



**MARE ISLAND NAVAL SHIPYARD
RESTORATION ADVISORY BOARD**

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SPRING 1995

News

*RAB Community
CoChair, Myrna Hayes
and RAB's U. S. Navy
CoChair, Dick Logar
discuss the agenda for
upcoming RAB meetings*

*Photo: Dana Gage
Courtesy of Mare Island
Naval Shipyard*



Local Community Gets Involved with Mare Island Shipyard Clean-up

There is room for community participation in Mare Island Naval Shipyard's (MINS) Restoration Advisory Board (RAB), according to U.S. Navy Co-chair Dick Logar, MINS Environmental Coordinator, and Community Co-chair Myrna Hayes, Chairperson of Save San Pablo Baylands.

Community Involvement

The RAB, an advisory body designed to act as a focal point for the exchange of information between MINS and the local community regarding restoration activities, was formed by the Navy last spring. Intended to bring together community members

who reflect the diverse interests within the local community, the RAB enables the early and continued two-way flow of information, concerns, values, and needs between the affected community and MINS.

RAB members, who meet regularly, review and comment on technical documents and plans relating to the ongoing environmental studies and restoration activities at MINS. Members serve as a liaison with the community and are available to meet with community members and groups.

Focus Groups

"Because we want as many citizens from Vallejo and other communities to participate as possible we

have recently formed Focus Groups on specific topics pertinent to the RAB's work," Hayes said.

The Focus Groups, chaired by a member of the RAB, will meet on a regular basis to offer a hands-on, informal working session for RAB members and participants from the surrounding community to grapple with the hard decisions around cleanup and offer their expertise in specific ways. Citizens living in Vallejo, American Canyon, Benicia, Fairfield, Napa, Vacaville and Contra Costa cities are urged to participate in

*"... a real way for
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reuse of Mare Island
Naval Shipyard"*

the RAB's Community Outreach, Natural Resources, Technical Review & Technology or Reuse/Base Transition Focus Group.

Keeping the Public Informed

"Focus Groups assist the Navy cleanup team at Mare Island in parceling documents out for study in smaller group settings so we can facilitate soliciting the review and comment of community members," Logar said.

The two co-chairs urge interested people to call them concerning the RAB or participating in the Focus Groups. "This is a real way for people from all walks of life and areas of interest or expertise to become involved in a vital way, to ensure the healthy reuse of Mare Island Naval Shipyard," Hayes said.

Inside This Issue

Published by the RAB Community Outreach Focus Group

Ron Boyer, Dana Gage, Myrna Hayes,
Diana Krevsky, Dolores Tubircio
and Mare Island Naval Shipyard

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- Regulatory Agencies: How Clean-up Standards Are Set
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HOW ARE CLEANUP STANDARDS SET?

BY TOM HUETTEMAN,
PROJECT MANAGER, USEPA

One of the most critical decisions in the process of cleaning up a contaminated area is the establishment of cleanup standards. Cleanup standards have to meet two criteria: (1) they must be protective of human health and the environment; and (2) they must comply with existing regulations. In the simplest cases there are regulatory standards that can be used as cleanup standards provided that they are fully protective of human health and the environment. Such standards are more often available for water than soil contamination.

In more complicated cases, such as is frequently the case for soil cleanup, there are either no regulatory standards or the standards do not provide the necessary protection. In these cases there are four key

The community will want to pay close attention to:

1. **How cleanup standards are developed**
2. **What assumptions are made**
3. **What level of protection the standards provide**

considerations for setting the cleanup standards. The first consideration is the "pathways" by which contaminant exposure can occur. For example, the pathways may include the possibility of drinking contaminated groundwater, exposure to contaminated soil or sediment, or other routes by which contaminant exposure to humans or plants and animals can occur. The second consideration is who and what could potentially be exposed to the contamination. For protecting human health we consider potential exposures to both children and adults. For environmental

protection, we typically focus on a few of the most sensitive plant or animal species that could potentially be exposed to the contamination. The third consideration is the toxicity of the contamination. This information is derived from scientific literature, or for environmental risks we can also measure the toxicity with laboratory tests. The fourth consideration is what are called "environmental fate and transport factors." This involves a complicated set of considerations that include the rate and mechanisms of contaminant movement in the environment, and the natural processes that degrade or bind the contamination in the environment. These four considerations are taken together in a model or mathematical formula to derive cleanup standards protective of human health and the environment.

Community members will want to pay close attention to how cleanup standards are developed, the assumptions that are made, and the level of protection the standards will provide.

For Mare Island, the Radiation Survey Plans

include proposed cleanup standards for radionuclide contamination that might be found during the shipyard-wide radiation survey. These standards are intended to be final cleanup standards for soil and other solid material. Cleanup standards have also recently been proposed for the former gas station (IR-18). These standards are for an interim cleanup, not the final cleanup action. For the near term work at Mare Island, most cleanup standards will be developed for interim cleanup actions with the final cleanup proposals often following a few years later.

HAVE YOU NOTICED?

Have you noticed the new addition to the area near the main gate (Tennessee St.) of the shipyard? The lawn in front of the Badge and Pass Office (Bldg. 513) now sports an information display of environmental restoration activities taking place on Mare Island. A collection of photos and text offers an overview of current and planned Navy Installation Restoration (IR) activities.

A "mailbox" is also at the display for the public's use. You will be able to get on the Shipyard's IR mailing list and address your concerns or send comments about cleanup projects, directly to the IR personnel on the shipyard.

The display will be updated regularly in an effort to keep information current and the community better informed.

REUSE OF MARE ISLAND

DENNIS KELLY
BASE TRANSITION COORDINATOR

Mare Island is the largest, most complex base closed by the military in recent years. Despite this, planning efforts for the reuse of Mare Island continue to progress smoothly. The Navy and the City of Vallejo's common goal is to convert Mare Island from military to civilian use quickly. To achieve this, the Navy and the City of Vallejo have focused their efforts on the leasing of property.

The importance of leasing

Leasing is important because Federal and State law prevents the Navy from transferring property until all environmental cleanup is complete. The Mare Island cleanup will not be complete for a number of years following the closure of the base in April 1996. The Navy can lease property before the completion of cleanup, allowing reuse now. These leases must insure that the property is safe, and must not interfere with the completion of any required cleanup.

Significant business interest

Leasing is also important because of significant business interest in the reuse of Mare Island. Along with proposed federal transfers, the City of Vallejo has identified a number of business interests who are prepared to lease portions of Mare Island. About 25% of the 960 buildings on Mare Island have been requested for lease. The majority of buildings currently requested are housing, although several requests include industrial buildings.

RAB's Involvement in Findings of Suitability to Lease (FOSL)

City/Island Development Corp (IDC) locate leasee

Navy agrees to lease/sublease

Note: Prior to the completion of the basewide EIS/EIR (July 1995), the Navy must complete a categorical exclusion under NEPA

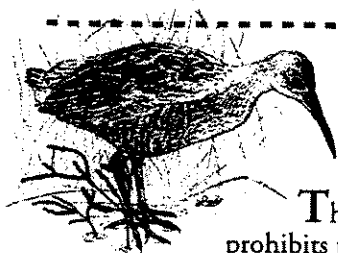
Navy completes site specific environmental baseline survey

Navy prepares (FOSL) Finding of Suitability to Lease (2 weeks)

RAB/Regulators review FOSL and comment (2 weeks)

Navy completes FOSL

City/IDC sublease



Did You Know?

The Endangered Species Act of 1973 prohibits the unauthorized taking of federally listed species, including the degradation or loss of habitat.

The California clapper rail (endangered) is indigenous to San Francisco Bay marshes and occurs regularly on Mare Island.

The salt marsh harvest mouse (endangered) population is extensive and inhabits nearly all the tidal and non tidal wetlands on Mare Island. Pickleweed is located in coastal marshlands and provides a crucial habitat for the mouse.

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The historical significance of Mare Island rests upon its legacy as a naval installation.

Congress ordered the purchase of Mare Island in 1853. The shipyard was the first Naval base on the west coast with Commander David Glasgow Farragut as the first Commandant.

The state of California officially declared the Mare Island Naval Shipyard as a landmark in 1960. National landmark status was approved in 1975. Subsequent revisions have been proposed in the Caldwell Survey of 1986, including further nominations of significant World War II and "Cold War" properties to the National Register.

Source: MINS Draft/BRAC Cleanup Plan, Dec. 1994

Illustration: Clapper Rail by Linda Adams, Napa-Solano Audubon Society



Aerial view of Mare Island circa 1950

WHERE TO FIND IT

Check it out!

ENVIRONMENTAL BASELINE SURVEY (EBS) FOR MARE ISLAND NAVAL SHIPYARD, Final Report—December 1994

A circulating copy is now available from the JFK Library.

The EBS report is a building by building, parcel by parcel evaluation of existing environmental conditions of real property at the shipyard. The Department of Defense requires such a document prior to selling, leasing or other transfer of the property.

Seven types of classification determine the degree of cleanup according to the City of Vallejo's Reuse Plan, and various Federal and State environmental regulations.

This report is the most important and comprehensive survey yet, filled with valuable information, maps, glossary of acronyms, and 150-year residue of shipyard use. Very detailed, but the facts are accessible and interesting, once you get the methodology. (Particularly engaging for those investigative-type personalities.)

Official title:

Basewide Environmental Baseline Survey / Community Environmental Response Facilitation Act Report Made For Mare Island Naval Shipyard

Prepared by: Mare Island Naval Shipyard BRAC Environmental Technical Division

Also available to the public from JFK Library

BASE REALIGNMENT AND CLOSURE (BRAC) CLEANUP PLAN (BCP) FOR MARE ISLAND NAVAL SHIPYARD

Final Report; March 1995

Even at draft stage, this extensive report is an excellent overview of the BRAC (*Base Realignment and Closure*) cleanup actions and strategy. The information here is more compact than EBS, and includes the City of Vallejo's Reuse Plan for Mare Island. A who's who list of the cleanup team with their titles and responsibilities is among historical and endangered species summaries, building closure dates, property transfer and suitability to lease procedures, environmental investigative parcels and sites, plenty of easy-to-understand maps, and more. A handy crash course on what's happening with the closure.

Mailing List

You can make a difference! Participate in our future. The restoration process is a continuous one. The public is encouraged to attend RAB meetings on the last Thursdays each month at the JFK Library in Vallejo or the various focus group meetings that interest you.

To be on the mailing list, SEND THIS TO:

Myrna Hayes, RAB Community CoChair, 816 Branciforte Street, Vallejo, CA 94590 or call 707-557-9816.

NAME _____

ADDRESS _____

CITY _____ ZIP _____

PHONE _____

ANY COMMENTS, SUGGESTIONS _____

INTERESTED IN WRITING AN ARTICLE FOR A FUTURE RAB NEWS?

YES ___ SUBJECT _____

ENVIRONMENTAL PRINCIPLES FOR MILITARY BASE CLOSURES

MILITARY BASE CLOSURES ENVIRONMENTAL NETWORK

The Environmental Principles for Military Base Closures were developed by the Military Base Closures Environmental Network, a group of individuals from a variety of environmental and environmental justice organizations in the San Francisco Bay Area. The Principles resulted from the Network's discussion and analysis of base closure issues and opportunities.

The goals of the principles are to:

- Encourage and facilitate economically sound commercial and industrial ventures, affordable housing, and protected wildlife habitat.
- Educate and guide stakeholders and participants in the reuse planning process.
- Highlight the opportunities presented by the base closures.
- Help bridge the gap between existing regulations and base closure opportunities.
- Facilitate the incorporation of sustainable environmental concepts into all Bay Area reuse plans, environmental impact reports, and other related documents.

The Environmental Principles offer four basic statements to help guide reuse efforts:

1) All the region's diverse stakeholders must be included in the military base reuse. The various communities of the region, particularly communities of color who have been negatively impacted by existing operations and/or closure hardships, must be involved as partners in the decision making process.

Rather than viewing the community involvement as a hurdle to overcome, successful reuse efforts will build on a strong foundation of community support. Reuse proposals should generate jobs which match existing skills in the local community, and provide training to help develop necessary new skills.

2) The basic right to breathe clean air, drink clean water, and walk on clean soil must be protected in reuse plans. The right to clean air, water and habitat does not depend on either socio-economic class or wildlife species.

Reuse plans should adopt a multi-phased cleanup approach which allows available cleanup dollars to be targeted most effectively, contains the spread of contamination on sites which cannot be immediately cleaned up, and moves towards a goal of full restoration of all sites.

3) The globally significant resources of the San Francisco Bay Region must be respected and protected. Each of the diverse elements of the Bay Area ecosystem must be respected in its own right.

To maintain and restore the Bay Area biodiversity, we must protect and enhance the integrity of the entire ecosystem and its ability to support all indigenous species and natural processes.

4) Reuse planning must not stop at the physical boundaries of the bases, but must encompass the entire region. The

region's challenge is to engage in full bioregional planning which recognizes that the Bay Area's irreplaceable natural resources are tightly linked to its diverse social, cultural, architectural, and economic resources.

Federal base closure assistance funds could and should be preferentially applied to projects and conversion efforts which create sustainable jobs, affordable housing, respect the natural environment and rebuild communities.

For a complete copy of the Environmental Principles, contact Arc at (415) 495-1786.



ENVIRONMENTAL AND CULTURAL ISSUES HIGHLIGHT CONFERENCE ON MARE ISLAND

ROBERTA FLAHERTY

Retired teacher and resident of Vallejo

"Clean up Decides Reuse; Environmental issues, contamination, high-light daylong conference". This was the headline featured in the Vallejo Times Herald. The story was reporting on a conference held at Farragut Inn on Mare Island.

Was this the same conference I attended? It seems that a more appropriate headline would be *"City's Release of Three Dredge Ponds Decides Reuse; Discussion of Mare Island's natural and cultural resources, dredge ponds highlight daylong conference"*. Yes, this writer attended the same conference titled "Top Secret to Top Attraction". Panel discussions showcased endangered species, dredge ponds, contaminants' effects on wildlife and Mare Island's unique cultural and historic resources. The conference ended with the panel on Vallejo's reuse plan and historic preservation. Thus showing how these various plans on the reuse of Mare Island could take it from "Top Secret", the day when hardly anyone could get on the Yard (unless they worked there), to "Top Attraction", the day when everyone could visit!

Are you wondering how three dredge ponds could be a deciding factor in the reuse plan? The total island covers 5,600 acres. Approximately 3,800 acres are wetlands. The U.S Fish and Wildlife Service has requested 670 acres of tidal and non tidal wetlands as an expansion of the San Pablo National Wildlife Refuge. In addition, the Service requested Building 505, the Country Exchange Store for a multi-agency Educational and Interpretive Center. What good would a nature interpretive center be without the surrounding area in which to observe, interact and conduct hands-on activities?

The three dredge ponds are the answer. This would maintain and protect the entire eco-system of the Refuge. The problem is, the City of Vallejo wants to use all ten ponds for dredge spoils. Bay Conservation and Development Commission (BCDC) is also considering all ten ponds for the bay areas dredge spoils. Mr. Goldbeck of BCDC says the ten ponds are desperately needed to accommodate the region's dredging needs.

Should Vallejo be expected to solve the bay areas dredge problems? Must Vallejoans sacrifice quality of life for the sake of the whole region? In the long run, wouldn't increased tourism be a more lucrative reuse, drawing hundreds of thousands of visitors and school children?

Cultural and historical reuse plans were also part of the conference. Lou Walls of the Navy's Engineering Field Activity West, spoke directly to Vallejoans in the audience. He said that local citizens must convince the City Council to adopt high priority policies to preserve historic buildings on Mare Island.

Elizabeth Johnson of the National Trust for Historical Preservation presented slides showing how other cities successfully preserved their cultural and historical assets. She suggested that Vallejo, instead of being considered "the gateway to Napa Valley", should become "a destination city"! Historic development and tourism on Mare Island can be part of that vision.

Imagine Vallejoans and people from all over the world strolling down Captains Row, enjoying Alden Park and gazing at the Tiffany glass windows of St. Peter's Chapel? They could learn about the eco-system of tidal and non tidal wetlands at the U.S Fish and Wildlife Service's Interpretive Center and marvel at the spectacular treasure of wildlife and birds. We can make it happen by demanding that the City of Vallejo support these plans NOW!

About 350 people attended Feb. 4 & 5, 1995 conference and tours on Mare Island sponsored by Napa-Solano Audubon Society, RAND, RAB & Mare Island Naval Shipyard, EFA-WEST, Save San Pablo Baylands, Sierra Club Redwood Chapter-Solano Group

ON BOARD (continued from page 2)

as the FFSRA (Federal Facility Site Remediation Agreement), NEPA (National Environmental Policy Act) compliance guidelines, and the ROD (Record of Decision: prerequisite for a clean up action—the remedial alternative chosen by the Navy and the community for a particular site)

TECHNICAL REVIEW FOCUS GROUP

The Technical Review Focus Group is primarily responsible for two rather large tasks. One is to pre-digest and review the numerous environmental documents produced in connection with the cleanup and restoration process. They bring to the RAB relevant educational information, whether that be a thorough briefing at a study session, a written report, or a presentation.

The second task of this Focus Group is to research, explore and encourage innovative technologies for environmental remediation. The group researches and reviews documents concerning these technologies. They report their findings to the RAB members, as well as the community, the Navy and regulatory agencies. The Department of Defense has announced that bases such as Mare Island are the perfect testing ground and incubator for many new cleanup technologies within the sensitive environment that this site presents. This will be a critical role for the RAB. Contact Kirk Johnson at (707) 648-2483.

The following requests were presented by the Technical Focus Group at the March RAB meeting:

Requests and Concerns Regarding the MINS Radiological Investigation and Remediation

The Technical Focus Group (TFG):

1. Requests that the Navy provide timely notification to the members of the TFG and the regulators regarding the detection of radioactive materials above action levels. We request that the full RAB be notified at the first RAB meeting following the discovery. In addition, the TFG may request that the Navy present details of the release to the TFG for their evaluation.

2. Requests that copies of Technical Work Documents be available to RAB members upon request.

3. Is concerned that the level of effort (Group 1 survey) proposed for the landfill is inadequate. We request that a more comprehensive survey of the landfill be conducted.

4. Requests a complete disclosure of the Navy's current strategy for environmental sampling for radioactivity in Mare Island Strait and in the dredge ponds. We also request complete copies of historical water, sediment, and marine life sampling data, including a disclosure of historical detection limits.

5. Requests that the Navy provide documentation demonstrating that all cleanup levels, detection limits, and unrestricted release criteria proposed for Mare Island are

The Public Is Invited!

RAB Meetings are held on the last Thursday of every month

Mark these dates on your 1995 calendar:

APRIL 27	JULY 27
MAY 25	AUGUST 24
JUNE 29	SEPT 28

Location: **Joseph Room,**
John F. Kennedy Public Library
505 Santa Clara Street
Vallejo

protective of all members of the public, especially pregnant women, infants, and children.

6. Would like the opportunity to request presentations from the Navy regarding the investigation and remediation of specific buildings or areas.

Speaker's Bureau

TO SCHEDULE A PRESENTATION
ABOUT THE RAB, FOR YOUR
NEIGHBORHOOD, COMMUNITY OR CIVIC
GROUP, CALL MYRNA HAYES,
COMMUNITY CO-CHAIR

MARE ISLAND NAVAL SHIPYARD RESTORATION ADVISORY BOARD

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