



BRAC Environmental Office
Hamilton Army Airfield
1 Burma Road
Novato, CA 94949

RAB UPDATE

RAB Responsibilities

The main responsibility of a RAB member is to attend bimonthly meetings and share information with community residents. After the Army BRAC property transfers, the RAB would like to continue meeting to oversee remediation of the North Antenna Field, Landfill 26, and the Coastal Salt Marsh, which could last up to two years.

Technical Review Committee

The RAB formed a subgroup to review technical documents. The documents that the subgroup has reviewed are the Risk Assessment, the Focused Feasibility Study, and the ROD/RAP. All of the documents are available for public review at the following locations:

Novato Library, 1720 Novato Blvd.
 Tel: 415-897-1141

BRAC Field Office, Hamilton Army Airfield
 Tel: 415-883-6386

Please call the sites to confirm hours.

Current documents may be viewed at www.spk.usace.army.mil/cespk-pm/haaf/docs.html

Upcoming Meetings

The next **RAB Meeting** will be held at the Hamilton School Multi-Purpose Room.

- February 20, 2002, 7 p.m.

For More Information

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Information Repositories

Marin County Public Library, Novato Branch
 1720 Novato Boulevard
 Novato, CA 94947
 tel: 415.897.1141

HAAF Army BRAC Environmental Office
Call for Appointment
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 tel: 415.883.6386

www.spk.usace.army.mil/cespk-pm/haaf/rab/rab.html

www.efds.w.navy.mil/Environmental/Novato.htm

HAAF ENVIRONMENTAL NEWS

HAMILTON ARMY AIRFIELD

TRANSFER OF TWO HAMILTON PROPERTIES TO OCCUR IN EARLY 2002

Restoration Advisory Board (RAB) Members

Co-Chairs

Ed Keller
Army BRAC Environmental Coordinator

Thomas Macchiarella
Navy BRAC Environmental Coordinator

Tunstall Lang
Community Co-Chair

Community Members

Marucia Britto

Preston Cook

John Dekelboun

Richard A. Draeger

Patricia D. Eklund

Thomas Hinman

Andre Klein

Matthew McCarron

Manuel Mier

Sabrina Molinari

Karol Raymer

Jack Walton

Jim Wilson

Regulatory Agency Representatives

Naomi Feger
Regional Water Quality Control Board

Lance McMahan
California Dept. of Toxic Substances Control

Theresa McGarry
California Dept. of Toxic Substances Control

Jim Ponton
Regional Water Quality Control Board

Ray Seid
US Environmental Protection Agency

Technical Support
Jim McAlister
US Army Corps of Engineers

Ray Zimny
US Army Corps of Engineers

As Hamilton residents already know, remediation is a long process and one that is often subject to delay. So when a property is finally given the green light for transfer and redevelopment, it is a cause for some celebration. The fact that two Hamilton properties have advanced to this point simultaneously is nothing short of miraculous. Hospital Hill and Outparcel A-4 are both scheduled for transfer in early 2002.



Outparcel A-4 is a 3.96-acre parcel located south of the hangars that will be transferred to the developer Woodley-Wright for commercial redevelopment. "We're planning on constructing two two-story office buildings. It will be a phased development to provide a total of 100,000 square feet of new office space," Todd Wright explained. You can view more renderings of the site at <http://homepage.mac.com/toddwright>



Hospital Hill

Hospital Hill is a 3.41-acre parcel located on the hill overlooking the Art and Cultural Center. The Army is currently finalizing closure of the site and hopes to transfer the property to the City of Novato in early 2002. Ron Gerber, the Redevelopment and Economic Development Administrator for the City of Novato spoke about the City's plans for the site. "The Hamilton Reuse Plan designates the site for neighborhood commercial uses, which covers a range of retail, commercial services and professional offices. Once transfer of the property takes place, the City can begin to entertain applications for redevelopment. The City would like to see something built that would enhance the Hamilton community and make it an even more attractive place to live."

RECORD OF DECISION/REMEDIATION ACTION PLAN (ROD/RAP) IS ALMOST COMPLETE

The Army recently completed a ROD/RAP to document the proposed actions required to bring closure to the airfield parcel. Out of 56 sites addressed in the document, the ROD/RAP recommends no further action at 22 of the sites, institutional controls at 30 sites and soil removal at 4 sites.

The ROD/RAP was released for public review on August 20th and the Army received a number of public comment letters. A public meeting was held on September 4th to explain the document, answer questions and accept more public comments. A final document is expected to be issued by the end of December.

ARMY AND REGULATORS CONSIDERING EARLY TRANSFER OF AIRFIELD PARCEL



Salt Marsh Harvest Mouse



California Clapper Rail



Burrowing Owl

The Army is considering early transfer of the airfield property to the California Coastal Conservancy (CCC). Early transfer would allow the CCC to begin work on the seven-year wetland restoration process while the Army continues its final remediation activities.

The presence of sensitive species such as the Salt Marsh Harvest Mouse, California Clapper Rail, and Burrowing Owl on the airfield parcel restricts the period when the Army can work on the site. Avoidance of the breeding and nesting season of the Clapper Rail leaves the Army with a five-month construction window (September 1 - January 31) which means that the bulk of the remaining remediation work will take place in 2002.

Tom Gandesberry, Project Manager for the Coastal Conservancy, is eager to get started on the long process of restoration. "We'd like to proceed with early transfer if it helps to start the wetland process and doesn't interfere with the Army's remediation work", Gandesberry said. The airfield parcel is currently 7-10 feet below the level of San Pablo Bay, and must be raised to an equal elevation before Bay waters can be allowed to enter the site. An estimated 10 million cubic yards of fill material must be imported to the site, a process that is expected to take three years. The areas requiring further remediation by the Army occupy a small portion of the entire airfield parcel, allowing fill material to be brought to the site while remediation continues. "It's our hope that some of this work can happen simultaneously," Gandesberry added.



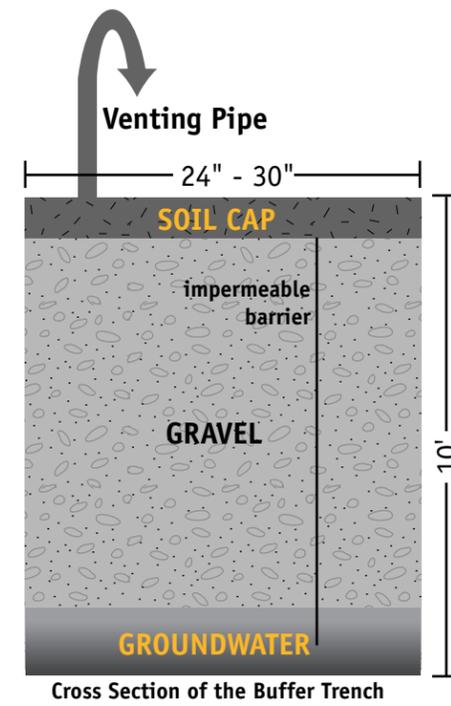
TOM GANDESBERRY, PROJECT MANAGER FOR THE COASTAL CONSERVANCY, IS OVERSEEING THE RESTORATION PLANNING FOR HAMILTON AND BEL MARIN KEYS UNIT V.

A draft Finding of Suitability for Early Transfer of the airfield property will be available for public review and comment in early 2002.

Corps to Construct Buffer Trench Adjacent to Landfill 26

The U.S. Army Corps of Engineers (Corps) will construct a buffer trench along the southeast side of Landfill 26. The trench will be located between the Landfill and the new Shea Homes development, and is designed to channel and vent methane from the Landfill to the atmosphere.

The trench will take about one month to construct and will act as a barrier along its 1,400 foot length. It will be 24-30 inches wide and will extend to the depth of groundwater. The trench will be filled with gravel which will allow any methane gas to be quickly conducted upwards to a series of venting pipes that will rise above the trench to a height of 10 feet. Although the levels of methane are not harmful to human health, construction of the trench will ensure an added measure of safety for those living along the boundary of the Landfill. The Corps will conduct a risk assessment of the Landfill in 2002 to determine what additional measures will be required.



REMEDICATION AT A GLANCE!

The remediation process can be pretty confusing. We've developed this handy guide to help you keep track of the various steps involved in the remediation process. One of the most important distinctions is whether the site contains only petroleum-based contaminants (gasoline) or if it contains other constituents. The clean-up of petroleum-based products is handled by the Regional Water Quality Control Board (the Water Board). The clean-up of other contaminants is handled through a Federal process known as CERCLA*. The two processes are similar although they use slightly different terms.

CERCLA Process	Water Board Process
<ol style="list-style-type: none"> 1 Preliminary Assessment - Review historic uses and determine whether additional research is needed. 2 Site Investigation/Remedial Investigation - Take samples (groundwater, soil, soil gas) to determine what types of contaminants are present. 3 Interim Actions - If possible, start the remediation process (e.g. remove underground storage tank, remove contaminated soil, start pumping water.) 4 Risk Assessment - Evaluate data from the remedial investigation to determine risks posed to human health and the environment. Determine whether the site is suitable for the intended use (residential, commercial, open space.) 5 Focused Feasibility Study - Use information from the remedial investigation, risk assessment and other sources to support an informed decision regarding the most appropriate remedial action for the site. 6 Record of Decision/Remedial Action Plan (ROD/RAP) - Certifies that the selected remedy complies with CERCLA, outlines the technical goal of the remedy, provides background information on the site, summarizes the analysis of alternatives, and explains the rationale for the remedy selected. 7 Remedial Design/Remedial Action - Design and implement the remedy selected in the ROD/RAP. 8 Site Closeout - Prepare a "Closure Report" to document all the actions taken and the level of remediation achieved. 9 Finding of Suitability for Transfer (FOST) - The final documentation on a site. The FOST authorizes the site for transfer and redevelopment. 	<ol style="list-style-type: none"> 1 Preliminary Investigation - Review historic uses to determine if additional research is needed. 2 Investigation - Take samples (groundwater, soil, soil gas) to determine what types of contaminants are present. 3 Interim Actions - If possible, start the remediation process (e.g. remove underground storage tank, remove contaminated soil, start pumping water.) 4 Risk Assessment - Evaluate data from the investigation to determine risks posed to human health and the environment. Determine whether the site is suitable for the intended use. 5 Risk Based Corrective Action (RBCA) - (also known as "Rebecca.") Specifies what further action will be required to bring the site into compliance. 6 Corrective Action Plan (CAP) Final Cleanup Site Requirements - Outlines the final actions that will need to be taken to bring the site into compliance. This document may also contain timing goals or requirements to ensure that action is taken promptly. 7 Closure Report/No Further Action Letter - The final step in the Water Board process. The Closure Report documents all the actions taken and the level of remediation achieved.

* CERCLA stands for the Comprehensive Environmental Response, Compensation and Liability Act of 1980.

Hamilton Links

Army BRAC Property

POL Hill - The remaining concern involves petroleum-contaminated groundwater, and the remedy will be monitored natural attenuation. The first of three planned semi-annual sampling events was completed in September. After the planned events, the Army, along with the Water Board, will decide if monitoring needs to continue.

Formerly Use Defense Sites (FUDS)

North Antenna Field - The North Antenna Field Remedial Investigation will be sent to the regulators in December.

Commercial Areas

The Hamilton Café opened in August and is open daily from 7 a.m. to 7 p.m.



Cesar Acosta offers service with a smile at the summer!

North Hamilton Parkway opened over the summer!

The City of Novato has converted the Hamilton Town Center complex to create the Art and Cultural Center. One building is leased out to the non-profit organization Indian Valley Artist. Another building is leased out to several commercial artists.



Newly renovated Hangar 5

Renovation of Hangars 5 and 6 are complete! The new tenants, Golden Gate Insurance, Barker Pacific Group and Pride Institute have moved into Hangar #4.

The New Hamilton Shuttle is up and running during commute hours to transport people to and from the Golden Gate Transit stop on Nave Drive. The shuttle operates weekdays from 6-9 a.m. and 4-7 p.m. Schedules and route maps are available from the Art and Cultural Center.

Navy BRAC

Over the Summer, the Navy conducted additional subsurface testing on Public Benefit Conveyance Parcel 2, the Charter School site across C Street from the gas station. The Navy also took additional groundwater, soil, and soil gas samples for analysis. No groundwater was detected at the site, and the soil gas samples indicate low levels of petroleum hydrocarbons on the site. The outcome of these calculations is that the levels detected are very low, and the site does not pose a risk to human health for the uses proposed.

Wetlands Restoration Project

The Bay Conservation Development Commission, working with the California Coastal Conservancy and the USACE, is currently conducting hydrologic modeling and geomorphological studies that will help in the design process of the Hamilton wetlands restoration project. The California Coastal Conservancy held a stakeholder workshop on September 25th to discuss the project and to solicit input on alternatives.

The draft plan for the Bay Trail alignment through Hamilton is due out by the end of the Year.