sup> (information on comment form)



# Q & A

Thank you!  
Any questions or comments?



**NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA**