

Information Repositories

The Navy maintains two information repositories for Alameda Point that contain project documents and other reference materials related to the investigation and cleanup program. The repositories are updated as new information becomes available.

ALAMEDA POINT – Note New Location!

950 West Mall Square, 2nd Floor, Rooms 240-241
Alameda Point, CA
(415) 743-4713

Hours:

Monday-Friday
8:30 a.m. – 5:00 p.m.

ALAMEDA LIBRARY

2200 A Central Avenue
Alameda, CA
(510) 747-7777

Hours:

Mon/Wed 9:30 a.m. – 9:00 p.m.
Tues/Thurs/Fri/Sat 9:30 a.m. – 5:30 p.m.
Sun 1:00 p.m. – 5:00 p.m.

For More Information

The Navy welcomes your input. If you have questions or concerns or want more information please contact:

Thomas Macchiarella

Navy BRAC Environmental Coordinator
RAB Co-Chair

ALAMEDA POINT/ALAMEDA ANNEX

Address: 1230 Columbia Street, Suite 1100
San Diego, CA 92101-8517

Email: Thomas.macchiarella@navy.mil

Phone: (619) 532-0907

Fax: (619) 532-0940

Upcoming RAB Meetings:

The RAB consists of representatives of the community who advise the Navy, as well as state and federal regulators, on environmental cleanup issues and strategies for Alameda Point. You are invited to attend the monthly RAB meetings to learn more about the Navy's work at Alameda Point. The RAB meetings are held from 6:30 to 8:30 p.m. on the first Thursday of each month at the City of Alameda offices, 950 West Mall Square, Building 1, Room 140.

Thursday, March 3rd

Thursday, April 7th

Thursday, May 5th

Web Site

For more information about the Navy's cleanup program at Alameda Point, or to see a map of the sites, visit our website at:

<http://www.efds.w.navy.mil/environmental/alamedapoint.htm>



ALAMEDA POINT FOCUS

Issue 3



Winter 2005

Alameda Point Transfer Process

For over five decades, Alameda Point was an active and vital military base drawing military and civilian workers from all over the world. Alameda Point was identified for closure in 1993 and ceased operation in 1997. Upon formal closure, the Navy assumed caretaker status of Alameda Point until the majority of the property could be transferred to the City of Alameda. Representatives of the Navy and City are in discussions to transfer over 30 individual sites, which are contained within numerous development parcels. There are two primary ways to transfer property as described below – both methods allow opportunities for public comment and opinion.

Finding of Suitability to Transfer (FOST):

Prior to transferring any parts of Alameda Point, the Navy must investigate any past contamination and conduct cleanup actions where necessary. The Navy works to do this in a manner that is compatible with the City of Alameda Redevelopment Agency's land use



The Navy and City are working together to transfer over 30 individual sites to the City.

plans. Once the property has been assessed as acceptable for its intended use, it is ready for transfer. At this point, the Navy prepares a Finding of Suitability to Transfer (FOST) and submits it for regulatory and public review. The FOST outlines the environmental condition of a property including whether a release or disposal of hazardous substances or petroleum products has occurred. The FOST contains a finding that the property is suitable for transfer by deed for the intended purpose and also documents any future use restrictions. After the FOST is signed, the Navy executes the actual real estate transactions that convey the property to the new owner.

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Environmental Cleanup Information and Public Participation

Environmental activities began at Alameda Point in the early 1980s and continue today. State and federal regulatory agencies provide oversight and approval of all work conducted.

Your input is important for the environmental and cleanup program's success! Please give us a call if you have questions, want more information, or would like a Navy representative to give a brief presentation about plans for Alameda Point at your next community or group event.

Thomas Macchiarella - Navy BRAC Environmental Coordinator
(619) 532-0907 • Thomas.macchiarella@navy.mil

You can also come to a monthly community meeting about cleanup activities at Alameda Point. The Alameda Point Restoration Advisory Board is a group of diverse community members that meets the first Thursday of every month to advise the Navy on investigation and cleanup actions. All members of the public are welcome at the RAB meetings.

For more information on the RAB see page 4

RECENT AND UPCOMING FIELD ACTIVITIES

Alameda Point occupies 2,675 acres, including 1,100 acres offshore, at the western end of Alameda Island. Past Navy activities (either leaks, spills, or other activities that were acceptable practice at the time) have left behind chemicals in soil, sediment and groundwater at certain areas of the former Naval base.

There are over 30 sites being investigated and cleaned up at Alameda Point.

Information about these sites has been provided in past newsletters and recent work includes collection of soil and groundwater samples at the West Beach Landfill (Site 2), preparation of Feasibility Studies for several sites, conducting basewide groundwater monitoring, completion of an interim cleanup action at the George P. Miller Elementary School and Woodstock Child Development Center facility, and conducting the remedial investigation fieldwork at the Dock Zone (Site 27).

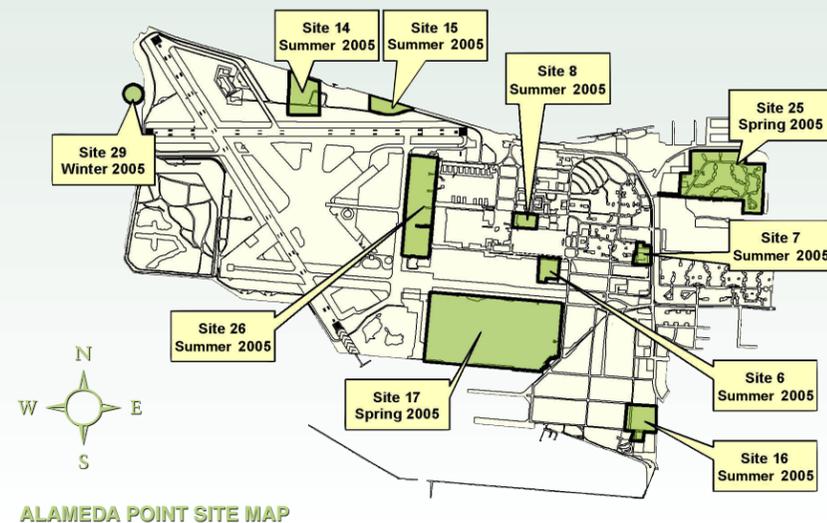
Upcoming Proposed Plans in 2005

A **PROPOSED PLAN (PP)** is a short document that lists the different cleanup alternatives considered for a site and highlights the one the Navy believes is the best choice. PPs use the data collected and compiled during the environmental study phase to propose a remedy for pollution in soil, groundwater, sediment or other media. A PP is presented to the public during a 30-day review period to allow interested community members a chance to review and comment on the proposed cleanup plan.

PPs are presented for public review in an easy to understand fact sheet. A 30-day public review period is held for each PP and a community meeting is held during the review period to explain the PP, answer questions and accept public comments. Public comments can also be submitted in writing anytime during the public comment period. PPs are placed in the local information repositories maintained by the Navy for Alameda Point, and the fact sheet is distributed to mailing list as an insert to the Alameda Journal newspaper.

PPs are placed in the local information repositories maintained by the Navy for Alameda Point. Additionally, the fact sheet is distributed to a mailing list and added as an insert to the Alameda Journal newspaper.

- The PP for the Former Fire Training area (Site 14) is planned for public review during Summer 2005.
- The PP for Sites 6, 7, 8 and 16 (a gas station and various storage and maintenance facilities) is planned for public review in Summer 2005.
- The PP for the Seaplane Lagoon (Site 17) is planned for public review in Spring 2005.
- The PP for the Skeet Range (Site 29) is planned for public review in Winter 2005.
- The PP for soil at Coast Guard North Housing (Site 25) is planned for public review in Spring 2005.
- The PP for groundwater beneath and around Site 25 is planned for public review during Spring 2005.
- The PP for Western Hangar Zone (Site 26) is planned for public review in Summer 2005.
- The PP for Site 15 is planned for public review in Summer 2005.



Transfer Process

Continued from page 1

Finding of Suitability for Early Transfer (FOSET): In an effort to expedite reuse, Finding of Suitability for Early Transfer (FOSET) using the Early Transfer Authority may be prepared instead of a FOST. The Early Transfer process allows the Navy to transfer property to a recipient without having completed all necessary cleanup actions. In such cases, the Navy may conduct cleanup actions, or the future landowner (in this case, the Alameda Redevelopment and Reuse Authority) may conduct the cleanup actions. Steps for preparation of a FOSET are very similar to those of a FOST. However, when all paperwork is complete the early transfer must be approved by the United States Environmental Protection Agency and the Governor of California.

The FOSET must include necessary use restrictions to protect the transferee and a clause allowing the Navy access to the property to continue environmental investigation, cleanup and monitoring, if necessary.

Currently, it is projected that the majority of land at Alameda Point will be transferred to the Alameda Reuse and Redevelopment Authority (ARRA) under the FOST process. However, the Navy and ARRA are currently evaluating the option of transferring some portions of land using the FOSET process. Meanwhile, the City of Alameda is moving forward with its planning process for the reuse of Alameda Point. (see box on Public Workshops).

Public Workshops for Redevelopment

The Alameda Redevelopment and Reuse Authority, ARRA, is in ongoing discussions with the Navy to facilitate the transfer of Alameda Point. Additionally, ARRA is hosting a series of public workshops to discuss the future development of Alameda Point and evaluate a range of land use alternatives for select planning areas.

Through these workshops, Alamedans will have the opportunity to discuss and provide recommendations to ARRA on several important decisions as part of the redevelopment of Alameda Point:

- What opportunities exist for redevelopment within areas identified as part of the historic district? Which historic buildings should be preserved?
- If an economically viable reuse cannot be found for former residential buildings, such as the Bachelor's Officers' Quarters, how should the City redevelop these areas?
- What types of neighborhoods should be created in Alameda Point?
- How should the waterfront area be improved?
- What transportation facilities would be most useful – a gondola, a light rail system, express buses, ferries or shuttles?

Two workshops have been held with three more planned for February, April and June 2005. For more information please call Ms. Elizabeth Johnson, City of Alameda Base Reuse Planner, at (510) 749-5903.

News From The RAB

RAB MEMBERS recently updated the rules and guidelines that govern RAB meetings. To improve operations and meeting productivity new rules have been added or clarified.

In December, the RAB re-elected Mrs. Jean Sweeney as the Community Co-Chair and Mr. Jim Sweeney as the Vice Co-Chair for 2005. Mr. Thomas Macchiarella, the Navy's BRAC Environmental Coordinator for Alameda Point, remains the Navy's Co-Chair.

In an effort to integrate RAB activities into the larger community of Alameda, the RAB held its December meeting immediately prior to the ARRA community planning session. RAB members then attended the community planning session.

The December 2nd planning session was structured to allow the public the opportunity to provide feedback on a broad range of development alternatives. Participants were encouraged to comment on a series of land use alternatives. This information will be used to help the ARRA develop a preferred land use alternative for Alameda Point that will be the basis for further discussions with the selected Master Developer – Alameda Point Community Partners.