

# Alameda Reuse and Redevelopment Authority

## Memorandum

To: Honorable Chair and  
Members of the Alameda Reuse and Redevelopment Authority

From: Ann Marie Gallant  
Interim Executive Director

Date: July 7, 2010

Re: Responses to Questions Posed by the ARRA Board at the May 6<sup>th</sup>,  
2010 Special ARRA Meeting Regarding the United States Navy's  
Environmental Program at Alameda Point

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### BACKGROUND

On May 6, 2010, at a special ARRA meeting, the U.S. Navy Base Realignment and Closure Program Management Office (BRAC PMO) presented its environmental program at Alameda Point to the ARRA Board. During that meeting, three questions were posed that required follow-up responses:

**How are the funds administered? ARRA looks for opportunities for Federal funding for further cleanup. Is the Navy already receiving that funding or do you receive your allocations through Congressional authorizations?**

**What is the status of the transfer process of cleaned VA lands? Has the Navy and the VA reached a basic deal? What is the status of the "clean" lands?**

**Is the estimate of approximately \$100 million for the remediation of Site 2 correct?**

### DISCUSSION

The questions posed were researched by the Navy's BRAC PMO and addressed in a May 25, 2010 letter, attached.

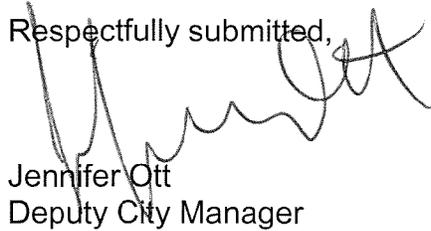
### FINANCIAL IMPACT

There is no financial impact as a result of this action.

RECOMMENDATION

This report is for information only.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Ott", written over the typed name and title.

Jennifer Ott  
Deputy City Manager

JO:dl

Attachment:

1. Letter from the Department of the Navy



DEPARTMENT OF THE NAVY  
BASE REALIGNMENT AND CLOSURE  
PROGRAM MANAGEMENT OFFICE WEST  
1455 FRAZEE RD, SUITE 900  
SAN DIEGO, CA 92108-4310

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**MAY 25 2010**

Ms. Jennifer Ott  
Alameda City Hall  
2263 Santa Clara Avenue  
Alameda, CA 94501

Dear Ms. Ott:

**SUBJECT: RESPONSES TO QUESTIONS POSED BY THE ARRA BOARD AT THE  
MAY 6<sup>TH</sup>, 2010 PRESENTATION ABOUT THE NAVY ENVIRONMENTAL  
PROGRAM AT ALAMEDA POINT**

During the May 6<sup>th</sup>, 2010 presentation to the Alameda Reuse and Redevelopment Authority (ARRA) Board, three (3) questions were asked to the Navy representative that required follow-up responses. The Navy's responses to these questions are provided as follows:

Q: Councilmember Tam asked: I was trying to understand how the funds are administered because the ARRA looks at opportunities for Federal funding for further clean-up. Is the Navy already getting that funding? Or how do you get your allocations through congressional authorizations?

A: The Department of the Navy (Navy) Base Realignment and Closure Program Management Office (BRAC PMO) seeks Congressional appropriation for environmental cleanup at Alameda Point based on a multi-year planning process. On an annual basis, the BRAC PMO uses existing environmental information about the property to identify future funding requirements. For the past five years, the BRAC PMO has been successful in obtaining sufficient funding for the environmental cleanup program at Alameda Point.

Q: Councilmember Gilmore asked: What is the status of the transfer process of cleaned VA lands? Has the Navy and the VA reached a basic deal?

A: The Navy and the Department of Veterans Affairs (VA) are currently coordinating for the federal to federal transfer of approximately 549 acres of property located at the former runway area on the west end of Alameda Point. Since the VA submitted its formal request to acquire the property in November 2006, the Navy and VA have accomplished several key milestones. Those milestones include the negotiation of a draft Memorandum of Understanding (MOU), the initiation of a Section 7 consultation in compliance with the Endangered Species Act (ESA), and the scoping of an environmental planning report in compliance with the National Environmental Policy Act (NEPA). The next significant milestone the agencies intend to complete is the submittal of a joint Navy/VA Biological Assessment to the U.S. Fish and Wildlife Service in compliance with ESA, and the issuance of an Environmental Assessment in compliance with NEPA.

**MAY 25 2010**

Additionally, Councilmember Gilmore asked the status of the "clean" lands. While the property subject to the VA transfer include two Installation Restoration (IR) sites and a parcel-wide Site Inspection, it is important to note that the base closure law allows federal agencies to transfer properties to one another prior to the completion of the remedial actions. So to answer Councilmember Gilmore's question, while some portion of the lands are "clean" and some are still subject to additional remedial actions, the Navy intends to transfer all lands at one time. The Navy is currently attempting to comply with other regulatory requirements identified above (NEPA, Section 7, etc.).

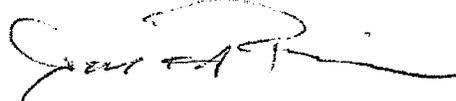
With regards to the question about a "basic deal" the answer is essentially, yes. Future responsibilities of both agencies have been fundamentally agreed to in the draft MOU. Should the ARRA wish to understand the arrangements agreed to between the agencies, the Navy would be more than happy to provide a summary to the ARRA staff.

Q: Vice Chair deHaan asked if his estimate of approximately \$100 million for the remediation of Site 2 was correct. Mr. Robinson stated that \$100 million seems high, and is more likely \$20 million - but will provide the current projection.

A: The current projections for Site 2 remediation include \$19.2 million for the remedial action and \$2.7 million for long-term monitoring after the remedial action is complete; for a total future expenditure of approximately \$21.9 million on Site 2.

Please distribute this letter to the ARRA Board. If you have any further questions, feel free to contact me at (619) 532-0951.

Sincerely,



DEREK J. ROBINSON  
BRAC Environmental Coordinator  
By direction of the Director

Copy to:  
Mr. Peter Russell  
Russell Resources, Inc.  
440 Nova Albion Way, Suite 1  
San Rafael, CA 94903-3634

Ms. Leslie Little  
Economic Development Director  
City of Alameda  
950 West Mall Square, Building 1  
Alameda, CA 94501-7575

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**MAY 25 2010**

Blind copy to:

Derek J. Robinson

William McGinnis

Alan K. Lee

Amy Jo Hill

Diane Silva (3 copies)

X File

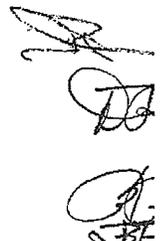
Read File

Serial File

Writer: D. Robinson, BPMOW.DR, 2-0951

Typist: B. Foster, BPMOW.BF, 2-0914, MD:\ RESPONSE TO ARRA QUESTIONS.DOC\  
25 MAY 10

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Handwritten signatures and initials in the bottom right corner. The top signature is a stylized 'A'. Below it are initials 'DG'. At the bottom is a signature that appears to be 'B. Foster'.