



# BRAC Talk

## Environmental Base Realignment and Closure News

Summer 1997

### REGIONAL WORKSHOPS HELP BCTs FOCUS ON "RUNNING THE COURSE"

Navy Joins DUSD(ES), Other Services, and EPA to Present July Workshop

The Office of the Deputy Under Secretary of Defense (Environmental Security) DUSD (ES), in conjunction with the Services, is sponsoring three identical workshops for BRAC Cleanup Teams (BCTs) this spring and summer. Workshops have already been held in Charleston, SC and San Antonio, TX; a session in Los Angeles, CA is scheduled for 15-17 July, 1997. BCTs, including the U.S.

Environmental Protection Agency (EPA) and state members, at all BRAC bases in the western U.S. are invited to the workshop.

The BCT Workshop reflects a joint approach to BRAC base cleanup issues. The staff of the DUSD(ES) Cleanup Office, all of the Services, the Defense

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### NORTHDIV PARTNERS WITH USGS

By Mary Hunt

*Editor's Note: The Philadelphia Naval Complex (hospital, station, and shipyard) was listed for closure during BRAC I and II.*

The U.S. Geologic Survey (USGS) recently conducted a comprehensive literature search for data and information on ground water flow and quality at the Philadelphia Naval Complex (PNC). The study included a review of information in the areas upgradient and downgradient, including adjacent areas of New Jersey. The USGS administrative letter report entitled "Flow and Quality of Ground Water in the Vicinity of the Philadelphia Naval Complex, Philadelphia, PA" provided the navy with detailed information on historical and current ground water flow patterns and quality conditions. The report concluded that the principal component of flow is in the horizontal direction in the lower sand unit flowing toward New Jersey and that the water quality of the Potomac/Raritan-Magothy aquifer system over the entire South Philadelphia region has been degraded due to urbanization and industrialization. Ground water contamination in this area is a regional problem. The primary contaminants were iron and manganese.

The USGS also evaluated the wells at PNC to determine if some could be converted to monitoring wells. This administrative letter report is entitled "Preservation or Proper Closure of Wells at Philadelphia Naval Complex, Philadelphia, PA." The report has led to the Navy doing further evaluation of the ground

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Logistics Agency, and the EPA worked together to develop a program to address common concerns and critical needs of personnel engaged in the environmental restoration of BRAC installations.

The workshop addresses important regulatory and process issues and provides guidance on useful managerial strategies. Risk communication, the integration of priorities and sequencing of restoration work, base reuse, and restoration advisory boards (RABs)/technical assistance for public participation (TAPP) are all on the agenda. Technical topics are also covered: landfill remediation, groundwater contamination, unexploded ordnance, innovative technologies, and others.

While the workshops bring together BCTs from all installations within a region, each Service is providing coordination for one workshop. The Navy has the lead for the July workshop. In addition, the Services provide additional training at special breakout sessions on the third day of the workshop. At the July conference in Los Angeles, the Navy, Army, and Air Force all plan to sponsor third-day programs.

In previous years we have had training aimed at forming BCTs and preparing BRAC Cleanup Plans (BCPs). The focus of this workshop is “running the course,” in other words dealing with the challenges of implementing the environmental restoration called for in the BCPs. Future training activities will focus on the steps involved in completing cleanup and finalizing the transfer of property. Because there are installations at every stage along this spectrum of activity, workshops such as this one serve as a valuable forum for sharing lessons learned and networking with peers.

Contact Linda Slothouber at (703) 917-2765 or send e-mail to [lindas@bah.com](mailto:lindas@bah.com) for workshop registration information.

*“NORTHDIV Partners with USGS”  
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water through sampling of reconstructed wells. The USGS has since been tasked to videoscope existing wells to determine their structural condition. Upon reconstruction of selected wells to monitoring wells by a Navy contractor, sampling in the upper, middle and lower aquifers will be conducted to provide baseline information on ground water conditions.

The services of USGS have also been used at the Naval Air Warfare Center (NAWC) Trenton, NJ. Initially, the USGS accomplished a preliminary hydrogeologic framework to provide recommendations for additional monitoring well locations (Phase I). Phase II investigations refined the understanding of geologic conditions and ground water flow system, and located the optimum placement for deep monitoring wells. Phase III will provide oversight and assistance for on-site work, data collection and interpretation, and ground water flow model development for two installation restoration sites (Sites 1 and 3).

Throughout these investigations, the USGS has provided excellent field support by highly qualified, field-experienced personnel. They have been responsive to our comments and able to work within our schedules.

These are only a few examples of the services that the USGS can provide. For similar ground water tasks, we can contact the local USGS office to determine their capability and availability. Our Activity restoration project managers can provide additional assistance regarding the specific process for Interagency procurement Determination and Findings for an Economy Act Interagency Procurement Request.

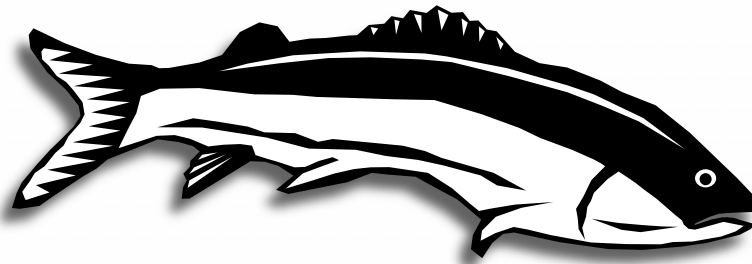
*Mary Hunt is the Above Ground Storage Tank Manager at Naval Facilities Engineering Command's Northern Division (NORTHDIV). This article was reprinted from their newsletter Environmental News, Spring 1997.*



*USGS hydrologist Kevin Grazul performing borehole video logging at Philadelphia Naval Complex production wells.*

## FISHERIES GAINS CALIFORNIA NAVAL FACILITY

By Jeff Young



A former U.S. naval reserve center was transferred to the National Oceanic and Atmospheric Administration (NOAA) in October 1996 in central California. The Naval Reserve Center Pacific Grove was designated for closure in March 1993 and was formally deactivated by the Navy in April 1994. NOAA has been working to acquire the property since late 1993.

The transfer ceremony was officiated by William Cassidy, Jr., Deputy Assistant Secretary of the Navy (Conversion and Redevelopment) and NOAA General Counsel Terry Garcia. Other speakers included Steven Honigman, General Counsel of the Navy, Nancy Foster, Deputy Assistant Administrator of NOAA for Fisheries, Congressman Sam Farr (D-Ca.), a strong supporter of marine sciences, and Mayor Sandy Koffman of Pacific Grove. The transfer ceremony was followed by tours of the facility, which included poster and computer displays describing NOAA's cooperation with the Navy, and research of the National Marine Fisheries Service.

"The Monterey Bay region has an excellent reputation for research and education in the marine sciences, and NOAA is proud to contribute to this effort and to be at the forefront of working to understand our environment and its resources," said Garcia. "The NOAA Fisheries group that will occupy this building and the NOAA weather forecast office in Monterey both cooperate extensively with the Navy's operational activities here to benefit both agencies."

"The Department of the Navy is gratified that it has been able to contribute this excellent resource to the important marine

research that is already being conducted in the Monterey Bay area," agreed Cassidy, who oversees naval base conversions. "Today's transfer of the naval reserve center facilities at Pacific Grove to NOAA is a wonderful example of our ability to convert defense facilities for civilian use in a manner that will enhance the community and the region."



The Pacific Grove facility is now the home of the Pacific Fisheries Environmental Group (PFEG), part of National Marine Fisheries Service's Southwest Fisheries Science Center. The group has been located on the Monterey Peninsula for 27 years and was first housed in a trailer on this same site, going on to move seven times among temporary facilities before returning to Pacific Grove. PFEG scientists use data and information on ocean conditions generated by the Navy's Fleet Numerical Meteorology and Oceanography Center and provide oceanographic data, analyses, and research in support of NOAA's mission of fisheries management

and advancing marine fisheries predictions. Changes in ocean conditions affect the productivity of many fisheries, and PFEG's research contributes to the understanding of fisheries fluctuations.

The 4 1/2-acre property has an interesting history. It was first acquired by the Coast Guard in 1870 as part of the Pt. Piños Lighthouse, which is a stone's throw from the new NOAA facility. The current building on the site was constructed in 1952 to serve as an air interceptor training facility for Navy pilots and ground personnel during the Cold War.

In 1963, the site was deactivated as a training facility and became home for the Naval Fleet Numerical Weather Facility, used as a computing and reporting center for meteorological analysis. Eleven years later, the site became the home of a naval reserve unit which drew 100 reservists from the San Francisco Bay area for monthly training activities. Eight active duty naval personnel worked there full-time to maintain the site and conduct training until its closure in 1994.

*Jeff Young is the Public Affairs Officer at Naval Facilities Engineering Command's Engineering Field Activity West in San Bruno, California. His phone number is (415) 244-3041, DSN 494-3041. This article was reprinted from the National Oceanic and Atmospheric Administration's Update newsletter of December 1996.*

## BAY AREA DEFENSE CONVERSION ACTION TEAM ENVIRONMENTAL TECHNOLOGY PARTNERSHIP

*In our first issue of BRAC Talk (Summer 1996), we included an article on the Bay Area Defense Conversion Action Team (BADCAT). BADCAT is a group dedicated to the use of innovative technology at base cleanups in the San Francisco, California area. In this issue we are updating you on the latest BADCAT developments. (See related article "New Environmental Technologies Showcased at Hunters Point", page 6.)*

### Program Statement

The Bay Area Defense Conversion Action Team's (BADCAT) Environmental Technology Partnership (BADCAT ETP) is eliminating deeply entrenched institutional barriers to implementation of new environmental technologies and solutions for expediting clean-up and conversion of California's multiple military base closures. Successes of this Partnership benefit all of California, the nation and beyond.

The BADCAT ETP is a public-private partnership of the Bay Area Economic Forum (BAEF), Bay Area Regional Technology Alliance (BARTA), California Environmental Protection Agency (CalEPA), U.S. Environmental Protection Agency (U.S. EPA), U.S. Navy, Chevron Research and Technology Company, Career/Pro, host military bases, Restoration Advisory Boards (RABs) and other technical experts working to expedite clean-up and economic conversion of Bay Area closing and closed military bases through application of new environmental technologies. In an era of constrained resources, these organizations have recognized that they must all work together to leverage resources and minimize duplication while working toward the common goal of reintegrating the closing and closed military bases into local economies and communities.

BADCAT, a project of BAEF, began in 1994 by concerned leaders and organizations in response to the adverse economic impacts caused by the region's 12 military base closures, which represent 15% of total national closures and 30% of total national jobs lost. BAEF is a partnership between the Association of Bay Area Governments (ABAG), representing 100 cities and counties, and the Bay Area Council (BAC), representing over 250 private businesses.

### BADCAT ETP objectives are to:

- Expedite clean-up and reuse of properties on the Bay Area's 12 closing and closed military bases
- Stimulate the region's environmental technology industry as a means of mitigating economic impacts of defense downsizing
- Foster commercialization of emerging environmental technologies with regionwide applicability by testing on selected parcels at the closing bases
- Expand international exports for the Bay Area's environmental technology industry

Clean-up cost estimates continue to rise at an alarming rate with the median clean-up cost of 49 of the military bases being closed exceeding the projected cost estimates by 50%. Recognizing the potential of new technologies to constrain clean-up costs, BADCAT ETP partners are collaborating to support development and deployment of new environmental technologies. BADCAT ETP partners believe that with unprecedented federal budget cuts, military base closures must become more efficient and environmentally safe by incorporating cutting-edge technologies and solutions. The use of

innovative technologies will optimize allocation of tax payer dollars and ensure closing and closed military bases are promptly returned to host communities as productive real estate to grow businesses and generate new jobs.

Simply stated, the BADCAT ETP strategy is to identify and support emerging and innovative environmental technologies with regionwide applicability. By addressing common regional contamination problems found on the Bay Area's 12 closing and closed military bases, the BADCAT ETP ensures a need for successfully demonstrated technologies, making the Partnership unique among federal or state technology development initiatives. Rather than focusing on site-specific clean-up requirements, the BADCAT ETP concentrates on technologies that can benefit all bases in the region with similar contamination problems.

Companies sponsoring technologies in the BADCAT ETP agree to fund (often creatively by partnering with other companies that would benefit from the proposed technology) primary demonstration costs. In return for their investment, the companies' technologies are evaluated for broad applicability by Department of Defense, CalEPA, U.S. EPA and other technical experts from the private sector and research institutions.

*For more information on this program, contact: Mr. Jeff Heath, Manager, Technology Application Branch (805) 982-1657, DSN 551-1657, [jheath@nfesc.navy.mil](mailto:jheath@nfesc.navy.mil); or Mr. Ernie Lory, Manager, Advanced Fuel Hydrocarbon Remediation, National Test Location, (805) 982-1299, DSN 551-1299, [elory@nfesc.navy.mil](mailto:elory@nfesc.navy.mil).*

Our Web address is:  
<<http://www.nfesc.navy.mil>>



## THE STATE OF CALIFORNIA'S BRAC WEB SITE

The California State Governor's Office of Planning and Research has an interesting web site. Check it out on the Internet at:

<<http://www.cedar.ca.gov>>

("cedar" stands for California Economic Diversification and Revitalization).

Their newsletter, *California Base Closure News*, is available on from the home page by choosing "Base Realignment and Closure" then "Newsletters". Several articles in this issue of *BRAC Talk* are reprinted from the February 1997 issue.

## ALTERNATIVE RESTORATION TECHNOLOGY TEAM FORMED

A new team of Navy environmental professionals promotes the use of innovative technologies. The Alternative Restoration Technology Team (ARTT) performs the following tasks for the Navy's cleanup program at closing and non-closing bases:

- ◆ identify barriers that make it hard to use innovative technologies
- ◆ recommend process changes to eliminate those barriers
- ◆ propose ways to develop and use new technologies
- ◆ develop strategies to support use of innovative technologies
- ◆ identify sites and innovative technologies for demonstrations
- ◆ establish and coordinate communication among the Navy's Remedial Project Managers (RPMs)



ARTT is an advisory group. *BRAC Talk* will keep you informed of their activities and progress.

Todd Margrave is the NAVFAC ARTT contact, NAVFAC Code 41TM (703) 325-6460 DSN 221-6460. Nick Ta is the NFESC ARTT contact, NFESC Code 414NT (805) 982-5478 DSN 551-5478.

## EPA ANNOUNCES NEW SERVICE

The U.S. Environmental Protection Agency (EPA) Technology Innovation Office (TIO) offers an e-mail service to keep you informed of important technology developments. The service provides an e-mail about once a month, sharing the latest information on site characterization and remediation technologies. It also highlights new publications and events. More information can be found on TIO's home page at:

<<http://clu-in.com>>

To subscribe, send e-mail to:

[listserv@unixmail.rtpnc.epa.gov](mailto:listserv@unixmail.rtpnc.epa.gov)

On the first line of the message area, type:

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Questions or comments on this service can be directed to Jeff Heimerman (703) 603-7191, [heimerman.jeff@epamail.epa.gov](mailto:heimerman.jeff@epamail.epa.gov)

## NEW ENVIRONMENTAL TECHNOLOGIES SHOWCASED AT HUNTERS POINT

*Hunters Point Naval Shipyard was announced for closure in April 1991. The property covers 522 acres and is located within the City and County of San Francisco, California. The Navy's operational use of the shipyard ended in 1974, with little use of the property since then. Most of the buildings on the base have deteriorated.*

Demonstrations of two experimental technologies were held at the former Hunters Point Navy Shipyard on January 23, 1997. Both environmental technologies aim for a "faster, better, cheaper and safer" identification and cleanup of petroleum hydrocarbons and inorganic (metal) contaminants in the soil.

Klohn-Crippen Consultants, from Vancouver, B.C., Canada, demonstrated the on-site removal of organic and inorganic soil contaminants through its ChemTech Volume Reduction Remediation Technology. The Klohn-Crippen treatment cost per ton is about \$50-75, compared to the traditional haul-and-landfill method which costs \$250 per ton.

OnSite Environmental Laboratories Inc., from Tempe, Arizona, demonstrated its mobile field laboratory, which provides a 15-minute soil sampling analysis at the remediation site. The laboratory uses an X-Ray Florescence (XRF) detection system.

The demonstrations at Hunters Point were the result of nearly two years of coordinated efforts undertaken by the Bay Area Economic Forum (BAEF), a regional business development organization. BAEF created the Bay Area Defense Conversion Action Team (BADCAT) to develop a strategy to address the economic impacts arising from the closing of 12 military

bases in the Bay Area. BADCAT produced an industry cluster analysis of the region's environmental technology industry. The analysis identified an untapped opportunity to test and validate new cleanup methods on closing military bases while simultaneously expanding an industry for which the region has a competitive advantage. BADCAT held three workshops for leaders from the Bay Area's environmental technology industries and the region's military base closure communities. The workshops identified ways to link these industries to the conversion of closing and closed military bases as a means for replacing lost jobs and dollars.

plan. A Memorandum of Understanding (MOU), signed on December 5, 1995, provided the formal framework for cooperation among all the parties.

Pursuant to the MOU, CalEPA provided the BADCAT ETP with the data from its Military Base Contaminant Inventory Project (Project). The Project, initiated in 1995 to estimate the volumes of contaminated material present at each of California's closing military bases, identified petroleum hydrocarbons and inorganic (metal) soil contamination as the most significant contamination problems at closing Bay Area military bases. Armed

with this data, the BADCAT ETP proceeded to solicit the most promising innovative and emerging environmental technologies to remediate these contaminants. Twenty-one technical proposals were submitted and evaluated. From these, two finalists were selected for demonstrations. Both finalists funded their primary development and demonstration costs, while the members of the BADCAT ETP provided the test site, technical expertise and permit assistance. Test data from successfully demonstrated technologies should be of sufficient quality to allow the vendors to seek certification from California's Hazardous Waste Environmental Technology Certification Program.



In the summer of 1995, representatives from BAEF, the Bay Area Regional Technology Alliance (BARTA), California and U.S. Environmental Protection Agencies (EPA), U.S. Navy, and the Chevron Research and Technology Company began formulating the BADCAT Environmental Technology Partnership (BADCAT ETP) business

For information, call Amber Evans, BADCAT ETP at (510) 628-8330, Rob Stephenson, Klohn-Crippen (604) 664-2000, or Michael Barber, OnSite (602) 731-7255.

*This article was reprinted from California Base Closure News, February 1997, a bi-monthly publication of the Governor's Office of Planning and Research, State of California.*

## SALTON SEA TEST BASE

### A MULTI-AGENCY PARTNERING SUCCESS STORY

The Salton Sea Test Base (SSTB) is located in Imperial County, California, about ten miles south of Salton City. It occupies approximately 7,945 acres of land and 13,642 acres of water in the southwest portion of the Salton Sea. SSTB was established in 1942 as an operational base for seaplanes. The remoteness of the area was ideal for training and other operations. Several years after its establishment, the Atomic Energy Commission renovated and expanded base facilities for aerodynamics testing of weapon delivery vehicles.

Past military activities conducted at SSTB included target practice, and limited and infrequent training exercises aimed at simulating field activities. Because of agricultural development and encroachment from the surrounding communities, all operations were moved to other facilities and, by the mid-1970's, the base was, in effect, abandoned. Then between the late 70's and mid 1980's, SSTB was used for live-fire military training exercises, which resulted in extensive damage to base facilities. SSTB was listed for closure during the first round of base closing.

The Installation Restoration Program (IRP) has been effectively underway at the Salton Sea Test Base for 3-1/2 years. During that time, the public and many agencies, including the California EPA, U.S. EPA, Bureau of Land Management, Bureau of Reclamation, U.S. Fish and Wildlife Service, thirteen Native American tribes, and others, have actively participated in the cleanup and closure processes. The SSTB IRP exemplifies partnering among Department of Defense agencies.

On July 2, 1993 President Clinton announced his "Five Point Plan" to assist Base Realignment and Closure bases and the surrounding community to dispose of military property and stimulate economic recovery. Rapid redevelopment and job creation are the top goals of this community reinvestment program.

The program calls for the following:

- ◆ Federal government to give priority to local economic redevelopment
- ◆ Provide transition and redevelopment assistance to workers and communities
- ◆ Put cleanup on a fast-track
- ◆ Provide transition coordinators at major bases scheduled for closure or substantial realignment
- ◆ Allocate more funds for economic development planning grants.

The "Fast Track Cleanup Program" is an essential component of the President's Five Point Plan. Through that program, the U.S. Environmental Protection Agency (EPA), the Department of Defense, and the States are charged with creating a working partnership to implement the Fast Track Cleanup Program with the objectives of "quickly identifying clean parcels for early reuse, selecting for appropriate leasing parcels where cleanup is underway, and hastening cleanup." The Fast Track

Cleanup process has allowed for creative decision making on this particular project, which was helpful when SSTB was found to have both sensitive resources (i.e. cultural resources and species of special concern) and unexploded ordnance (UXO) concerns with which the Navy must deal. Ironically, one cannot be completed independently of the other.

Because of the Army's extensive experience, the Navy transferred the task of ordnance detection and removal to the Army Corps of Engineers (Ordnance and Explosives Center of Expertise, Huntsville; Rock Island District; and Los Angeles District). For this program to succeed, careful planning and team-building initiatives were taken between the Navy, Corps of Engineers and various contractors working at SSTB for effective coordination of work underway at 24 of the 25 IRP sites.

The Navy held meetings and site visits to orient the Corps, its consultants, and other interested agencies and parties. Each particular issue, including protection of cultural resources and species of special concern, and safety with regards to potentially unexploded ordnance, were carefully laid out so that there would be no misunderstanding in the field. During that planning, the Corps reshuffled its preferred schedule in order to clear areas so that the Navy's cultural resources contractor could proceed with their work. That reshuffling saved time and money by fully utilizing field personnel in multidisciplinary roles. Through that type of cooperation, both the Corps and the Navy could achieve their identical targeted completion dates.

Investigations for ordnance removal at SSTB is being conducted concurrently with the Navy's IRP, and with oversight and/or approval of archaeological, biological, and Native American representatives. They have agreed upon their roles and are dedicated to working together. They participate in daily field meetings held to ensure coordination and that the project continues to run smoothly. Field meetings are supplemented by frequent telephone and email communication.

Feedback has been glowing. One Navy consultant said about the Corps' contractor performing the UXO work, "I cannot say enough good about them! They are professional, they respect our concerns, and they follow all requirements." It is felt that this approach to total teamwork is the reason that the Salton Sea Test Base will be formally transferred to the Bureau of Land Management for reuse as scheduled.

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#### Navy Team

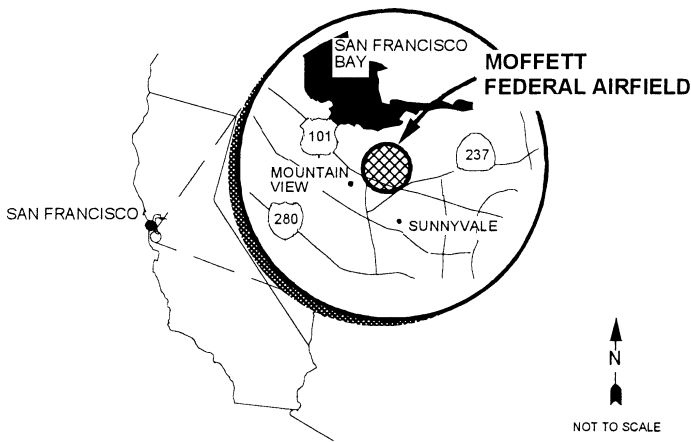
BRAC Environmental Coordinator	Mr. Michael Radecki
Remedial Project Manager	Ms. Sarah Ann Moore
Department of Toxic Substances Control	Mr. Roy Yeaman
Environmental Protection Agency, Region IX	Ms. Bonnie Arthur
Army Corps of Engineers	Ms. Trudy Knutson
U.S. Fish and Wildlife	Ms. Sandy Vissman

*For further information, contact Ms. Lucretia Holloway at Southwest Division (619) 532-2289 DSN 522-2289.*

## REVISED REMEDY PROPOSED FOR TWO MOFFETT FIELD LANDFILLS

*Moffett Field Naval Air Station was recommended for closure in 1991. Ownership was officially transferred to the National Aeronautics and Space Administration (NASA) in 1994. The Navy is still responsible for environmental cleanup.*

The U.S. Department of the Navy, with regulatory oversight from the U.S. Environmental Protection Agency (EPA) and California EPA, solicited public comments on a revised proposal to remedy the two landfills in Operable Unit (OU) 1 at Moffett Federal Airfield. Moffett Field is located 35 miles south of San Francisco (Figure 1).



**Figure 1: Location Map**

We, the Navy, are changing our original plan based on additional data recently collected at the landfill referred to as the Site 2 landfill. Originally we proposed to cap both landfills at OU1 in accordance with prescribed, state-approved standards. Our revised proposed plan includes excavating waste from the Site 2 landfill and consolidating it at the nearby Site 1 landfill. The proposed remedy still includes capping the Site 1 landfill.

New information indicates that the Site 2 landfill is much smaller than initially estimated. Consequently, we are evaluating excavating the waste at Site 2 and consolidating it at the Site 1 landfill (Figure 2). We will still use a low-permeability landfill cap, gas vents, groundwater and landfill gas collection trenches, and long-term monitoring at Site 1 to isolate and contain the wastes. Rather than two separate landfill caps to construct and monitor, however, there will be only one. We believe this plan will further protect the public because landfill waste will be placed at only one location, isolated from surrounding areas. Furthermore, the Site 2 area will be available for a greater range of uses.

This is the third proposed remedy for OU1. In June 1995, we considered a plan that used soil covers at both the Site 1 and Site 2 landfills. This plan was modified in December 1995 based on comments from the public and regulatory agencies. We agreed to revise the plan to cap both landfills at OU1 using multilayer caps in accordance with prescribed, state-approved standards.

Additional data was collected at Site 2 during fall 1996. Trenching at Site 2 revealed that the area and thickness of the landfill waste are smaller than previously estimated and, therefore, the volume of waste at Site 2 is also likely smaller than previously estimated. The volume of waste at Site 2 was originally estimated to be about 169,400 cubic yards of waste over five acres. The revised estimate is about 20,000 cubic yards over less than one acre. Recent EPA guidance on the application of capping at military landfill sites considers the practical aspects of excavation as a key factor in the decision process. This guidance suggests that landfills smaller than 100,000 cubic yards may be suitable for excavation. Based on this new information and consistent with EPA guidance on landfill closure, we conducted additional analysis of alternatives to remedy Site 2.

We compared constructing a cap as originally planned at Site 2 to excavating the waste and consolidating it at the nearby Site 1 landfill. Both the capping and consolidation alternatives will protect human health and the environment and satisfy applicable laws and regulations. A principal difference in the long-term effectiveness of capping compared to consolidation is that removal of wastes from Site 2 and consolidation at Site 1 will remove any long-term potential for exposures at Site 2. In contrast, continued maintenance will be required to preserve the integrity of a cap. A second difference involves the position of wastes relative to the saturated zone at Site 2. Wastes are present in the saturated zone at Site 2 and the potential for leachate formation exists so long as this condition persists. As part of the consolidation alternative, wastes from Site 2 will be placed on the surface at Site 1, above the saturated zone, and the potential for leachate formation will be reduced. Finally, the consolidation alternative will result in a site that is available for a greater range of future uses, while capping would require permanent, ongoing restriction for land use at Site 2.

Both alternatives have advantages and disadvantages in terms of short-term effectiveness. Consolidation involves the movement of waste materials and, consequently, there will be potential exposures to construction workers. However, careful health and safety procedures can minimize this risk. Capping will cause increased vehicle traffic in the area as materials needed for cap construction are brought to the site. Cap construction is also likely to require more construction time (6 months) compared to consolidation (3 months).



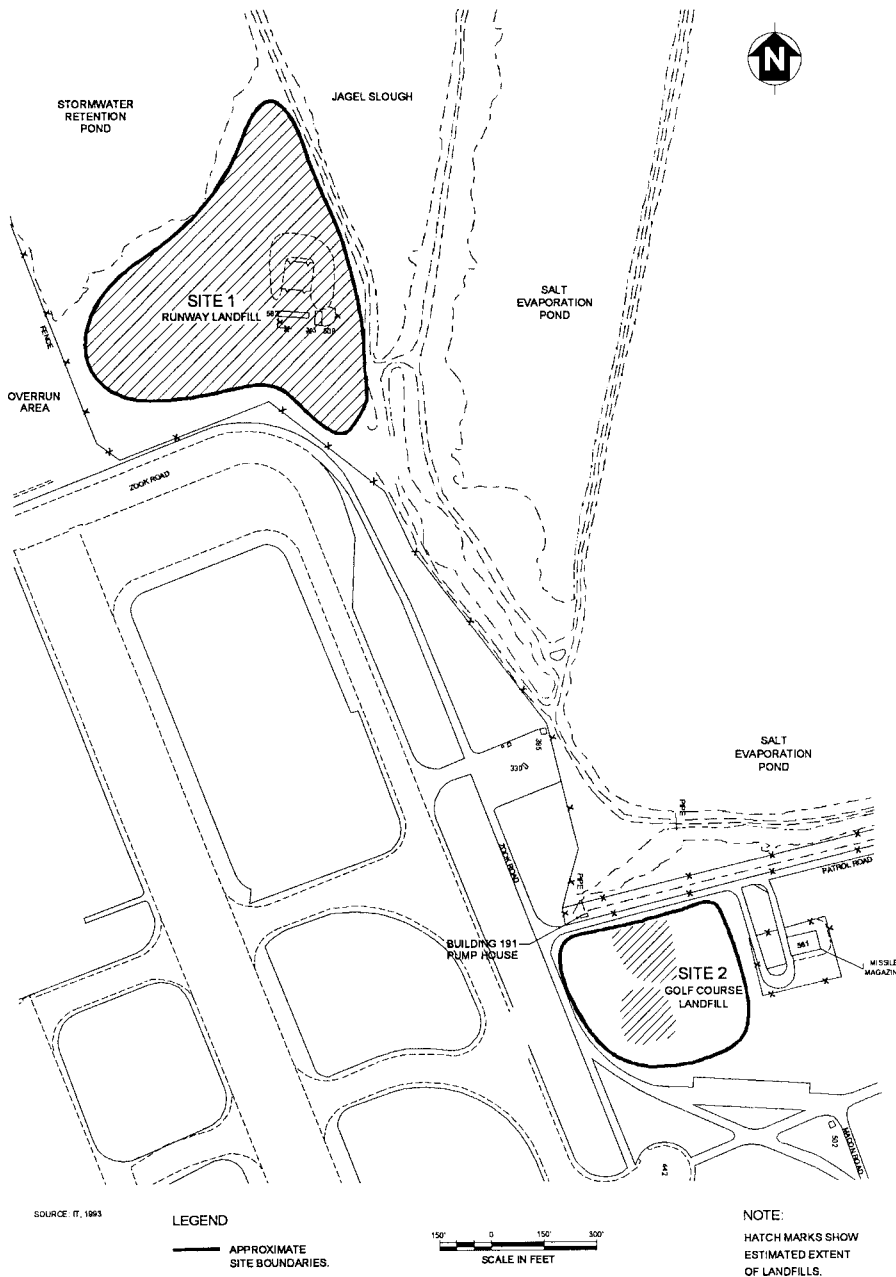


Figure 2: Location of Sites 1 and 2

The consolidation alternative is expected to cost about \$300,000 less than capping. State regulatory agencies have strongly encouraged landfill consolidation and favor this alternative.

The public comment period on this proposed plan ran from 7 March-11 April 1997. The Record of Decision, documenting this final remedy and the basis for selecting it, is being prepared.

*Reprinted from Moffett Federal Airfield Superfund Site, March 1997 and May 1997. For more information, please contact Mr. Hubert Chan, Engineering Field Activity West (415) 244-2562, DSN 494-2562.*

### CALIFORNIA LEGISLATION STIMULATES JOB CREATION

In October 1993, California signed into law the Local Agency Military Base Recovery Act (LAMBRA). Job loss (military and civilian) in California due to BRAC is estimated at 187,000 jobs.

A LAMBRA Zone designation allows the following California tax credits to companies locating in the Zone:

- a 15 year net operating loss carryover
- tax credits for sales and use taxes paid
- hiring credits for wages paid
- various business expense deductions

LAMBRA divides the state into five geographic regions. One LAMBRA Zone is chosen per region. Four California military bases have received LAMBRA Zone designations. They are Mare Island Naval Shipyard in Vallejo, Alameda Naval Air Station in Alameda, Castle Air Force Base in Merced, and George Air Force Base in Victorville. On February 3, 1997, a special competition began for Region 5, comprised of Los Angeles, Orange, Ventura, Santa Barbara, San Luis Obispo and Kern counties. The fifth zone will be designated in the near future.

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## A DIFFERENT APPROACH TO AN OLD PROBLEM



BRAC 93 hit the East and West coasts hard. Something very beneficial, however, has come from the closure of two major Naval shipyards, Charleston Naval Shipyard and Mare Island Naval Shipyard. The Navy and other government agencies have gained a partner in the environmental cleanup world.

When the BRAC 93 closure list was announced in March 1993, an innovative concept was conceived. Why not train some of the skilled and motivated employees at the two closing nuclear shipyards to perform environmental work? These employees, many of whom had been involved in environmental work prior to closure, would be the same employees who would environmentally close these large industrial complexes. The framework was built and then through a Memorandum of Agreement between the Commander of Naval Facilities Engineering Command and the Commander of Naval Sea Systems Command, two environmental detachments (Charleston, South Carolina and Vallejo, California) were established and began operation on April 2, 1996.

These Detachments have shown that the expertise and experience necessary to perform complex environmental work exists within the government. Because of this, government activities now have a high quality, cost effective, economical alternative to resolve their environmental concerns. The Detachments can provide environmental engineering and field services of a wide and varied nature. These services include asbestos surveys and abatement; underground storage tank (UST) and above ground storage tank

(AST) removals, cleaning and assessments; lead based paint (LBP) surveys and abatements; polychlorinated biphenyl (PCB) surveys, sampling, decontamination and removal; unexploded ordinance (UXO) investigations, surveys and removals; soil sampling; groundwater (GW) well installation, monitoring and abandonment; radiological surveys and characterization; building and process system closure and demolition; historical structure work; and waste management (both hazardous and non-hazardous). The Detachments also prepare Environmental Baseline Surveys (EBS) including Finding of Suitability to Lease (FOSL) and Finding of Suitability to Transfer (FOST) documents; Contingency/Facility Response Plans; Environmental Compliance Audits; BRAC Cleanup Plans; Spill Prevention Control and Countermeasure Plans; National Pollutant Discharge Elimination System (NPDES) permit applications; and much more. A uniqueness of these Detachments is that they have maintained craft skills of welding, pipefitting, air-conditioning and refrigeration, electrical and sheet metal work to mention a few. The Detachments' employees are trained/qualified and licensed to perform the duties necessary for accomplishment of a wide array of jobs.

Prior to the Detachments accepting work, three basic requirements must be met:

1. Must have qualified personnel to accomplish the work;
2. Must be able to accomplish the work to support required schedules; and
3. Must provide a cost proposal less than the government estimate for accomplishing the work.

As a result of meeting these requirements and the quality of work performed, the Detachments' combined work force of 350 people has been able to make a difference with the government's environmental responsibilities. Accomplishments during the last year include 97 UST removals; 33 closed and cleaned ASTs; 23 asbestos abatements; 40 PCB parcels surveyed and decontaminated; 21 Installation Restoration (IR) waste site remedial actions; survey and search for a 224 pound depth bomb and 134 areas of UXO removals; four radiological clearance surveys; 25 building closures; demolition of a chemical plating shop; two historical structure LBP abatements; 12 EBS preparations; and numerous environmental assessments. Waste management is a high priority of the Detachments. Separation of waste and recyclable materials are primary goals of waste minimization. More than 270,000 gallons of oily waste water have been processed, 185,000 gallons of waste oil have been recycled, 75 tons of scrap metal have been recycled and 462 tons of hazardous waste disposed. Both Detachments have initiated a bio-remediation project for petroleum contaminated soils to reduce the quantity of soil disposed as waste. These successes demonstrate the productivity and viability of the Detachments, but reflects only a small portion of their total accomplishments and capabilities. The potential of the Detachments is only limited by the opportunities provided.

The Detachments offer many benefits to government activities. The personnel have technical and field experience, and possess many years of government knowledge and operations background. They provide a

cost effective method of accomplishing work because of their low hourly rates and no profit margins. The ease of contracting provides time and cost savings. Partnerships are developed to allow other government activities and academia to work together in resolving environmental concerns for the benefit of all. The Detachments also generate good public relations by taking an active role in their respective Restoration Advisory Boards, participating in community service activities such as the Combined Federal Campaign and the Adopt-A-Block program, and providing presentations to civic and professional organizations. The Detachments are responsive and mobile, accomplishing work in 10 states including Hawaii, Alaska, Florida, Tennessee, Maryland, Georgia, Mississippi, New Mexico, as well as South Carolina and California.

These Detachments are providing an innovative approach to environmental work within the government. Taking advantage of this opportunity can assist in implementing the President's Fast Track plan to expedite disposal and reuse of BRAC properties through accelerated environmental cleanup. The Detachments provide their customers a better, cheaper and faster alternative to environmental concerns while supporting everyone's responsibility to protect human health and the environment.

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## HUD APPROVES HOMELESS PLAN FOR TREASURE ISLAND NAVAL STATION



*Treasure Island Naval Station occupies a 404-acre man-made island in San Francisco Bay, and Yerba Buena Island, a 180-acre natural island. Treasure Island was built for a municipal airport and later used for the 1939 Golden Gate International Exposition. The base was identified for closure by the 1993 Base Closure and Realignment Commission. As the local reuse authority, the City and County of San Francisco submitted a final reuse and homeless assistance plan to the Navy and The Department of Housing and Urban Development (HUD) in July 1996.*

The Department of Housing and Urban Development (HUD) has approved a homeless assistance plan for Treasure Island Naval Station, California. The Treasure Island Homeless Development Initiative (TIHDI), a coalition of 14 local providers, will have the option to occupy up to 375 housing units on the base. Of the 375 units, nearly three-fourths are covered by a "replacement set-aside" provision. This means that if the City later needs these units for future development, the occupying homeless provider would be supplied with alternate housing or funding.

In addition to the options for on-base housing units and the replacement set-aside, the agreement also provides an option for additional land for THIDI based on the amount of new market rate housing developed on the former base. A formula was designed to give THIDI up to \$50,000 for each new housing unit developed on the island for the commercial market. The plan also includes employment opportunities for homeless people in economic development activities on the property. For further information, call Larry Florin, Manager of Military Base Conversion at (415) 274-0660.

Six other California communities have submitted homeless assistance plans to HUD for approval: Oak Knoll Naval Medical Center, Tustin Marine Corps Air Station, El Toro Marine Corps Air Station, George Air Force Base, March Air Force Base and San Diego Naval Training Center.

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## BRAC Talk on the World Wide Web

In our last issue, we provided an Internet location where *BRAC Talk* issues are posted. Here is a corrected address. (The previous address will work as an alias.)

<[www.navy.mil/homepages/navfac/env](http://www.navy.mil/homepages/navfac/env)>



# NFESC

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