

## Environmental Baseline Survey for Naval Weapons Station Concord



As a subcontractor to CH2M Hill, GAIA participated in the preparation of an Environmental Baseline Survey for the Naval Weapons Station Concord. While this base is not being closed, the Navy anticipates leasing a large portion of the base to the Army and is conducting an EBS as a requirement of the leasing process. GAIA and CH2M Hill are shared technical tasks equally; i.e., the two companies are worked as a fully-integrated team. GAIA managed the file review for adjacent properties as well as the field reconnaissance of the facility. Given our extensive experience with BRAC environmental documentation, GAIA also participated in the project management activities, including scheduling and integration of the various project tasks, and development and use of the database. At GAIA's recommendation, the approximately 6,000 acres

of undeveloped property at the facility were surveyed by helicopter. Using a helicopter meant that the entire survey could be completed in 2 days rather than 30 days, and that otherwise inaccessible areas (e.g., wetlands, off-shore islands, and fenced-off areas) could readily be evaluated. Conducting the survey of the undeveloped portions of the site by helicopter rather than on foot (there are very few roads in the undeveloped area) saved the Navy over \$50,000.

GAIA also helped develop parcel boundaries and parcel categories, identify data gaps required to more accurately classify parcels, and prepared a portion of the report.

## Finding of Suitability for Early Transfer (FOSET), and Findings of Suitability to Transfer (FOST) for former Naval Air Station Alameda

As a subcontractor to TetraTech Environmental Management, Inc., (TetraTech EMI), GAIA prepared a finding of suitability for early transfer (FOSET) and two findings of suitability to transfer (FOSTs) for former Naval Air Station Alameda. The FOSET addressed those areas of the property that will require further investigation and/or remediation. In preparing the FOSTs and FOSET, GAIA:

- Reviewed and updated existing information regarding IR sites, hazardous substances storage and release, underground storage tanks (USTs), fuel lines, resource conservation and recovery act (RCRA) sites, aboveground storage tanks, oil-water separators, radiological materials, asbestos, lead-based paint, and PCBs,
- Prepared risk evaluations for various underground storage tank (UST), fuel line, and resource conservation and recovery act sites (RCRA),
- Identified and addressed data gaps,
- Addressed concerns posed by off-shore (submerged) areas,
- Conducted scoping, negotiating, and comment resolution meetings with regulatory agency representatives,
- Responded to comments from the Navy, the local reuse authority (LRA), and regulatory agencies, and
- Worked with the Navy to reclassify certain parcels.



The FOSET includes deed restrictions and notifications required to ensure that the property use does not pose any unacceptable risks to human health or the environment, and that there are no impediments to future investigation and remediation activities. GAIA is also assisting the Navy with the preparation of related documents, such as draft briefing papers, required as part of the FOSET package.

## Finding of Suitability to Lease, Including Risk Evaluation Naval Communication Stations, Stockton

As a subcontractor to PRC Environmental Management, Inc., (PRC) GAIA prepared a Basewide Finding of Suitability to Lease (FOSL), including a risk evaluation, for 57 parcels at Naval Communication Station (NCS) Stockton. The total value of the contract was \$38,000. Instead of preparing a site-specific FOSL for each parcel, this FOSL contains information relevant to all parcels in one document, reducing redundancy and cost significantly. These 57 parcels represent approximately 50% of the base, and consist of all the areas not suitable for transfer.

GAIA developed the basewide process and document format for the original Sector SSEBS and FOSL at NAS Alameda, (see below), managed the project, conducted QA/QC, and prepared the document. In addition to these tasks, GAIA's role on this project included:

- Evaluating existing data from the IR, UST, and lead investigation programs to assess chemical migration concerns within the lease area;
- Evaluating exposure pathways and defining appropriate risk management procedures (lease restrictions) to minimize contact with impacted soil and ground water;
- Conducting scoping meetings with the regulatory agencies;
- Negotiating the approach to and content of risk evaluations with regulatory agencies;
- Responding to regulatory agency and Navy comments; and
- Determining whether an area was suitable for lease given the proposed reuse.

In addition to the basewide FOSL, GAIA prepared a parcel-specific FOSL with risk evaluation on an expedited basis to support the immediate lease of the golf course and club house.

## Sector Environmental Baseline Survey and Finding of Suitability to Lease, NAS Alameda

As a subcontractor to PRC Environmental Management, Inc., (PRC) GAIA prepared a large-scale site-specific Environmental Baseline Survey (SSEBS) and Finding of Suitability to Lease (FOSL) for 76 parcels at Naval Air Station (NAS) Alameda. The total value of the contract was \$270,000. Instead of preparing a site-specific EBS and FOSL for each parcel, this Sector EBS and FOSL contains information relevant to all parcels in one document, reducing redundancy and cost significantly. These 76 parcels represent approximately 20% of the base, and include the most heavily impacted, industrial areas of the base. The draft documents (a 4-volume set) were prepared within five weeks of project authorization.



GAIA developed the process and document to implement this new approach, managed the project (including subcontractor staff), conducted QA/QC, and prepared portions of the document. GAIA was supported by its subcontractor ERM-West, Inc. In addition to the tasks outlined above, GAIA's role on this project included:

- Evaluating exposure pathways and defining appropriate risk management procedures to minimize contact with impacted soil and ground water;
- Conducting scoping meetings with the regulatory agencies;
- Negotiating the approach to and content of risk evaluations with regulatory agencies;
- Responding to regulatory agency and Navy comments; and
- Determining whether an area is suitable for lease given the proposed reuse.

## **FOST and FOSET for former Fleet and Industrial Supply Center Oakland**

On behalf of the Port of Oakland, and with concurrence from the US Navy, GAIA prepared a Finding of Suitability to Transfer (FOST) for 79 parcels at the former Fleet and Industrial Supply Center Oakland (FISCO). GAIA conducted the scoping meeting with the regulatory agencies, summarized and updated existing information pertaining to hazardous substances, and worked with the Port and the Navy to develop a transfer strategy that would allow the effective transfer of the entire base. For the FOSET, GAIA provided the required technical information to counsel retained by the Port, and assisted the Port with the compilation and distribution of the document.

---

## **Sector II Environmental Baseline Survey and Finding of Suitability to Lease for NAS Alameda**

As a subcontractor to PRC Environmental Management, Inc., (PRC, now TetraTech EMI) GAIA managed the preparation of a large-scale, site-specific Environmental Baseline Survey (SSEBS) and Finding of Suitability to Lease (FOSL) for 110 parcels (Sector II) at Naval Air Station (NAS) Alameda. The total value of the contract is \$140,000. Instead of preparing a site-specific EBS and FOSL for each parcel, this Sector EBS and FOSL contains information relevant to all parcels in one document, reducing redundancy and cost significantly. These 110 parcels represent approximately 70% of the base, and consist of all the areas not addressed by previous SSEBSs and FOSLs.

GAIA developed the Sector process and document format for the original Sector SSEBS and FOSL, (see below), managed the project (including up to 12 PRC staff), conducted QA/QC, and prepared all written portions of the document, as well as the risk evaluation. PRC staff prepared data and information summary tables under the direction of GAIA. In addition to the tasks outlined above, GAIA's role on this project includes:

- Evaluating existing data from the IR, UST, fuel line, and lead investigation programs to assess potential subsurface concerns within the Sector and evaluate chemical migration concerns from off-Sector areas;
- Evaluating exposure pathways and defining appropriate risk management procedures (lease restrictions) to minimize contact with impacted soil and ground water;
- Conducting scoping meetings with the regulatory agencies;
- Negotiating the approach to and content of risk evaluations with regulatory agencies;
- Responding to regulatory agency and Navy comments; and
- Determining whether an area is suitable for lease given the proposed reuse.

The proposed work also includes the preparation of five findings of suitability to transfer (FOSTs) for select areas of the base. The preparation of these documents is on hold pending the completion of ecological investigations and the EIS/EIR for transfer at NAS Alameda.

---

## **Community Relations Assistance for DOD Housing Facility**

As a subcontractor to ERM-West, Inc., GAIA assisted with community relations for the EBS and FOSL activities at the DOD Housing Facility in Novato, California. GAIA helped prepare ERM's presentation, and attended the Restoration Advisory Board (RAB) meetings with ERM. At the RAB meetings, GAIA responded to questions posed by the community and regulatory agency representatives.

---

## Finding of Suitability to Lease, Including Risk Evaluation FISCO Alameda Annex

As a subcontractor to PRC Environmental Management, Inc., (PRC) GAIA prepared a Basewide Finding of Suitability to Lease (FOSL), including a risk evaluation, for 36 parcels at the Fleet and Industrial Supply Center Oakland Alameda Facility/Alameda Annex (FISCO Alameda Annex). The total value of the contract was \$25,000. Instead of preparing a site-specific FOSL for each parcel, the FOSL contained information relevant to all parcels in one document, reducing redundancy and cost significantly.

GAIA managed the project, conducted QA/QC, and prepared the document. In addition, GAIA's role for this project included:

- Evaluating existing data from the IR, UST, and lead investigation programs to assess chemical migration concerns within the lease area;
- Evaluating exposure pathways and defining appropriate risk management procedures (lease restrictions) to minimize contact with impacted soil and ground water;
- Conducting scoping meetings with the regulatory agencies;
- Negotiating the approach to and content of risk evaluations with regulatory agencies;
- Responding to regulatory agency and Navy comments; and
- Determining whether an area was suitable for lease given the proposed reuse.

In addition to the basewide FOSL, GAIA prepared a parcel-specific FOSL with risk evaluation on an expedited basis to support the immediate lease of Parcel 2. We completed the draft Parcel 2 FOSL in one week.

## Site-Specific Environmental Baseline Survey and Finding of Suitability to Lease for Naval Station Treasure Island

As a subcontractor to PRC Environmental Management, Inc., (PRC) GAIA developed a site-specific Environmental Baseline Survey (SSEBS) and Finding of Suitability to Lease (FOSL) for the New Brig area at Naval Station Treasure Island. This was a sensitive project because San Francisco Mayor Willie Brown announced the proposed reuse prior to the completion of the environmental documentation, and the City of San Francisco used this project to determine whether future leases are feasible administratively. As part of this project GAIA:

- Compiled and interpreted the most current site investigation data and other site-related information;
- Conducted a site reconnaissance to update existing information regarding site conditions;
- Proposed updated Environmental Condition of Property (ECP) categories;
- Evaluated exposure pathways and defined appropriate risk management procedures to minimize contact with potentially impacted soil and ground water;
- Negotiated the content of risk evaluations with regulatory agencies;
- Responded to PRC, regulatory agency, and Navy comments; and,
- Determined whether the area is suitable for lease given the proposed reuse as the Women's Jail for the City of San Francisco.



GAIA met all deadlines and prepared a document that satisfied the Navy, the City of San Francisco, the regulatory agencies and the community (represented by the Restoration Advisory Board (RAB)). GAIA also presented an overview of the SSEBS and the risk evaluation to the RAB.

## Site-Specific Environmental Baseline Survey and Finding of Suitability to Lease for Police Training Academy Areas



As a subcontractor to PRC, GAIA developed a site-specific Environmental Baseline Survey (SSEBS) and FOSL for the Police Training Academy areas at Naval Station Treasure Island. This project was highly expedited, and GAIA completed the draft SSEBS and FOSL within three weeks of project authorization. Part of the project area was located immediately adjacent to an area heavily impacted by benzene (concentrations to 39,000 µg/L in hydraulic punch groundwater samples). GAIA worked with the regulatory agencies and the Navy to define a risk evaluation approach that satisfied the needs of all parties involved. Our extensive experience

with other SSEBSs and FOSLs allowed us to respond to this concern in a timely and cost-effective manner. As part of this project GAIA:

- Compiled and interpreted the most current site investigation data and other site-related information;
- Conducted a site reconnaissance to update existing information regarding site conditions;
- Proposed updated Environmental Condition of Property (ECP) categories;
- Evaluated exposure pathways and defined appropriate risk management procedures to minimize contact with potentially impacted soil and ground water;
- Negotiated the content of risk evaluations with regulatory agencies;
- Assisted with the preparation of the Fact Sheet regarding this SSEBS and FOSL for the community;
- Responded to PRC, regulatory agency, and Navy comments; and
- Determined whether the area is suitable for lease given the proposed reuse.

GAIA also presented an overview of the SSEBS and the risk evaluation (including the modeling efforts) to the Restoration Advisory Board (RAB).

---

## Environmental Baseline Survey and Finding of Suitability to Lease for FISCO, Oakland, CA

As a contractor to the Port of Oakland, GAIA conducted an EBS and prepared a FOSL for Lease Areas 2A and 3A at the Fleet and Industrial Supply Center (the former Naval Supply Center) Oakland. For the EBS, GAIA compiled and reviewed documents pertaining to the site history, history of chemical use/storage, site investigation information, potential off-site concerns, and disclosure issues (PCBs, asbestos, lead-based paint and radon). In addition, GAIA reviewed pertinent aerial photographs, conducted a site inspection of the proposed lease area, and performed a risk evaluation.

As part of the contract, GAIA coordinated with various Navy representatives, incorporated Navy comments into the documents, and led two meetings with regulatory agencies to define the scope of the potential concerns and address regulatory agency comments on the documents.

For the FOSL, GAIA evaluated the remaining data gaps for the lease area, and proposed lease restrictions to ensure protection of human health and the environment. Both the EBS and the FOSL were completed on schedule and with only minimal comments from the regulatory agencies.

---