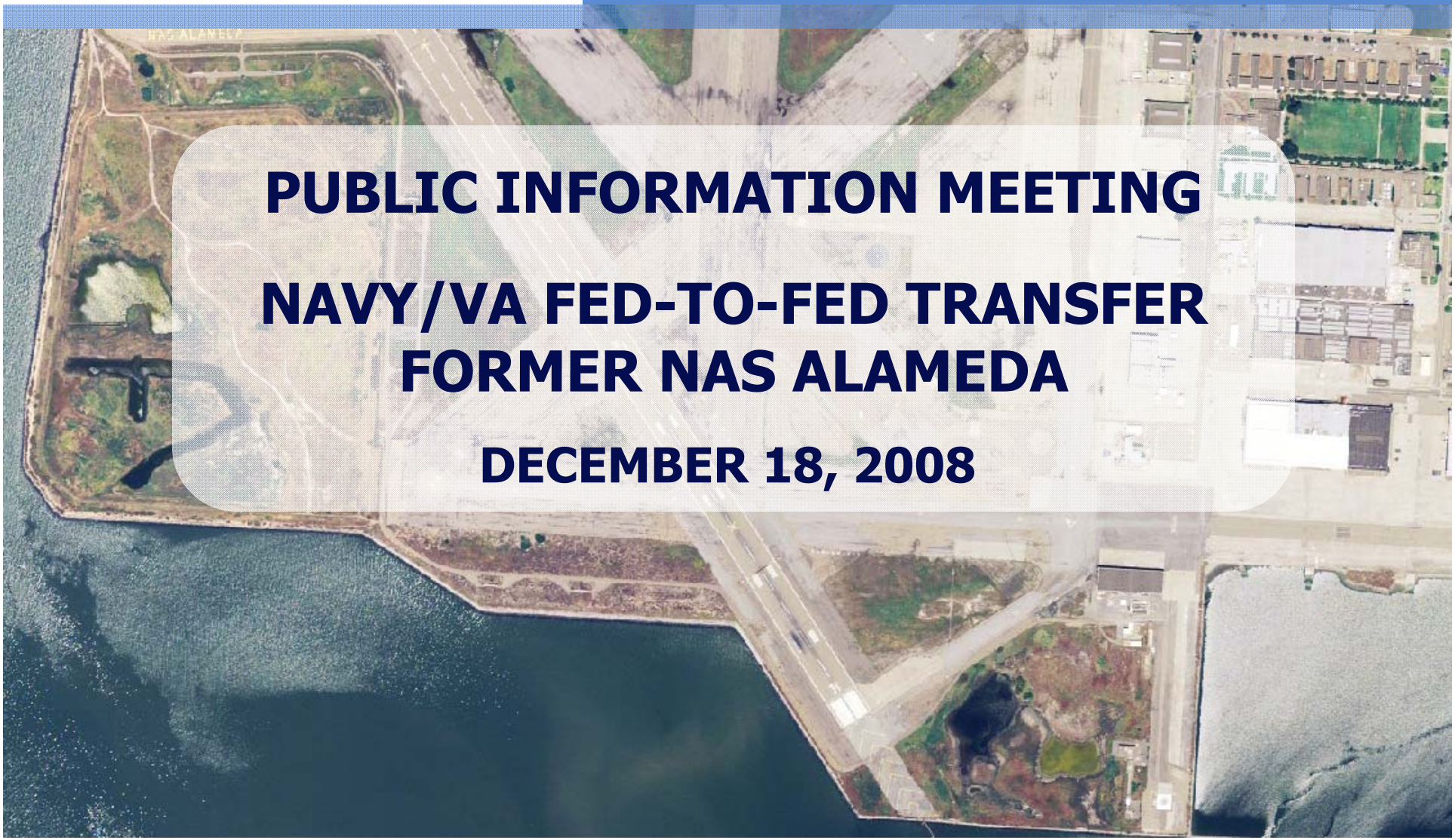
ALAMEDA NAVY - VA

ENVIRONMENTAL ASSESSMENT



PUBLIC INFORMATION MEETING

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

DECEMBER 18, 2008

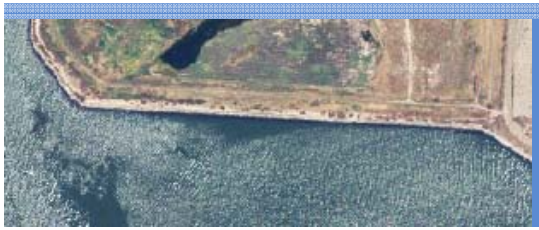
Proposed VA Facilities

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

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 20th (information on comment form)



Sausalito
MARIN COUNTY
101
Treasure Island
80
Navy/VA Transfer Site
San Francisco
280
Daly City
SAN MATEO COUNTY
101
San Francisco Bay
80
Berkeley
Orinda
24
Oakland
980
13
580
Alameda
ALAMEDA COUNTY
880
San Leandro
0 1 2 3 Miles

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.

Oakland Inner Harbor
IR Site 1
Northwest Territories
Main St
IR Site 2
Proposed VA Project Site
1st Ave
Pan Am Way
Main St
West Wetland
W Tower Ave
Seaplane Lagoon
Runway Wetland
ALAMEDA COUNTY
SAN FRANCISCO COUNTY
Viking St
San Francisco Bay
Breakwater Island
Breakwater
Aerial Image: NAIP 2005

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

VA STRUCTURE

Department of Veterans Affairs

- **Veterans Health Administration (VHA)**
- **National Cemetery Administration (NCA)**
- **Veterans Benefits Administration (VBA)**

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

"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

Veterans Health Administration

VHA Mission

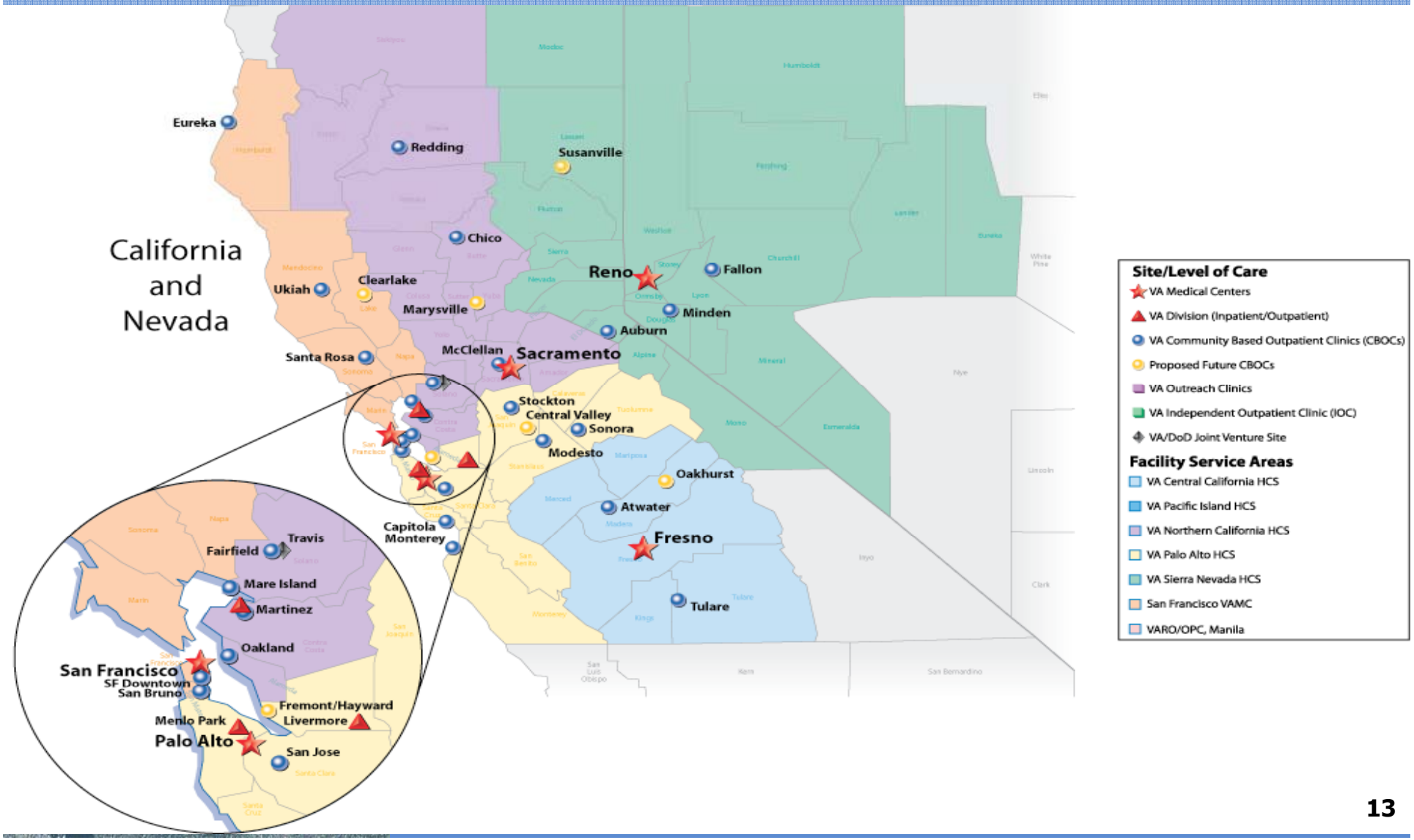
Serve the needs of America's veterans by providing primary care, specialized care, and related medical, surgical, mental health and social support services.

VHA Services

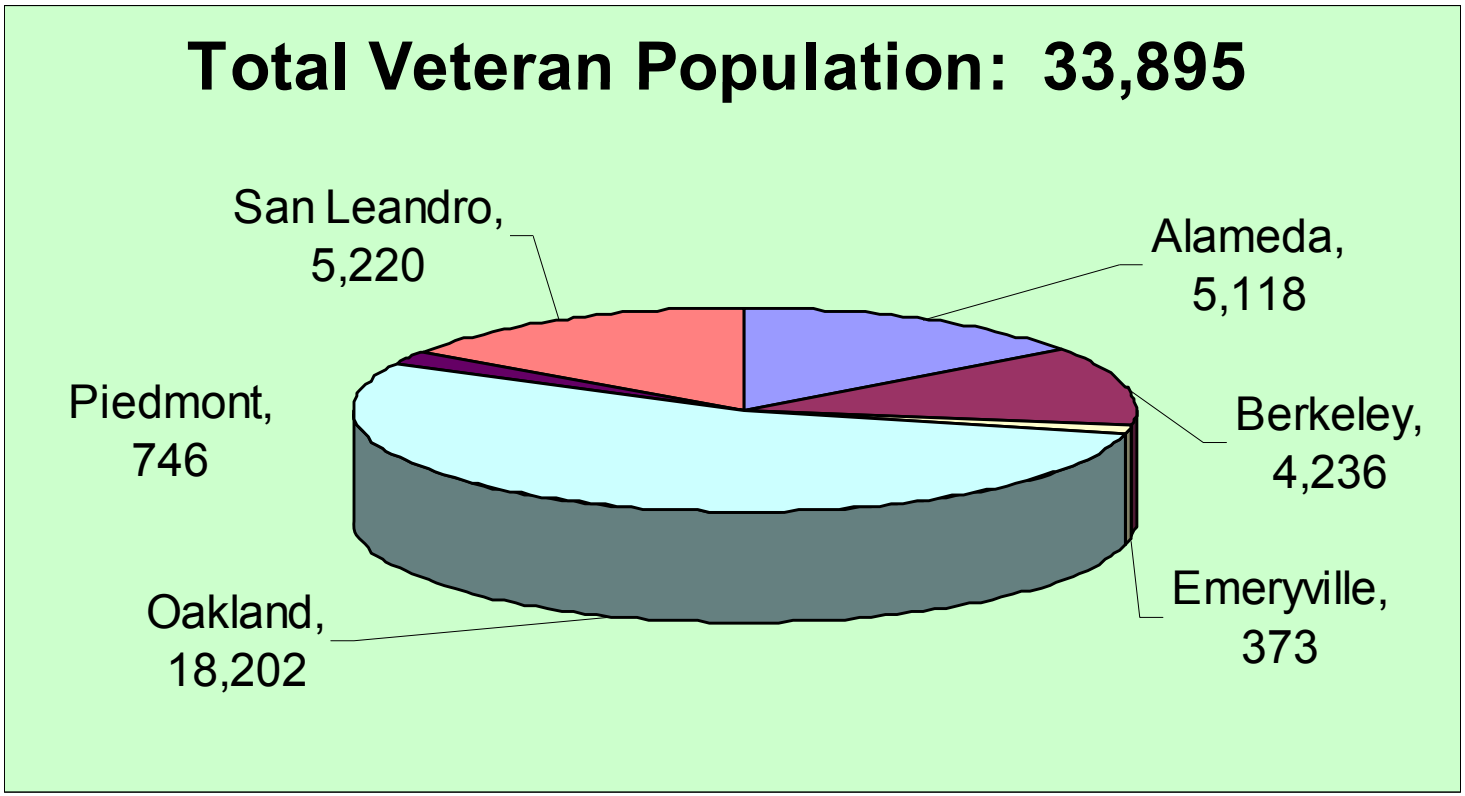
VHA needs in VA Sierra Pacific Network (Northern California/Northern Nevada)

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

VHA Service Areas in Northern California and Nevada



2007 Northern Alameda County Veteran Population by City



Source: 2000 US Census extrapolated to 2007

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

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:

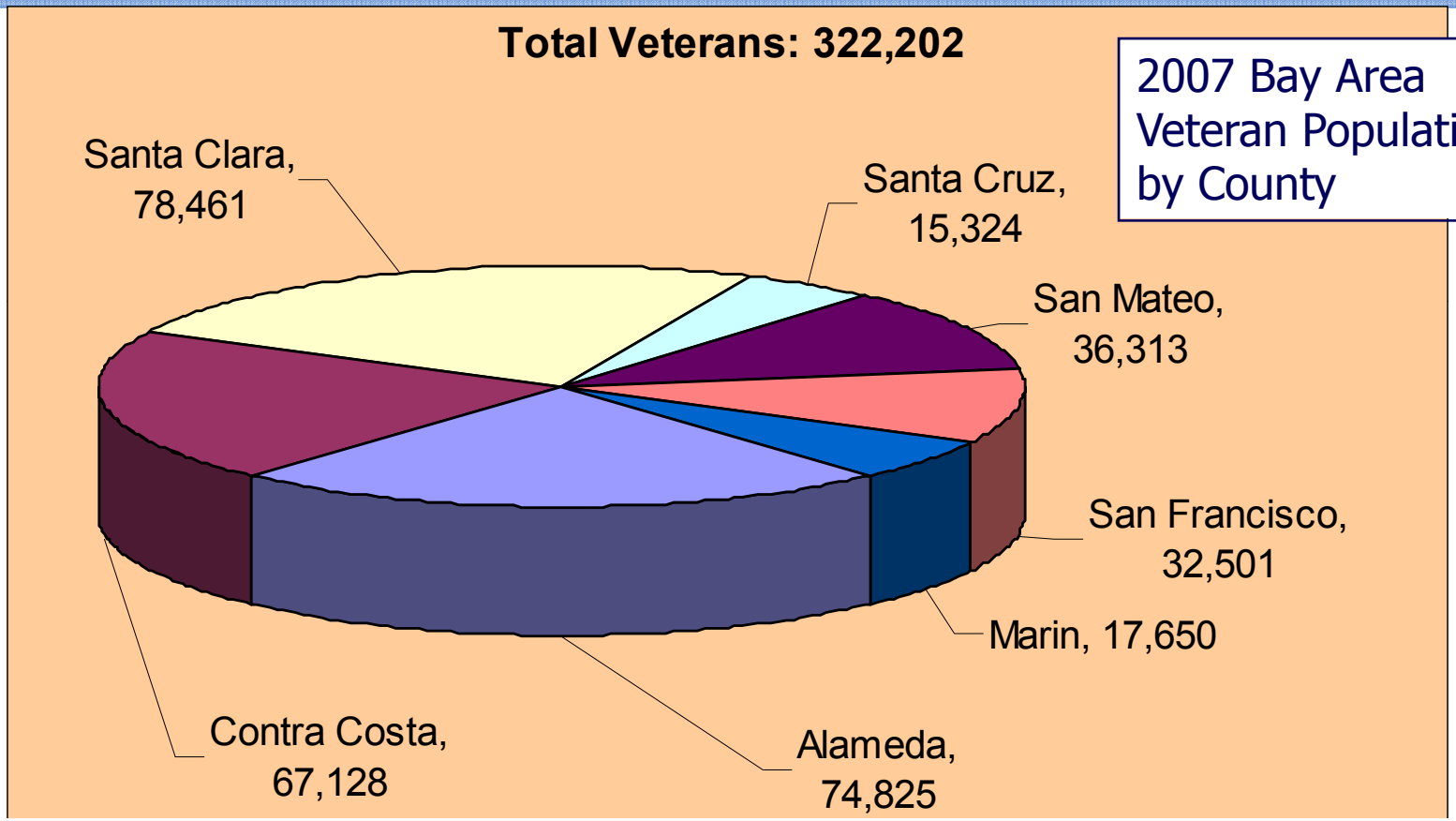
- Primary Care
- Urgent Care
- Women's Health
- Medical/Surgical Subspecialties
- Pharmacy
- Laboratory and Radiology
- Physical Therapy/ Occupational Therapy
- Eye Clinic
- Outpatient Mental Health
- Substance Abuse Programs
- Dental
- Joint VA/DOD Ambulatory Surgery
- DOD Ambulatory Care Clinic

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.

Veterans to be served by NCA Columbaria at Alameda Point



Source: VA Central Office

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

NCA Cemetery Facilities

Columbaria

Committal Shelter

National Memorial Cemetery of Arizona - Phoenix, AZ

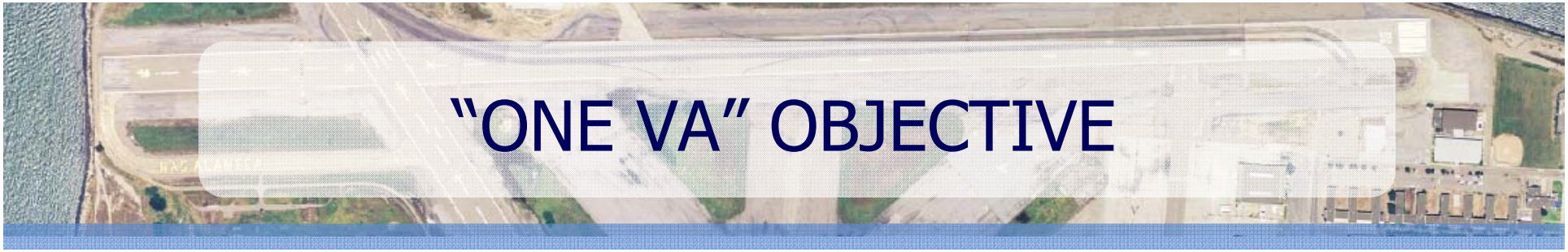
PROPOSED ACTION

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.



"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 – 98th 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

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

Alternative 1

"One VA" at Alameda Point Alternative

ALL VA FACILITIES LOCATED ON TRANSFER PARCEL

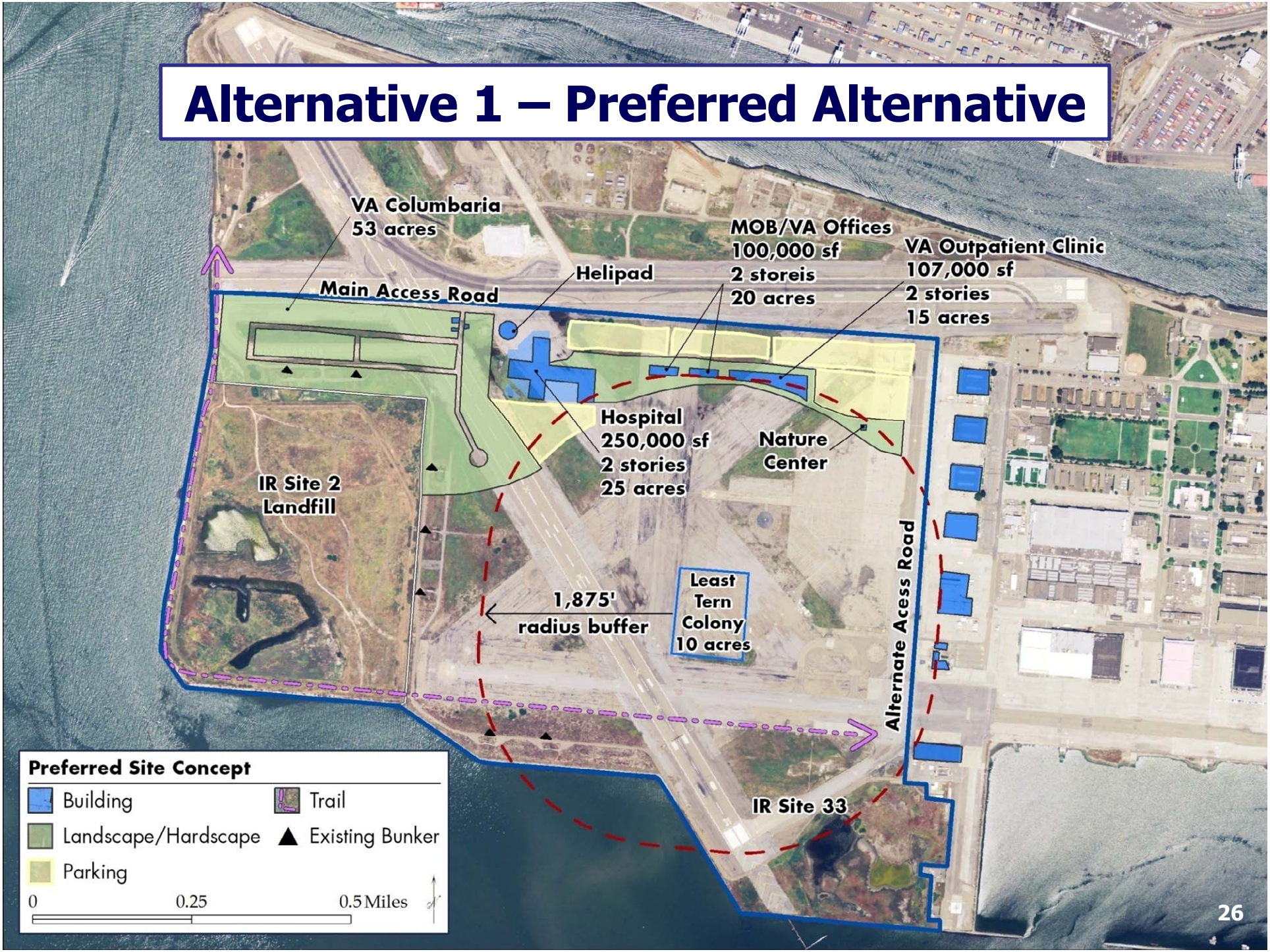
VA would acquire 549-acre parcel from Navy via Fed-to-Fed Transfer and a 113-acre portion of the site would be developed with the following:

- **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

Alternative 1 – Preferred Alternative



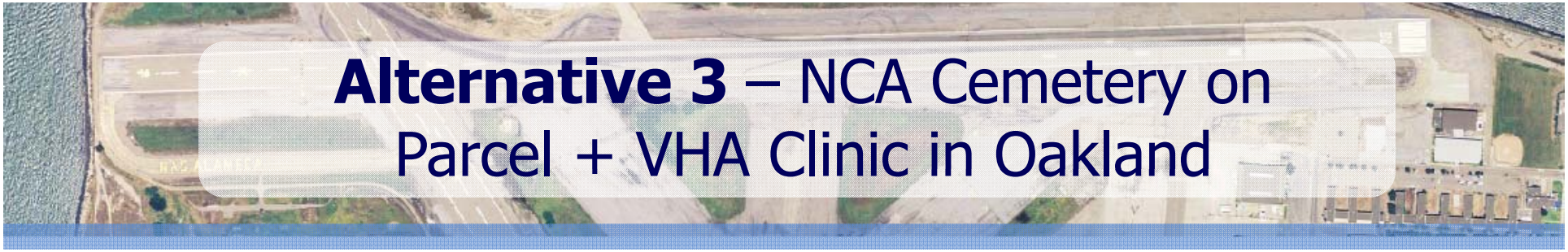
Alternative 2 – NCA Cemetery on Parcel + VHA Clinic at other Alameda Point Site

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



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

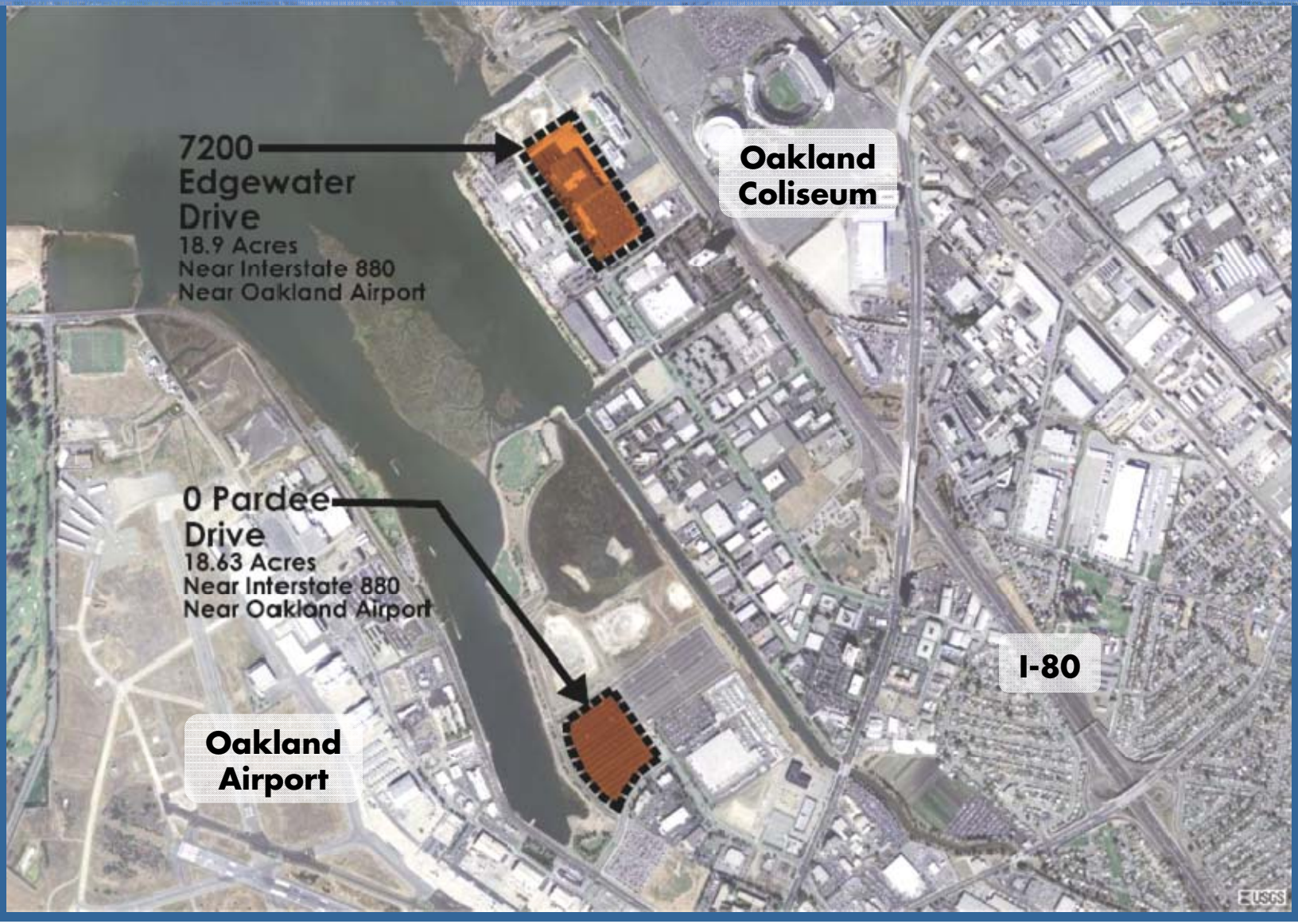
NCA CEMETERY ON FED-TO-FED TRANSFER PARCEL
+
VHA OUTPATIENT CLINIC IN OAKLAND

- 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

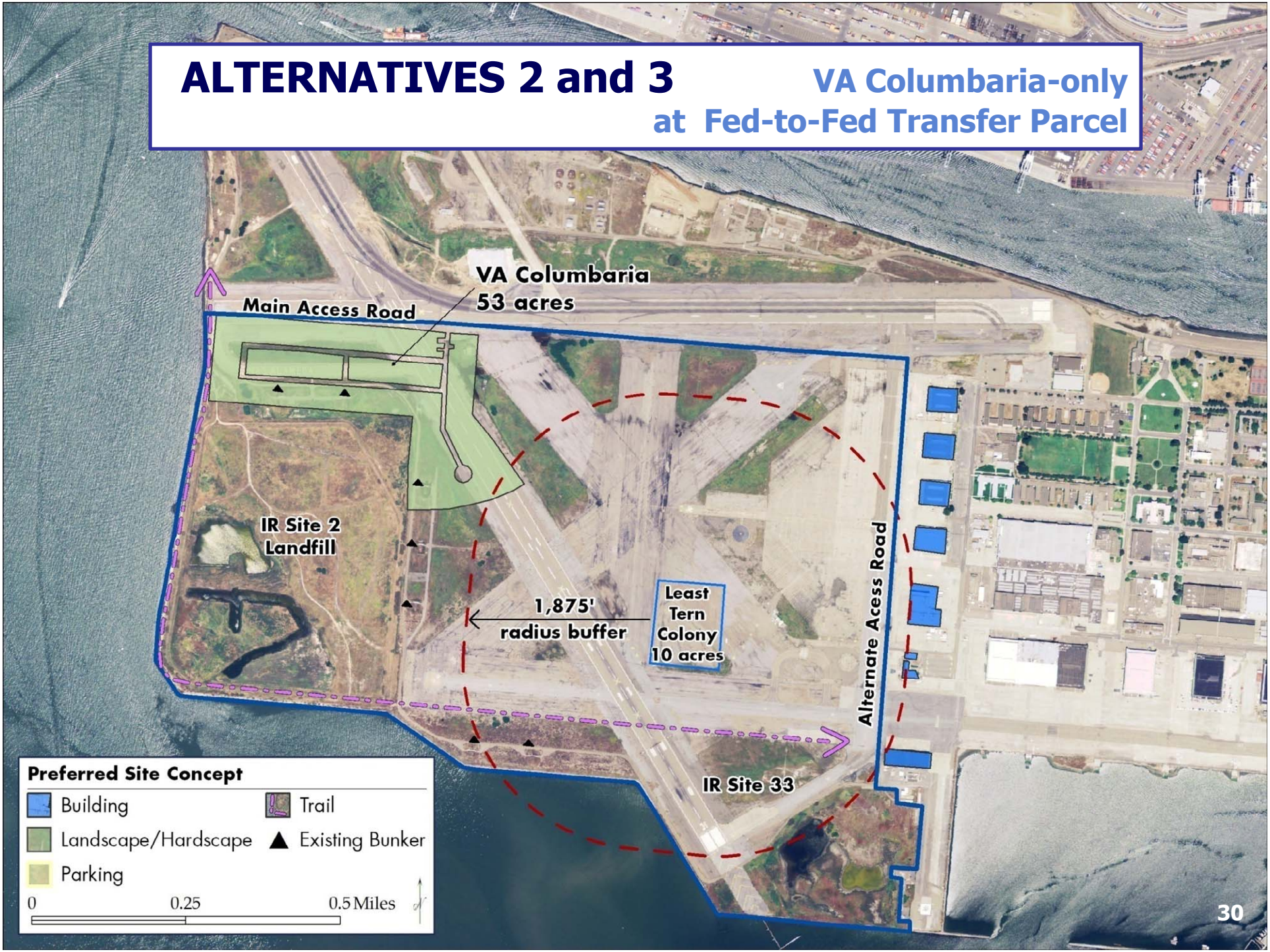
- No community hospital or medical office space proposed; VA would not likely pursue EUL opportunities
- To implement this alternative, VA would need to purchase or lease property in Oakland

Alternative 3 – Possible OPC Sites in Oakland



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

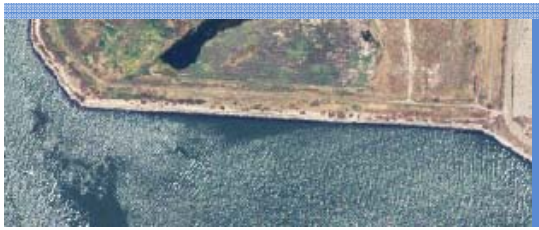
California Brown Pelican

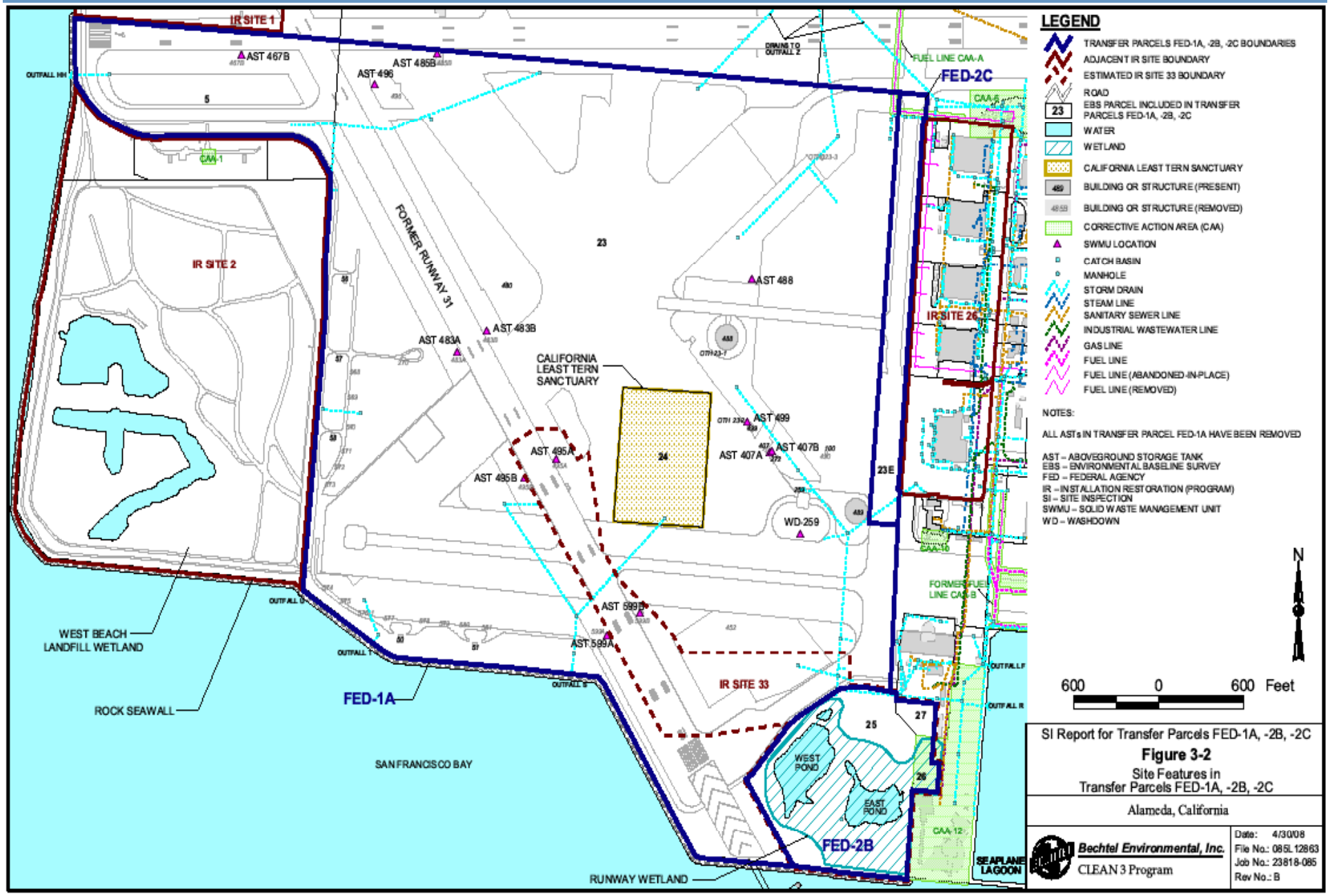
NAVY/VA FED-TO-FED TRANSFER FORMER NAS ALAMEDA

Installation Restoration Program

PURPOSE:

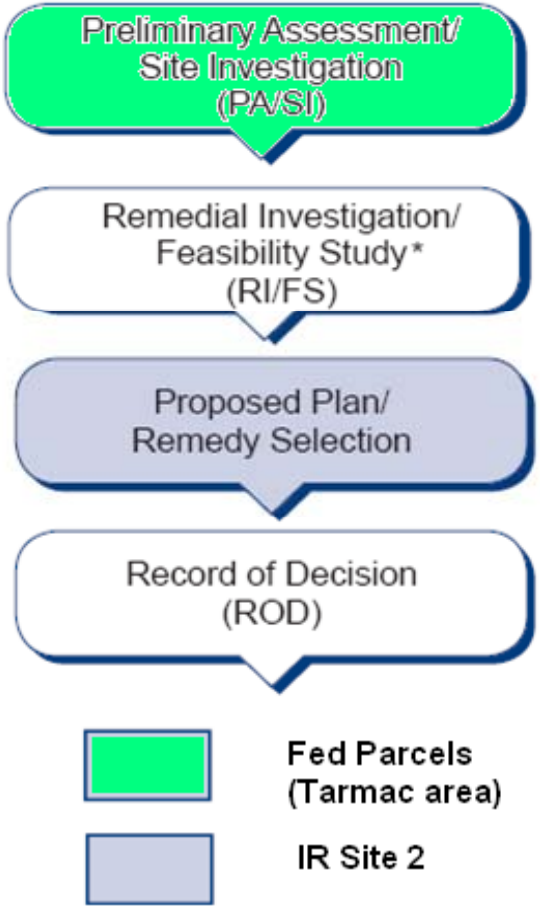
- Identify, investigate, characterize, and clean up hazardous substances
- Reduce risk to human health and the environment from past disposal operations and spills/releases
- Consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Complete necessary environmental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




IR SITE 1
IR SITE 2
IR SITE 26
IR SITE 33
FED-1A
FED-2B
FED-2C
AST 467B
AST 485B
AST 496
AST 488
AST 483A
AST 483B
AST 499
AST 495A
AST 485B
AST 407A
AST 407B
AST 599B
AST 599A
WD-259
FORMER RUNWAY 31
CALIFORNIA LEAST TERN SANCTUARY
WEST BEACH LANDFILL WETLAND
ROCK SEAWALL
SAN FRANCISCO BAY
RUNWAY WETLAND
WEST POND
EAST POND
SEAPLANE LAGOON
FUEL LINE CAA-A
FORMER FUEL LINE CAA-B
DRAINS TO OUTFALL 2
OUTFALL HH
OUTFALL D
OUTFALL T
OUTFALL S
OUTFALL F
OUTFALL R
CAA-1
CAA-5
CAA-10
CAA-12
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
N
600 0 600 Feet
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



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

ALAMEDA COUNTY
SAN FRANCISCO COUNTY
Project Site
IR Site 2
West Wetland
Tarmac Area
Tern Colony
1st Ave
IR Site 33
Runway Wetland
Vegetation Communities
Non-Native Grassland
Northern Coastal Saltmarsh
Ruderal - Disturbed Vegetated
Seasonal Wetland
Non-Vegetated Communities
Riprap
Ruderal - Disturbed Paved
Tern Colony
0
1,000
2,000 Feet
N
40
Aerial Image: NAIP 2005
Vegetation: EDAW, 2008, IR Site 2: Tetra Tech, 2004

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

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  - 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)
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Q & A

Thank you!

Any questions or comments?