

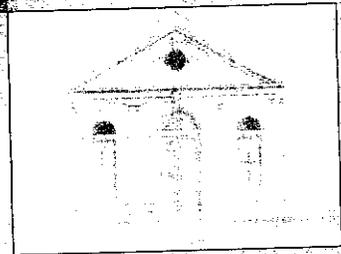
DOCUMENT

Arsenal-Wide

Community Relations Plan

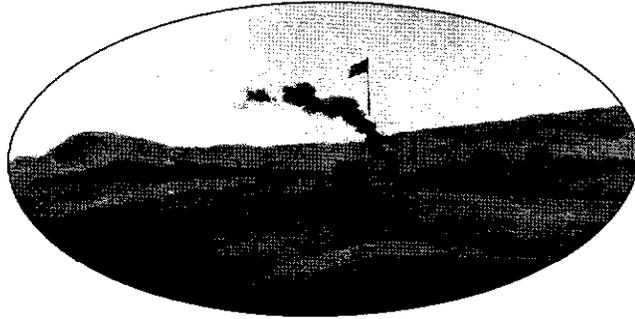
FOR THE BENICIA ARSENAL

October, 1998



Prepared for:
US Army Corps of Engineers

Prepared by:
PARKER DESIGN



A Guide for Public Participation
Community Relations Plan

FOR THE FORMER BENICIA ARSENAL

October, 1998

FUDS Site#: J09CA075600

Prepared for:



US Army Corps of Engineers

Sacramento District

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OVERVIEW

The U.S. Army Corps of Engineers is beginning its environmental restoration program on the former Army Arsenal property in Benicia. This Community Relations Plan is a key part of that effort, outlining opportunities for the community to learn about and become involved in the project.

"Early community involvement is vital to making cleanup of Federal Facilities successful"

Final report of the Federal Facilities Environmental Restoration Dialogue Committee

"General Purpose: To foster non-discrimination in Federal programs that substantially affect human health or the environment"

Executive Order 12898,
February 11, 1994

This Community Relations Plan (CRP) describes the historical and cultural significance of this early California city, and how the Arsenal played a key role both in Benicia and in U.S. military operations for over 100 years. The former Arsenal property continues to be a dominant force in Benicia's economy and culture as a site not only for over 500 diverse businesses, but also as a center for the arts, as a historical site, and a public place for all residents to use and enjoy. Thus, many different groups, businesses, artists, residents, preservationists and developers have an interest in the environmental restoration of the Arsenal.

The U.S. Army Corps of Engineers (Corps) recognizes this diverse and active citizenry and is committed to open two-way communication throughout this restoration effort. The Corps will provide information on requirements, plans and scheduling with the community relaying their comments and concerns on the investigation. As described in this Plan, the Corps proposes to address community concerns by reaching out to the community at large, and by communicating directly with individuals, established private-sector groups and city and state officials. Communication will take place through newsletters, web site, informal discussions, and public meetings.

This process is just beginning. The recent records search of Arsenal's activities have identified over 250 sites that require further evaluation. These sites have been grouped into five areas - Warehouse, Industrial, Revetment,

Motor Pool and Storage, "WIRMS"- that reflect the Army' use of the Arsenal. Field studies will start in the Industrial Revetment, and MotorPool areas, with the whole Arsenal property ultimately being investigated. Public information activities will occur throughout the process and be timed to correspond to the phased technical investigation.

I Introduction

In early 1997 the former Benicia Arsenal was identified as a high priority site for environmental restoration by the Department of Defense in response to elevated public concern. Thus began the process of evaluating the Arsenal for restoration of any damage to the environment which may have resulted from the military use of the land in a three-phased process: inventory, investigation, and removal.

Each FUDS program has three major phases:

*Inventory
Study
Removal/remediation*

Inventory of the former Benicia Arsenal, in the form of an extensive archive records search has been completed. This research phase identifies the military use of the land and is used to scope the investigation/study phase. A report detailing the ordnance issues was released in March 1994 and revised in May 1997. An additional report describing hazardous, toxic, and radioactive waste issues (HTRW) is scheduled for release in Fall 1998.

For safety reasons, ordnance issues are dealt with first

The study phase breaks into ordnance and non-ordnance issues. Both will be studied at the same time but in different ways and by different people. The ordnance study team, under guidance from experts at the Corps' Huntsville office, is tasked with identifying and locating any explosive materials which may have been left behind by the military. The non-ordnance study team will identify and locate any other environmental problems created by the military. For safety reasons, ordnance issues are dealt with first, if they exist in an area. The Corps' Sacramento District will manage and coordinate all studies, serving as the Corps' single point of contact for information and funding purposes.

Removal/restoration decisions will be made only after study results are thoroughly understood.

1.1 Community Relations Objectives and Techniques

The Corps views the CRP as an integral part of the restoration process. The plan's objective is to foster open two-way communication throughout the environmental restoration process, and provide opportunities for a broad-based participation by the Benicia community. By keeping the community informed and by monitoring and addressing their concerns, the Corps intends to obtain and strengthen the community's trust in its environmental restoration program at the Arsenal. The investigation is in the first stages. As the investigation proceeds and in response to community concerns, the CRP will evolve and adapt as necessary.

To meet the objectives noted above, the Corps has developed a number of community relations techniques. These include the following:

- ★ Making information about the project more accessible by communicating in language easily understood by the public, and minimizing technical jargon.
- ★ Using a variety of avenues to distribute information, like interpretative graphics exhibits at community centers and events, newsletters, media announcements and public availability meetings,
- ★ Coordinating closely the public information materials with the timing and approach of the technical investigations.
- ★ Understanding and minimizing the impact of the investigation on the former Arsenal property owners, tenants, residents and businesses.
- ★ Maintaining a frequent presence in the community to identify and facilitate resolution of issues and concerns.

The Corps has already initiated many of these activities, such as the first newsletter, notices in the Benicia Herald, a display at the Camel Barn Museum, and numerous informal briefings with property owners, city officials and community members.

The CRP looks at the regulatory programs used as the framework for developing the plan (see Chapter II). These regulations govern the investigation and restoration of sites including how and when the public should be involved in the restoration process. A profile of Benicia and the Arsenal follows (Chapter III). Chapter IV of this CRP elaborates more fully on the community relations techniques and their implementation status. Also included in this Chapter are the results of the community interviews, and the responsible parties, timeline and matrix of activities for implementing the CRP. Chapter V describes current knowledge about site operations, environmental conditions and potential contamination at the former Arsenal.

II Regulatory Background

2.1 Hazardous Site Cleanup Laws and Regulations

This section describes the laws and regulations that govern the Corps' environmental restoration of the Benicia Arsenal. The Benicia Arsenal is a Formerly Used Defense Site (FUDS).

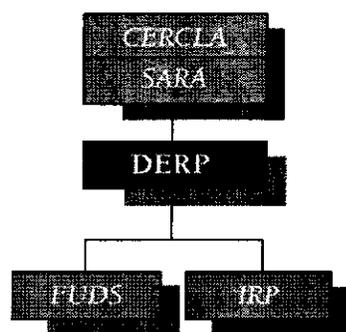


Figure 1: Regulatory background to the Department of Defense environmental restoration program

A FUDS is a property once owned, leased or used by the DoD. The FUDS program is part of the Department's Defense Environmental Restoration Program (DERP). The program gives the DoD the authority and responsibility for restoration activities at current and formerly owned military sites that may pose a threat to human health and the environment. The law that governs hazardous site cleanups is the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986. (42 U.S.C. Section 9601 et seq.). SARA established the DERP funding program.

CERCLA
Comprehensive Environmental
Response, Compensation and
Liability Act

SARA
Superfund Amendments
and Reauthorization Act

DERP
Defense Environmental
Restoration Program

FUDS
Formerly Used Defense Site

NCP
National Contingency Plan

CERCLA, gives authorities the ability to respond to releases of hazardous substances from inactive sites that may endanger the public health, environment or welfare. SARA clarified and expanded enforcement authorities, extended Superfund requirements to DoD installations and created a mechanism for paying the bill.

The National Contingency Plan (NCP) is the federal government's blueprint for responding to releases of hazardous substances at a site and for actions taken under CERCLA. The March 1990 NCP is the latest version (40 C.F.R. section 300 et seq.).

Removals are further categorized into three time frames:
Emergency
Time-critical
Non-time critical

The Benicia Arsenal is a non-time-critical removal action

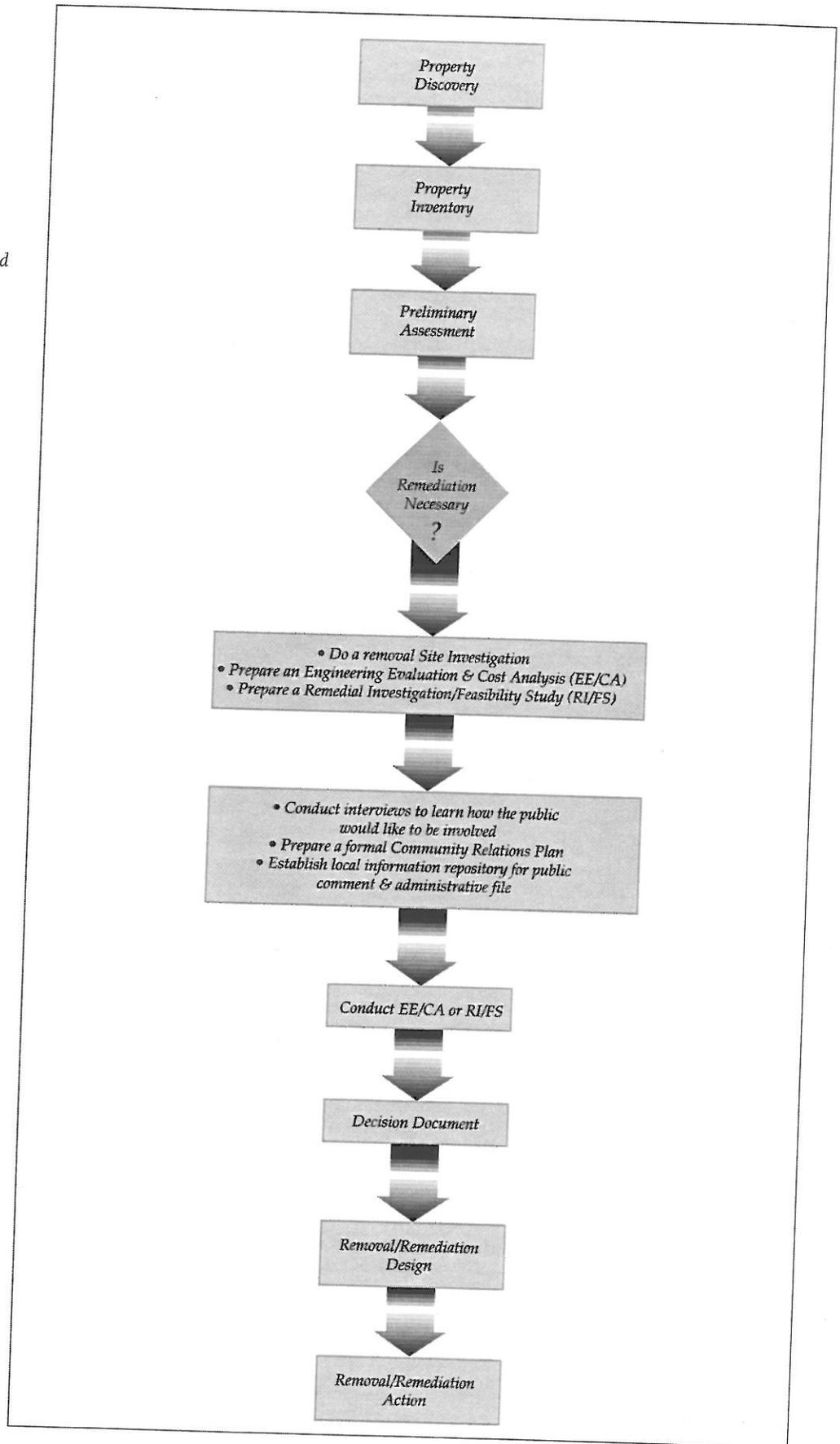


Figure 2: Non-time critical removal action process

2.2 Formerly Used Defense Sites Program

The FUDS Program addresses the sites the DoD once owned, leased or used. These sites are now privately owned or owned by state or local government

A "beneficial use" of former DoD sites is defined as a use by subsequent landowners or lessors in a manner that would either mask contamination caused by the DoD or continue contamination in the same way.

The DERP program for FUDs is committed to reduce, in a timely and cost effective manner, the risk to human health, safety and the environment.

There are three major FUD program components:

- ★ Detect, remove, and dispose of chemical warfare materials, ordnance and explosive waste;
- ★ Identify, investigate, and cleanup hazardous, toxic, and radioactive waste contamination which are the result of the DoD's use of the land;
- ★ Demolish and remove unsafe former DoD buildings and structures.

Current Corps investigations address the first two components. Number 3 does not apply at the Benicia Arsenal site since the buildings were in good condition at the time of the transfer. Lead based paint is beyond the scope of these investigations.

Under the FUDS program, a site previously used by the DoD and with no "beneficial uses" from subsequent landowners or lessors will be characterized and remediated appropriately. A "beneficial use" of former DoD sites is defined as a use by subsequent landowners or lessors in a manner that would either mask contamination caused by the DoD or continue contamination in the same way. For example, an underground storage tank installed and used by the DoD for gasoline storage and also used by a subsequent landowner or lessor for gasoline storage, is considered to have had "beneficial use". Once beneficial use for a site has been established, no further investigation/characterization under the FUDS program will occur.

Each FUDS program has three major phases:

- ★ Inventory
- ★ Study
- ★ Removal/remediation.

The factors determining when an action must be initiated include the urgency and threat of release or potential release and the severity of the release.

The inventory phase includes searches of real estate records to verify previous DoD ownership or usage. As part of the inventory process, a preliminary assessment is made to determine the site eligibility and the need for cleanup. A preliminary site assessment was released on April 19, 1994 and May 1997. The Fall 1998 Records Research Report will detail information found through an extensive archive data search.

There are removal actions (short-term cleanups) and remedial actions (requiring a longer investigation period before cleanup). Removals are further categorized into three time frames: emergency, time-critical and non-time critical. The factors determining when an action must be initiated include the urgency and threat of release or potential release and the severity of the release.

The Corps is the overall manager of the FUDS program. The Sacramento District office of the Corps oversees the environmental restoration at the Benicia Arsenal. The Benicia Arsenal project also involves coordination with state and federal regulators, and officials from the City of Benicia, Solano County, and the state of California.

2.3 Public Involvement

The NCP encourages public involvement in the environmental restoration process. EPA and the DoD have also adopted regulations and set policies for how to involve the public. (See Table 4.6) This CRP was developed according to the *Corps Project Manual for Formerly Used Defense Sites*, *CAEPA Community Relations Policy and Procedures Manual*, and the *USEPA Handbook for Community Relations in Superfund*. Information was obtained from a variety of sources, including historical and technical documents, correspondence, meeting notes, media clippings and community interviews. The Corps' Sacramento District is responsible for implementing the CRP.

III Community Profile

For hundreds of years, Benicia has attracted settlers because of its physical beauty, strategic location, mild climate and deep waters. Native Americans were the first known inhabitants, followed by 18th century Mexican explorers, 19th-century American entrepreneurs and academics, artists, and the U.S. Military. They created a history, most visibly represented by Benicia's 19th century buildings, a small-town sense of community, and a culture, all of which current Benicians wish to preserve and enhance.

Since 1849, the Benicia Arsenal has played a key part in the history, economy and culture of this early California city. Although the military has been gone more than 20 years, life in Benicia still revolves around the Arsenal. It is still an important employment center, as well as a center for the arts, history and a community gathering place. Thus, many different groups, businesses, artists, residents, preservationists and developers have an interest in its future. To understand those interests, one needs to know Benicia's geography, history and cultural resources.

3.1 Geography

Encompassing 12-3/4 square miles, Benicia is located in the southernmost section of Solano County, one of the nine counties comprising the San Francisco Bay Area Region. The City is north of the Carquinez Strait, which connects San Pablo Bay to the west and the Suisun Bay and Sacramento River Delta to the east and south.

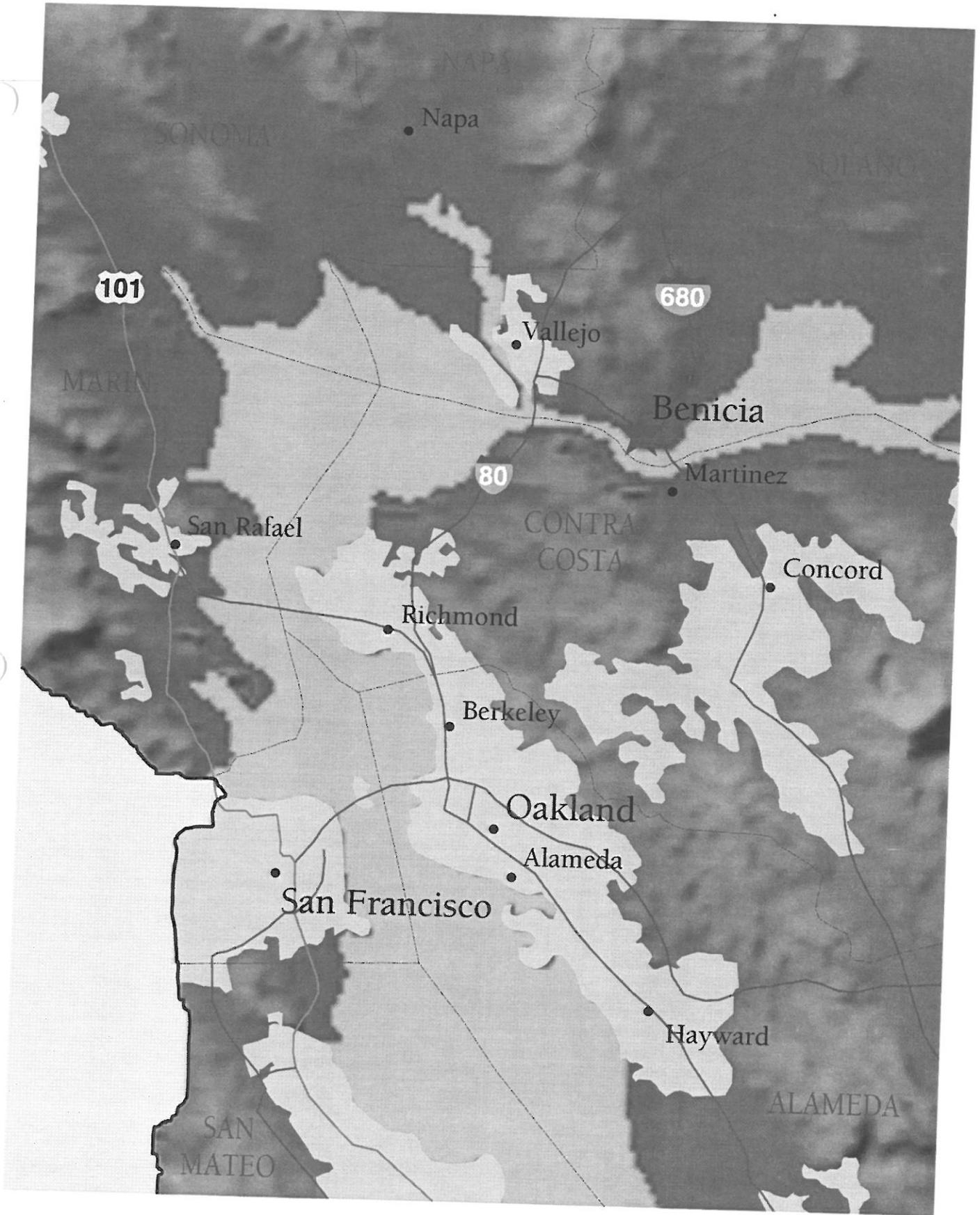


Figure 3: Area map

Benicia's climate is Mediterranean, resulting in dry warm summers and moderate winters, with average rainfall 18 inches, falling mostly from December through April. The mean annual temperature is 69 degrees F. Prevailing winds are from west to southwest. The average elevation is 55 feet and the area is dotted with hills and valleys. Northwest trending hills rise to 800 feet and provide a natural separation between the residential and commercial part of Benicia and the major industrial area north of the downtown.

3.2 History

Native American tribes like the Sonomas and Suisunes occupied the Benicia region, a land 18th century Spanish explorers described as abundant with water, wood and soil. Conflict with the Mexicans and smallpox significantly reduced the Native American population.

Benicia was part of the land grant to General Mariano Guadalupe Vallejo from the Mexican government in the mid-1840's. Vallejo eventually sold his Benicia holdings to two Americans, Robert Semple and Thomas Larkin, who incorporated the City in 1847. Benicia later served as California's third capital from 1853-1854.

In its early days, Benicia, because of its deep water port and strategic location, contended to be the primary shipping port for the San Francisco Bay. Even though it initially prospered during the Gold Rush Era, rival San Francisco ultimately won the lion's share of the area's wealth and shipping business.

By the 1870s, Benicia was the center of California's leather tanning industry, and Benicia had developed agricultural industries like canning and farm equipment manufacture. Between 1850s and 1870s, Benicia was also home to many academic and religious institutions, and was viewed as the "Athens of the West." Benicia's Downtown Historic District and water-

Important Events

1849

*345 acres are donated to
U.S. Government*

*Benicia Barracks is established
on 99-1/2 acres*

1850-51

*First wood-frame buildings are
erected at the Benicia Barracks*

1852

*The Benicia Arsenal is established in
the northern portion of the
reservation*

1858

*Arsenal installation takes over the
Quartermaster's Depot land*

1870s

*Army grants right-of-way to the
railroad along shoreline*

1898

*Last soldier housed at
Benicia Barracks*

1941-42

*Arsenal is expanded from 345 to
2,192 acres*

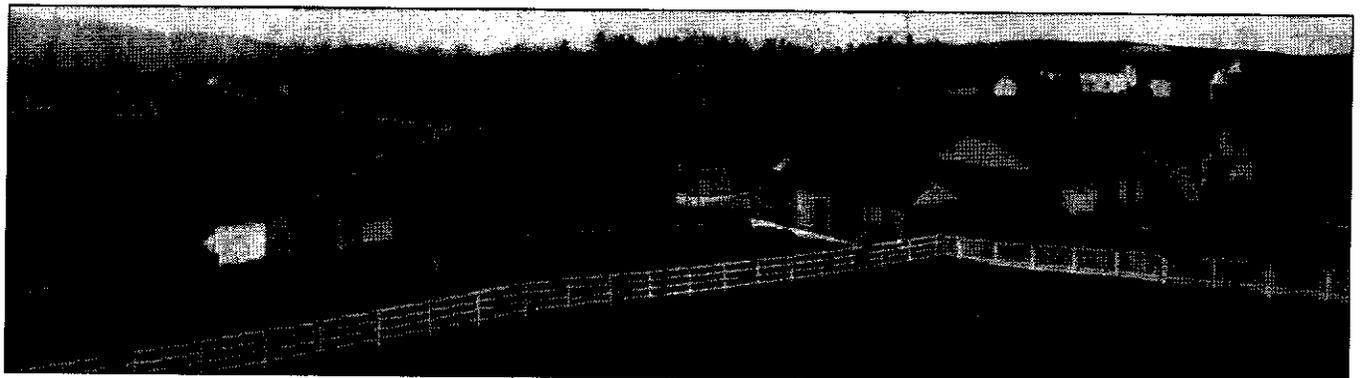
1960

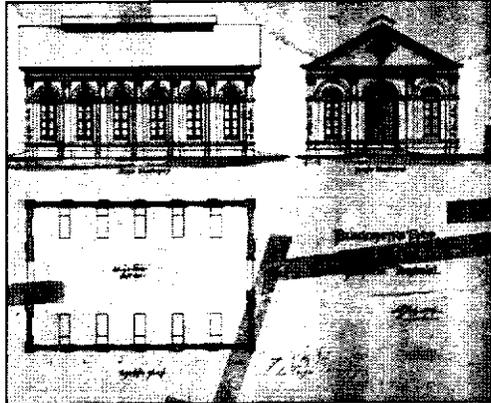
*Decision to close Benicia Arsenal
is announced*

**Source: Arsenal Historic
Conservation Plan**

front are a present reminder of this prosperous period. These activities later diminished, and in the early 20th century through 1960, the Arsenal was the primary economic base for the city.

In 1849, Benicia's founders donated 345 acres to the U.S. Government for a military reservation located one mile east of the downtown Benicia. The Army built three installations on this property. The first, the Benicia Barracks, occupied 99-1/2 acres in the northwest corner of the parcel; its hospital still exists today. The second installation was the Quartermaster's Depot in the southern part of the Arsenal reservation near the waterfront, used for storing supplies from 1849-1858; none of its original buildings survive today. Third and most significant was the Arsenal. The Arsenal was established in 1850 for the storage and issuance of military materials; it was the first Ordnance Supply Depot in the West. In 1852, the U.S. government designated the Benicia Arsenal as one of the country's five permanent arsenals. The Arsenal later took over the southern property once occupied by the Quartermaster's Depot.





From the 1860s to 1886, relatively large sums of money were used to construct impressive examples of 19th century military architecture.

During the Civil War, the Benicia Arsenal was a proving ground for various types of gunpowder. The Arsenal supplied materials to U.S. troops during the Spanish-American War and World War I. With World War II, the Arsenal greatly expanded, growing from 345 acres to 2,192 acres and doubling its civilian work force. During the Korean War, the Arsenal employed close to 7,000 workers. The Arsenal's greatest size was 2,728 acres.

The 1950s showed significant decline in Arsenal activities. The U.S. Government announced its closing in 1960 and in 1964 it reverted to the City, except for the 1.33 public domain acres reassigned to Benicia Arsenal Cemetery.

After the Arsenal's closing, the property was vacant between 1965 and 1975. In 1975, the City leased the entire property to Benicia Industries with the understanding that important historical buildings like the Clock-Tower, the Commandant's House and Camel Barns would be used by the public. These buildings are now listed on the National Register of Historic Places.

Benicia Industries is still a very large landowner of the former Arsenal property. In addition to owning much of the land, Benicia Industries holds a lease through 2031 on most of the waterfront property.

3.3 Demographics and Local Government

Despite its early incorporation and Gold Rush activity, Benicia's population remained low until the 1940s, when World War II and the Korean War brought greatly expanded support activities at the Arsenal and the Mare Island Shipyards in neighboring Vallejo. Another big population increase occurred starting in 1970s, when Benicia's location, affordable housing and schools drew a new wave of San Francisco Bay Area settlers, especially families. More than three-fourths of Benician dwelling units were built between 1970 and 1990. Expanding job opportunities in the Bay Area and within Benicia itself produced a steady population increase.

In 1995, Benicia had 27,219 residents, only 0.73% of Solano County's total. Caucasians are the major ethnic group comprising 79% of the population. Asians represent the second largest group at 9%, and Hispanics total 7%.

Benicia's mean household income in 1995 was \$67,600. The average Benicia household has 2.81 persons, and almost half of the residents are employed. Fifty-seven percent of Benicians work outside Solano County.

Benicia continues to be family-friendly. Benicia ranked first in the 1996 San Francisco Chronicle survey of Bay Area cities as the best for family living. Families make up 73 percent of its households. Sixty-seven percent of adult residents have received a college degree or attended college.

Benicia is a General Law City and operates under the Council-Manager form of municipal government. The Mayor and four Council Members are elected by popular vote to four-year terms. The City Clerk and City Treasurer are also elected, while the Council appoints the City Manager, City Attorney and the seven-member Planning Commission. Benicia is in the 7th Congressional District, 2nd District of the State Senate and the 8th District of the State Assembly.

3.4 Schools and Public Services

Benicia has eight public schools in a K-12 unified school district and one K-8 private school. Student population totaled 5,638 in 1996. In recent years, elementary, middle and high school schools in Benicia have been awarded the Distinguished School Award by the California Department of Education. Eighty-five percent of 1996 Benicia high school graduates enrolled in a college or university.

The City of Benicia provides for contracted public transportation that includes intra-city center service and linkages to ferries in Vallejo and to the Bay Area Rapid Transit rail system.

Another key Benicia resource is its outdoor space. Benicia has more than 25 City-owned parks totaling 695 acres and a 323-slip Marina, providing boat owners access to both San Francisco Bay and the Sacramento River Delta. It is also home to the 467-acre Benicia State Recreation Area.

Removal of the 19th century railroad and industrial facilities near the waterfront gave Benicians an accessible and diverse shoreline that includes three major coves. There are numerous trails throughout the City including the Waterfront Pathway System and pathways through canyons and parks in the hills.

3.5 Economy

Benicia's economy is based on four industry sectors: manufacturing, transportation, services and retail. Major employers include petroleum refining, marine terminal, automobile import/export, steel fabrication and machining, plastic manufacturing, warehousing, transportation, distribution and construction. Transportation access is available through a deep water port, interstate rail and two interstate highways. Rail service to Benicia consists of the main Southern Pacific Railroad line from Sacramento which crosses the Carquinez Strait on a bridge paralleling the George Miller Memorial Bridge. Rail spurs service Benicia's heavy industrial area to the north and the port area along the southern waterfront.

Benicia Industries owns and operates the port and is the developer for the Benicia Industrial Park. The port, with its natural 45-foot deep channel and 2,400 foot-long deep-water pier, primarily handles bulk products. It has become an important center for import and temporary storage of automobiles pending cleanup and shipment to dealers in the San Francisco Bay Area.

The Industrial Park, located on the former Arsenal next to Interstate 680, has over 3,000 acres of land and is the largest port-oriented industrial park in Northern California. The industrial park is home to over 500 business firms employing more than 6,000 workers. Major local employers, such as Exxon Refinery and Benicia Industries, occupy the former Arsenal along with biotechnology firms, artist studios and professional service firms.

A subsection of the Benicia Industrial Park is the Arsenal District. The Arsenal District has more than 120 businesses, such as light industry, artist live/work studios, arts programs, designers, galleries, cafes and retail shops.

Commercial retail outlets in Benicia consist mostly of neighborhood-serving businesses. Of particular note is First Street, the downtown commercial retail center with its numerous historic buildings. *Benicia Main Street* is a public/private partnership established under a State program to further revitalize the downtown area, preserving and enhancing the 19th-century architecture and the waterfront while also promoting a mix of new residential and commercial development.

3.6 Cultural Resources

Many artists make their home in Benicia, including some of the best known U.S. glass artists. Former Arsenal buildings house many artist live/work spaces.

The arts community became established as Arsenal operations were declining. In the 1970s Manuel Neri set up an exhibit in the Arsenal's Clock Tower. Other artists like Robert Arneson and Judy Chicago followed.

In the next decade, groups formed to support and celebrate art in the town. In 1980 the non-profit organization Benicia Community Arts was created as an umbrella arts organization for advocacy, education and community access to art of all forms. Two years later, the Camel Barn Museum was established in the Arsenal's historical sandstone buildings where artifacts collected from different periods of Benicia's history are displayed. Theater and dance groups have also made their home in Benicia.

City officials recognized the importance of these cultural resources to the community. Arts Benicia was established as the official organization to coordinate, administer, fund and publicize arts for public benefit. The

Arts Benicia gallery is a converted warehouse space in the Arsenal. Other outcomes of this civic effort are the new Benicia Public Library and the Art in Public Places and literacy programs.

The City also adopted an historic zoning overlay district and proposed a downtown Historic Conservation Plan with two historic districts, one encompassing the downtown commercial and residential area centered along First Street and the second within the boundaries of the former Arsenal. Historic buildings - the Masonic Temple, State Capitol, and St. Paul's Church - are centered in a town center of 19th century architecture that has remained largely intact.

3.7 Community Interest in the Arsenal

Benicia's history and economy have created many individuals and groups with professional, personal and economic interests in the present use and future development of the Arsenal.

The first group is the property owners. The Corps will request a right of entry from them to conduct the investigation on their property.

The stakeholders - the property owners, renters, tenants and leasors - are the ones most impacted by any changes to the former Arsenal land. The Corps is committed to minimizing the impact on them by contacting them, identifying their needs and considering their schedules during the investigation.

Although the businesses on the former Arsenal property have been developing and using the property for over 20 years, many want to expand their operations and they recognize that the Corps project can increase property values.

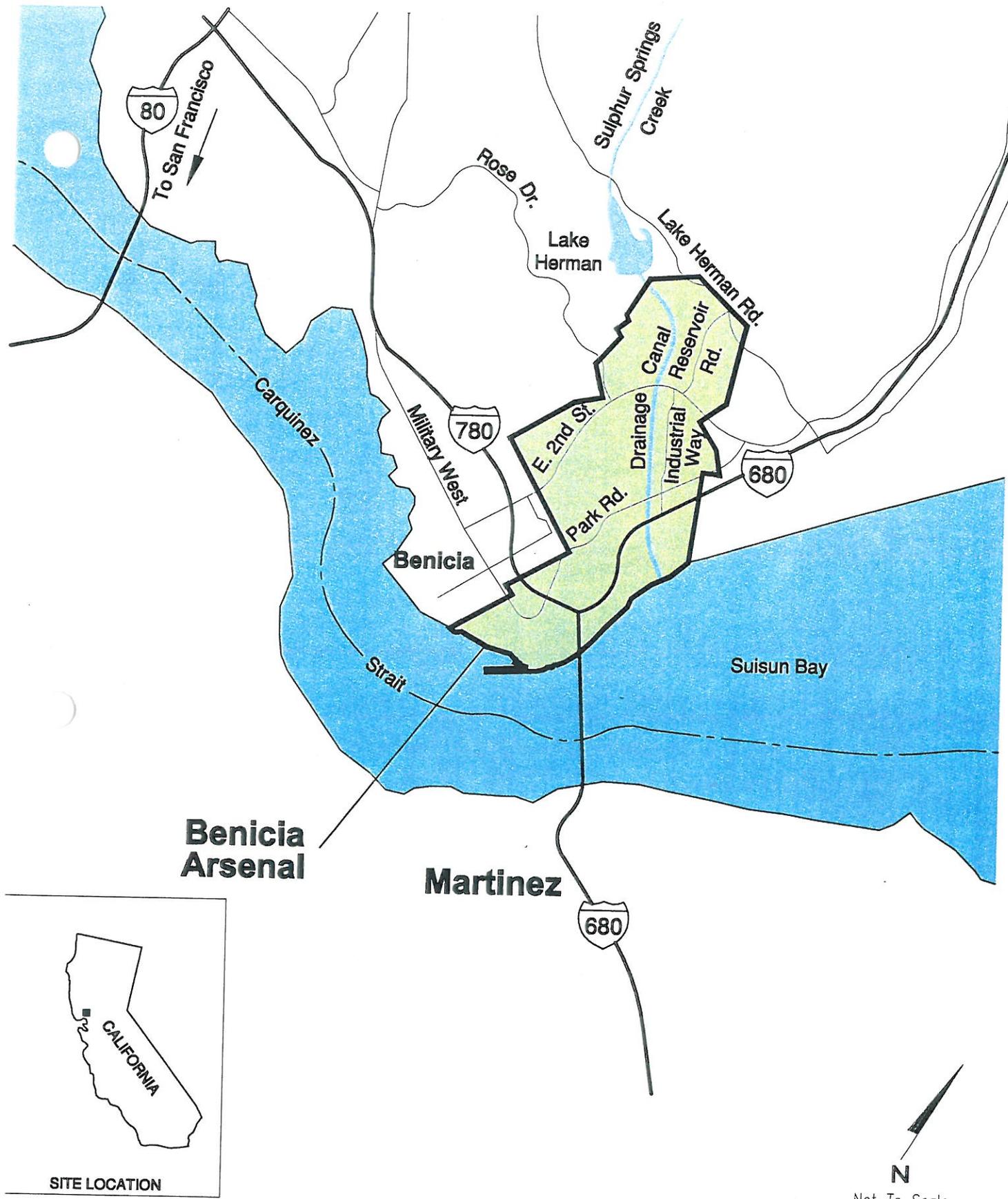


Figure 1.
Location of
Benicia Arsenal



As described in Benicia's cultural resources, artist residents were attracted to the Arsenal's inexpensive industrial space which they have improved as both work and living spaces. They have an interest in how the Arsenal will be further developed, becoming involved in recent land use issues concerning the lower Arsenal.

*The Records Search
has identified over 250 sites
or facilities for field
investigations.*

"Interested parties" are all other Benicia citizens, many of whom are second-and third-generation residents. They shop, eat at restaurants, attend cultural events and use the former Arsenal buildings for community meetings.

Benicia is a community with an active and proud citizenry. Many residents and business representatives belong to multiple groups and organizations. The community has a history of giving time and energy to activities that enhance their City. Recently, thirty percent of the community responded to a survey on the General Plan update, an unusually high response rate.

Both stakeholders and interested parties will be kept informed of the Corp's activities.

After its 100 year military history, the Arsenal is still at the heart of Benicia.

IV Community Relations Program

The Benicia community has exhibited a high level of interest in the environmental restoration program at the Arsenal. There have been numerous inquiries from business owners, residents and local government representatives expressing concern about potential chemical contamination. Additionally, media coverage and five Congressional inquiries have contributed to making this a highly visible project.

4.1 Community Relations Plan Objectives

In response to the community concerns described Section 4.4, and recognizing the community's right to accurate, clear and timely information on the environmental restoration program at the Benicia Arsenal, the Corps proposes the following objectives for the community relations program:

- ★ **Keep the community informed** by establishing a central contact point and providing timely and straightforward information on the investigation and schedule to a broad segment of the Benicia population.
- ★ **Solicit diverse community interest** by reaching out to a true cross section of the Benicia community, property owners of the former Arsenal, local environmental groups, homeowners' associations, low income and minority groups, school districts, religious and business communities and regulatory agencies.
- ★ **Monitor community concerns** by providing opportunities for citizen feedback and by communicating with city and state officials and stakeholders and interested parties to maximize two-way communication and minimize misunderstandings, conflicts and delays.

- ★ **Keep the community involved** by working with the established groups, using their networks to disseminate information and obtain input into the technical and policy discussions.
- ★ **Address community concerns** through frequent liaison, public availability meetings and written responses to comments on proposed documents.
- ★ **Foster community confidence** in the Corps and its restoration program at the Arsenal.

4.2 Community Relations Plan Communication Techniques

To meet the community relations program objectives listed Section 4.1, the Corps will conduct the following communication techniques:

Provide information that is easily accessible to the public. A key part of the Corps' strategy will be to make information about the project easily accessible to the Benicia community, communicating in language that is easily understood by the public, minimizing technical jargon and acronyms. This public education effort will include environmental concepts, technologies, programs and policies explained in a clear and concise manner, sequencing information so that it accurately reflects the timing and components of the restoration process at the Arsenal.

Establish a Central Contact. The Corp's Project Manager for the investigation will respond directly to citizen inquiries regarding the Benicia Arsenal site. The contact's name will be published in all newsletters, fact sheets and press releases, and will be posted in the Information Repository. Questions about any aspect of the project may be directed to this contact.

Distribute information to reach a broad segment of the Benicia Community through the following avenues:

- ★ **Integrated series of print materials:** Fact sheets and status reports will be issued at project milestones, to focus on a particular area under investigation, or to coincide with public availability sessions. Materials can be assembled to respond to concerns of specific audiences. The first material was a fact sheet on the Corps process to clean up former Defense sites that outlines responsible entities and projected schedule.
- ★ **Interpretive graphics exhibit:** Large-scale graphics will be used to explain difficult, technically complex issues to the public. These exhibits can be used in presentations to groups, at public meetings or exhibited at the Benicia Library or Camel Barns Historical Museum.
- ★ **Mailing list:** The Corps will develop and keep current a comprehensive mailing list of city, state and federal elected officials, involved public agencies, businesses, community groups, residents and all who have expressed an interest in the investigation.
- ★ **Newsletter:** The Corps will issue a series of newsletters as the investigation proceeds, noting opportunities for public involvement.
- ★ **Information Repository:** The Corps will set up an Information Repository at both the Benicia Public Library in downtown Benicia and the Camel Barn Museum located on the former Arsenal. The Repository will be updated regularly and will include the CRP, fact sheets, status reports, technical summaries, site reports, and general information on the restoration program. The Corps will publicize the location of the Information Repository in all newsletters, fact sheets and press releases.
- ★ **Web site:** The Corps will develop a Web site describing the investigation, schedule and opportunities for interested parties to get involved in the process.
- ★ **Copying:** Documents will be available at a centrally located copy shop so that interested citizens can make their own copies for review.

The Corps is committed to minimizing the impact of the investigation on the property owners, tenants, residents and businesses of the former Arsenal.

- ★ **Public availability meetings:** These meetings will be opportunities where community members can talk informally with the Corps and their representatives about the investigation. Sessions will be held at the start of the investigation to introduce the project and Corps team, and at key milestones.
- ★ **Work with the Media:** The Corps will publish public notices in the *Benicia Herald* to provide the community with up to date information at key milestones in the project. Announcements will be given to other local media including the Benicia public access channel.
- ★ **Coordinate closely the public information materials with the timing and approach of the technical investigation:** As described in the Corps' conceptual work plan, the Arsenal was divided into five areas reflecting Army use. The Corps' investigation and accompanying public information material will focus first on the Industrial Area (Area I).
- ★ **Liaison with the Community:** Corps representatives will have a frequent presence in the community, meeting formally and informally with City officials, property owners and tenants and other interested community members providing project updates and serving as a resource by identifying and responding to community concerns, and ensuring that the Corps is aware of issues as they arise.
- ★ **Respond to comments:** The Project Manager will provide, in a timely manner, written responses to all significant comments received during the public comment period on proposed technical and decision documents. These responses will be included in the Information Repositories.

4.3 Community Relations Activities to Date

- ★ **Information repositories:** The Corps have established repositories at the Benicia Public Library and the Camel Barn Museum. The repositories currently contain copies of the Conceptual Work Plan, meeting announcements and the first project newsletter, dated July 1998.

*Bilingual information
will be developed
as needed.*

- ★ **Informal meetings:** Starting in November 1996, Corps personnel from the Sacramento District and the Huntsville Office met with Benicia elected officials to discuss a wide range of issues, such as schedules, jurisdiction, and FUDS program parameters relating to the environmental restoration at the Arsenal. In 1997/98 a number of informal briefing sessions have also been conducted for the Mayor, City attorney and concerned citizens.
- ★ **Fact sheets:** A 12/97 FUDS fact sheet describes the process of site restoration, responsible parties and a program overview.
- ★ **Large-scale displays:** A semi-permanent display has been set up at the Camel Barn Museum describing the FUDS program. The display also includes free copies of the newsletter, the fact sheet on the start of the program and sign-up forms for interested parties to receive the newsletter and other announcements.
- ★ **Public Announcements:** On August 31, 1997, the Corps Sacramento District published in the *Benicia Herald* a public notice announcing the start of the environmental investigation at the former Benicia Arsenal. This notice introduced the Corps' investigation team and outlined the initial steps of the restoration process. Community members were encouraged to contact the Corps for more information and to participate in the community relations process. Copies of the notice were also distributed to the Benicia Public Library, Senior Citizen Center, Main Street, Chamber of Commerce, City Hall and the Camel Barn Museum. In December, 1997 the Corps also published an invitation in the newspaper regarding the public availability meeting.
- ★ **Public Availability meetings:** On December 15, 1997, a Public Availability meeting was held from 1:00 to 7:30 PM. Representatives from the Corps and its team of contractors discussed the scope of the investigation with approximately 60 attendees.
- ★ **Mailing List:** A mailing list of nearly 150 people has been developed and will be augmented as interested parties request information.
- ★ **Newsletter:** The Corps issued its first newsletter in July 1998 introducing its objectives and scope for the project.

- ★ **Liaison with the Community:** Contacts have been with the following organizations: Chamber of Commerce, First Street, City of Benicia, the Benicia Historic Museum and Cultural Foundation, the Benicia Industrial Park Association; Arts Benicia, Friends of Rose Drive, Community Action Council, Benicia Community Arts Affordable Housing Affiliation, Exxon, and other large and small businesses located in the Benicia Industrial Park.
- ★ **Web site:** The Corps will develop an inter-active, up-to-date presentation of final documents and on-going activities.

4.4 Community Relations Plan Implementation Responsibilities

Project Manager responsibilities. The Project Manager from the Corps Sacramento District will be responsible for overseeing the CRP implementation. Close communication among the project team will assure that timely and accurate information is provided to the community, interest groups, local officials and the media.



Brenda Pedersen
Project Manager

US Army Corps of Engineers
1325 J Street
Sacramento, CA 95814-2922


(916) 557-6771

The Project Manager will serve as a point of contact and spokesperson for all Benicia Arsenal program questions from the community and the media. The Project Manager will also review and approve all news releases, fact sheets, newsletters and exhibits. Other responsibilities include ensuring proper communication to the regulators, coordinating Freedom of Information Act requests and assuring safety of Corps, their contractors and the public by complying with appropriate federal, state and local regulations.

The Corps' contractors for will provide guidance and community relations support to the Project Manager and serve as a liaison resource to the Benicia community. This support includes meeting informally with stakeholders and interested parties, developing and distributing fact sheets, reports, project updates, newsletters, and other pertinent information to the media, Information Repository, and interested parties. Other responsibilities include organizing community availability meetings and establishing and maintaining an Information Repository and Interested Parties List.

4.5 Summary of Community Interviews

Thirty-seven people have been interviewed to date in preparing this Community Relations Plan. Special efforts were made to insure that the interview group was a representative cross section of the Benicia community that included minority and special interest groups.

Key concerns expressed during community interviews regarding the investigation of chemical contamination at the former Arsenal are the following:

- ★ Is there chemical contamination in the lower Arsenal?
- ★ Will this process drag on forever?
- ★ How will future land use be affected?
- ★ What are the risks of unexploded ordnance.
- ★ Why has this issue come up now?
- ★ Will there be funds?
- ★ What is the schedule?
- ★ How will the investigation process affect me and my business?
- ★ Will this project be influenced by litigation at another site?
- ★ How can I participate?

Each of these concerns are described in more detail in the paragraphs that follow.

- ★ **Is there chemical contamination in the lower Arsenal?**
Occupants of the lower Arsenal have reported a noticeable odor on their property. The lower Arsenal community is familiar with the long term Army operations and the potential of chemical contamination in the lower Arsenal and many believe that the contamination may be widespread. They want to know the nature, extent and potential health risks associated with this contamination.
- ★ **Will this process drag on forever?**
A City representative and some community members expressed distrust of the hazardous waste investigation process because of reports of past experiences at other sites in or around Benicia. City staff described the town as "ringed by different dump sites with inadequate records of the extent of contamination." Many see investigations at these sites as too bureaucratic and lengthy

(one extended over 12 years), and blame both oversight agencies and the responsible parties for the stalemates. Community members are interested in the Arsenal investigation but they do not want their time wasted.

★ **How will future land use be affected?**

Industrial occupants such as Benicia Industries, one of the original investors in converting the closed Arsenal, see the positive impact they have had on the Arsenal property and economic base of the city. They do not want these interests threatened by potential rezoning that may place more restrictions on their activities. Groups in the Arsenal Historic District want to protect and enhance the physical and cultural character of the Arsenal, and keep it conducive to residential and mixed use.

★ **What are the risks of unexploded ordnance?**

Much media and community attention has been focused on unexploded weapons found on former Arsenal property and the danger to adjacent and proposed residences and the impact on real estate values. Some believe that the risks from unexploded ordnance are greater than anyone danger has been acknowledged, and they want to know who in the Corps is responsible for removal and when it will occur.

★ **Why has this issue come up now?**

This comment results from the visibility given to the unexploded ordnance and problems at other sites. Elected officials are responding to their constituents; several residents were not aware of the project or of the DoD commitment to the Arsenal investigation.

★ **Will there be funding?**

Different perceptions exist about funding. Some fear the project will not be completed because of lack of funds. Others believe that the City will be left with the burden of some of the investigation costs.

★ **What is the schedule?**

Interviewees were concerned about the schedule and wanted the Corps to provide information about it as soon as possible.

★ **How will the investigation process affect me and my business?**
 Interviewees voiced concern that normal business activities will be interrupted by the investigation. They want to be provided with more information on who, what and when for the investigation process.

★ **Will this project will be influenced by litigation at another site?**
 Community members have expressed a concern that investigation on the former Arsenal will become a political football.

★ **How can I participate?.**
 Benicia is a community with an active citizenry. They are committed to the Arsenal because the area continues to be a key part of the City economy and culture. Residents wants to be given opportunities to ask questions and receive honest answers at any stage of the investigation/remediation process.

4.5 Project Timeline

A project schedule will be provided to the community.

4.6 Matrix of Activities

	Site Assessment	Start of EE/CA	CRP Final	EE/CA	Action Memorandum	Removal Action	Site Closeout	Site Control
Establish Information Contact	■							
Develop Mailing List	■							
Communicate with Local Officials	■	■	■	■	■	■	■	■
Communicate with Local Groups	■	■	■	■	■	■	■	■
Develop Newsletters & Data Sheets	■							
Public Notice & Advertisements	■	■	■	■	■	■	■	
Press Releases	■	■		■	■			
Public Availability Sessions	■	■			■			
Community Interviews	■							
Information Repository	■							

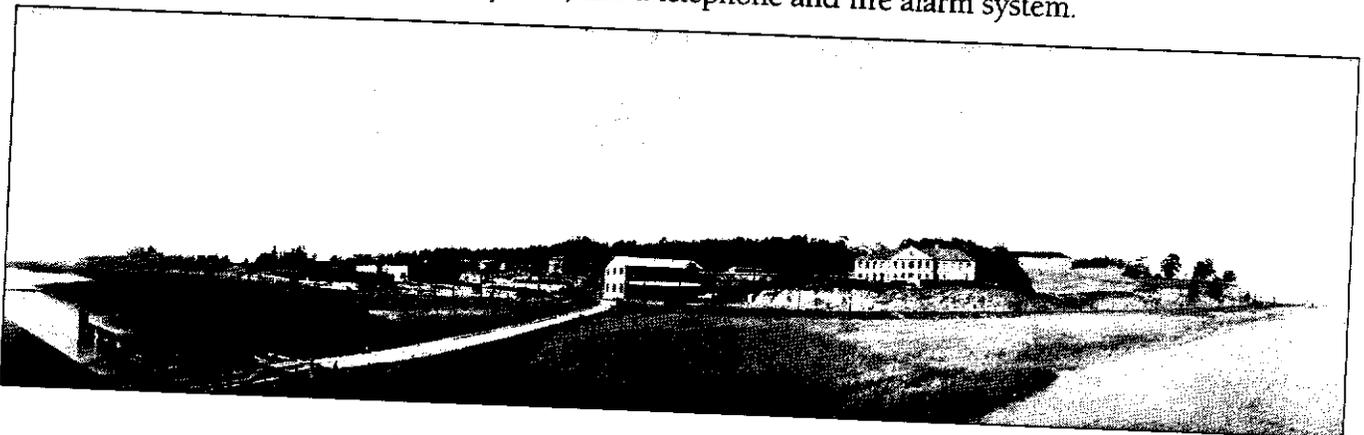
V Benicia Arsenal Site

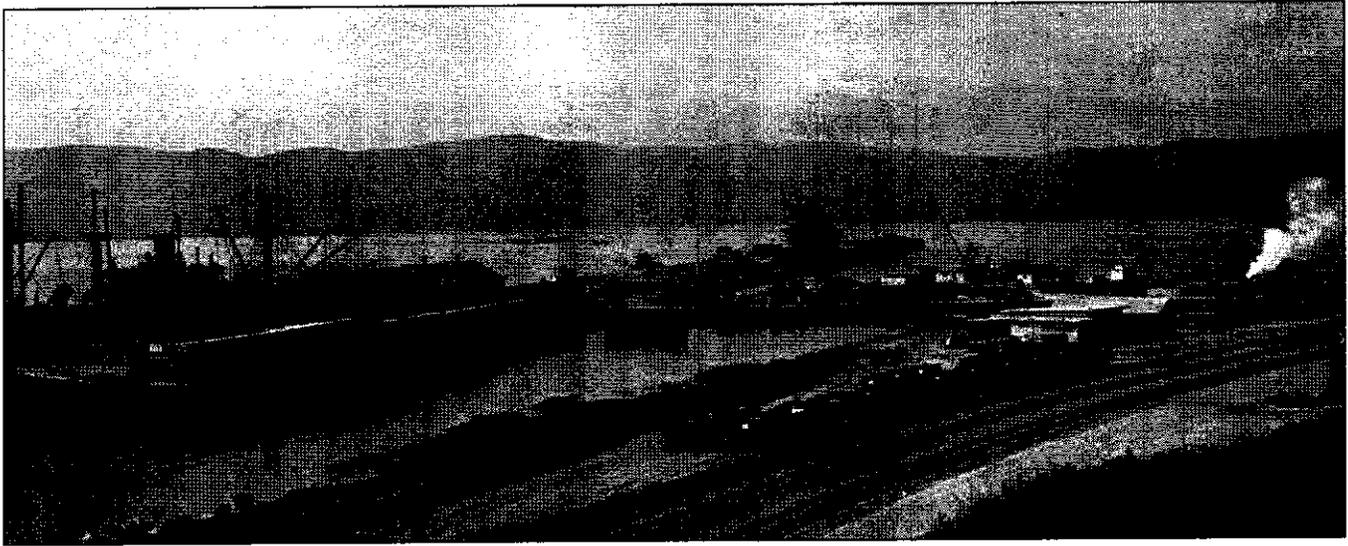
This chapter summarizes the history of site operations that might have caused or contributed to unexploded ordnance and chemical contamination on or near Arsenal property. This section includes information from the records searches and identifies areas of potential concern to be investigated in the field studies. The chapter concludes with next steps for the investigations.

5.1 History of Site Operations

The Benicia Arsenal was located one mile east of downtown Benicia. For over 100 years, the Arsenal served as a principal depot for ordnance storage and issuance of supplies, ammunition, small arms parts and accessories, and also for the manufacture of small arms, mobile and seacoast artillery targets and vehicle maintenance for the Division of the Pacific.

Prior to 1940 the Arsenal infrastructure consisted of four brick officers' quarters, 11 enlisted barracks and quarters, eight shop buildings, 19 magazines and 39 storage buildings. The site had a sewer and drainage system, electric power and light distribution system, water pump and distribution system, and a telephone and fire alarm system.





A massive expansion took place at the Arsenal during World War II. Over 200 structures were constructed, and 1,847 acres were annexed. The Arsenal was the main shipping center for all weapons and ammunition sent to the troops for the Pacific campaign. After World War II, the Arsenal was the site of demilitarization of vast amounts of military items returned from Europe and the Pacific operations.

Another full-scale expansion took place at the Arsenal just prior to and following the Korean War with the addition of approximately 40-50 structures. Many of these additions were warehouses for inert materials and transitory shelters. During this time the Arsenal also reached peak activity with nearly 7,000 civilian employees.

Explosives were routinely burned on the arsenal ground. A demolition site has been noted on base maps located in the northwest edge of the Arsenal. There are two nuke missile sites identified in the same vicinity. Scattered throughout the hills of the Arsenal were nuke launching racks, which held ready missiles.

5.2 Previous Documents

The Corps has prepared the following documents regarding potential unexploded ordnance and chemical contamination at the former Benicia Arsenal:

Findings of Determination and Eligibility (December 1990). The Corps Sacramento District prepared a Findings and Determination of Eligibility which documented that no evidence of unsafe conditions existed resulting from DoD use of the site. This report is filed in the District office.

Archives Search Reports (March, 1994). The Corps Huntsville Office published two documents - the *DERP for FUDS, Ordnance and Explosive Waste Chemical Warfare Materials Archives Search for the Benicia Arsenal: the Archives Research Findings and the Conclusions and Recommendations Reports*. The latter document indicated that two courses of action appeared reasonable for the site:(1) advise all owners of undeveloped arsenal property of the potential for buried ordnance and to contact the Corps prior to any excavation activities, (2) survey all undeveloped portions of the Arsenal property for buried ordnance contamination.

Supplement to Archives Search Report (January, 1997). The Corps St. Louis District published an *Inventory Project Report (Supplemental)* to the March 1994 Archives Search Report. After live conventional ordnance was found on the Tourtelot property in 1997, additional archive research was done to evaluate the potential for disposal of chemical warfare materials. The 1997 report concluded that no such materials were suspected to still remain at the Arsenal. The report noted that if any suspect items were found, work should stop and local enforcement should be contacted. It also identifies other areas of the former Arsenal as potential sites for buried ordnance.

The archives search reports summarized above address unexploded ordnance and chemical warfare materials.

Warehouse

Industrial

Revetment

Motor pool

Storage

"WIRMS" reflect the Army's use during the active life of the Arsenal

Conceptual Workplan for the Benicia Arsenal (April 1998) This workplan outlines the Corps' technical and administrative approach, scope and objectives for the investigation of chemical contamination at the Arsenal. The Workplan summarizes the findings of the records research and the division of the Arsenal into five areas to be investigated. These areas are described below.

5.3 Areas of Potential Concern - Chemical Contamination

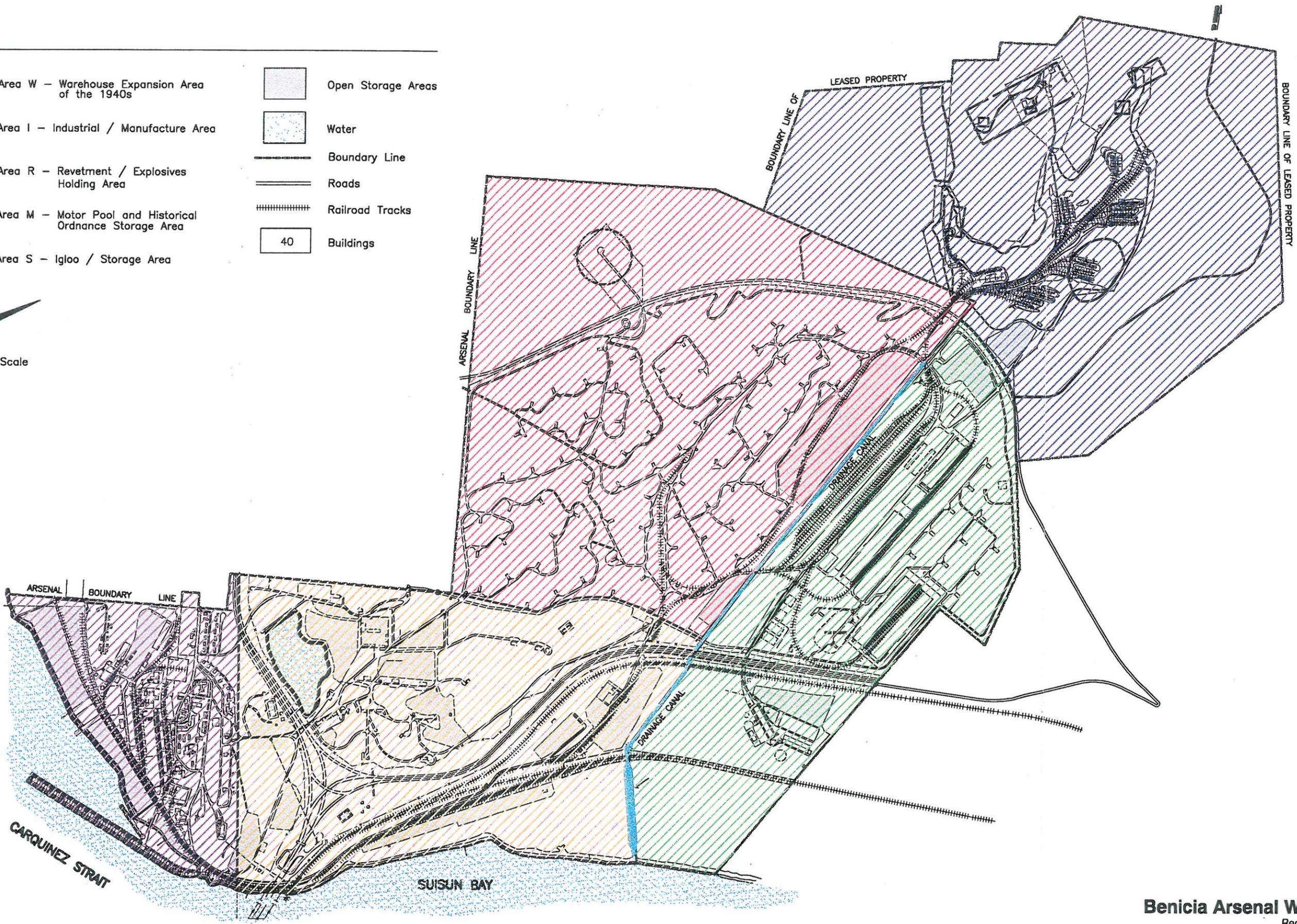
Based on the records search, the Corps has divided the Arsenal into five distinct areas - Warehouse, Industrial, Revetment, Motor Pool and Storage, "WIRMS"- that reflect the Army's use during the active life of the Arsenal. These are pictured in Figure 4 and described below:

- ★ **Area W** is the warehouse expansion area of the 1940's and 50's. It had five large facilities and several have been developed during post Army use.
- ★ **Area I** Industrial/manufacturing area, dates from the 1850s and includes the Clock Tower and Storehouse. Other Army facilities included sandstone quarries, landfill, manufacturing and service stations.
- ★ **Area R** is the Revetment area/explosives area, holding yard and site for howitzer testing and demolition. A portion of Area R, the Tourtelot property, is planned for residences by Pacific Bay Homes.
- ★ **Area M**, the motor pool area, was the former historical ordnance area, contained the Camel Barn and hospital, and also stored explosives. Area M now also includes a Toyota Motor Sales Facility, the US Interstate 680 and 780 freeways, the 2nd Street corridors and part of the Exxon refinery.
- ★ **Area S** is the Storage or igloo area and former firing range and demolition area. It is now owned by Exxon.

In each of these 5 WIRMS areas, the DoD carried out its mission in various facilities such as buildings, pipes, landfills. The DoD facilities at the Arsenal fall into six categories: manufacturing/industrial, refueling, trans-

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- | | | | |
|--|--|---|--------------------|
|  | Area W - Warehouse Expansion Area of the 1940s |  | Open Storage Areas |
|  | Area I - Industrial / Manufacture Area |  | Water |
|  | Area R - Revetment / Explosives Holding Area |  | Boundary Line |
|  | Area M - Motor Pool and Historical Ordnance Storage Area |  | Roads |
|  | Area S - Igloo / Storage Area |  | Railroad Tracks |
| | |  | Buildings |



Benicia Arsenal WIRMS Areas
 Records Research Report
 Benicia Arsenal

former, ordnance storage, sump/sewer, and landfill.

Activities at these facility are expected to be associated with a set of chemical called Chemicals of Potential Concern (COPC). The COPCs included in the Arsenal investigation generally fall under the following categories:

- ★ Metals
- ★ Pesticides
- ★ Halogenated and fuel related related volatile organic compounds (VOCS) including solvents
- ★ Chemical warfare materials
- ★ Acids and bases
- ★ Polychlorinated biphenols (PCBS)
- ★ Petroleum oil lubricants (POL)
- ★ Semi-volatile organic compounds
- ★ Explosive residuals

The Corps will conduct actual investigations by facility. Under the FUDS program, work cannot proceed in an area until the area is cleared of unexploded ordnance (UXO). Area I the Industrial area was chosen at the starting point for work at the Arsenal because it has the lowest potential for buried UXO. Eventually the entire Arsenal will be investigated following this incremental approach.

5.4 Next steps for investigation- Chemical Contamination

The Corps is developing an Arsenal-wide Investigation Workplan which will detail the COPC and the investigation approach for each COPC by facility. This area-wide investigation workplan will be organized by the five major WIRMS areas. Actual investigations will proceed by facility and described in site specific investigation plans that will be appended to the Arsenal-wide Investigation Workplan.

Investigations will be supported by approved health and safety plan and procedures to assure that the data collected and analyzed is sufficient and accurate to correctly characterize the extent of contamination at the Arsenal.

Once the site has been sufficiently characterized, the Corps will determine the the need for control options, and as appropriate and in consultation with the regulatory agencies, public officials and the community, plan and implement restoration of the Benicia Arsenal site.

5.5 Areas of Concern -

Unexploded ordnance and chemical warfare

The Benicia Arsenal was used for the storage and shipment of virtually every type of conventional ordnance possible and there is also evidence of sea dumping. Various types of ammunition were used, but chemical warfare materials were limited to mustard gas, and records indicate that it was unlikely that any mustard gas was disposed on Arsenal property, although one incident was reported of a leaking container being pushed into the Bay.

The Corps found no evidence of existing unexploded ordnance or chemical warfare waste during its 1994 and 1997 inspections at the Arsenal though presence of ordnance was suspected. Benicia Industries Inc. and Exxon Oil Company have not reported any ordnance or chemical warfare incidences. The Benicia police reported 2 incidences prior to February 1997 when live conventional ordnance was found on the Tourtelot property as Pacific Bay Homes began construction of homes. Recent magnetometer surveys have indicated possible contamination.

The Corps has inspected 11 areas for possible ordnance contamination. See Figures .

- ★ **Area 1** Benicia Industries Property
- ★ **Area 2** Exxon Property

- ★ **Area 3** David Property
- ★ **Area 4** Artillery Testing Area
- ★ **Area 5** Howitzer Test Area (Two side by side concrete areas)
- ★ **Area 11** (15 acres) Demolition Area (Tourtelot Property)
- ★ **Area 12** (23 acres) Demolition and demilitarization area for ammunition and bulk explosives (Tourtelot Property)
- ★ **Area 13** Exxon Property (2 acres) Demolition and firing range located west of 2nd street
- ★ **Area 14** Small Arms Range (500 hundred yards long) Target berm removed for construction on Interstate 780.
- ★ **Area 15** Ammunition Disposal Structure (1 acre) Former Building for disposal of small arms
- ★ **Area 16** Primer Destruction Area

The highest potential risk area is the Tourtelot property north and west of McAllister which is now enclosed by a chain link fence.

Chemical warfare materials

The chemical warfare materials were limited to mustard gas and stored in two igloos and a converted cistern. Nothing remains of these storage igloos and cistern. The areas of potential concern inspected are:

- ★ **Area 6** Modified Cistern/Magazine 12. Destroyed during I-680 construction.
- ★ **Area 7** Storage Igloos. Records indicate that several tarp-covered wooden frame structures were constructed during 1943-44 for storing chemical warfare materials. These no longer exist.

5.6 Next steps-Ordnance and Chemical Warfare

The Huntsville Center, the Corps' national expert for investigating and cleaning up sites containing possible ordnance and explosives, made an initial site visit in July, 1998. The Corps and its contractors are now

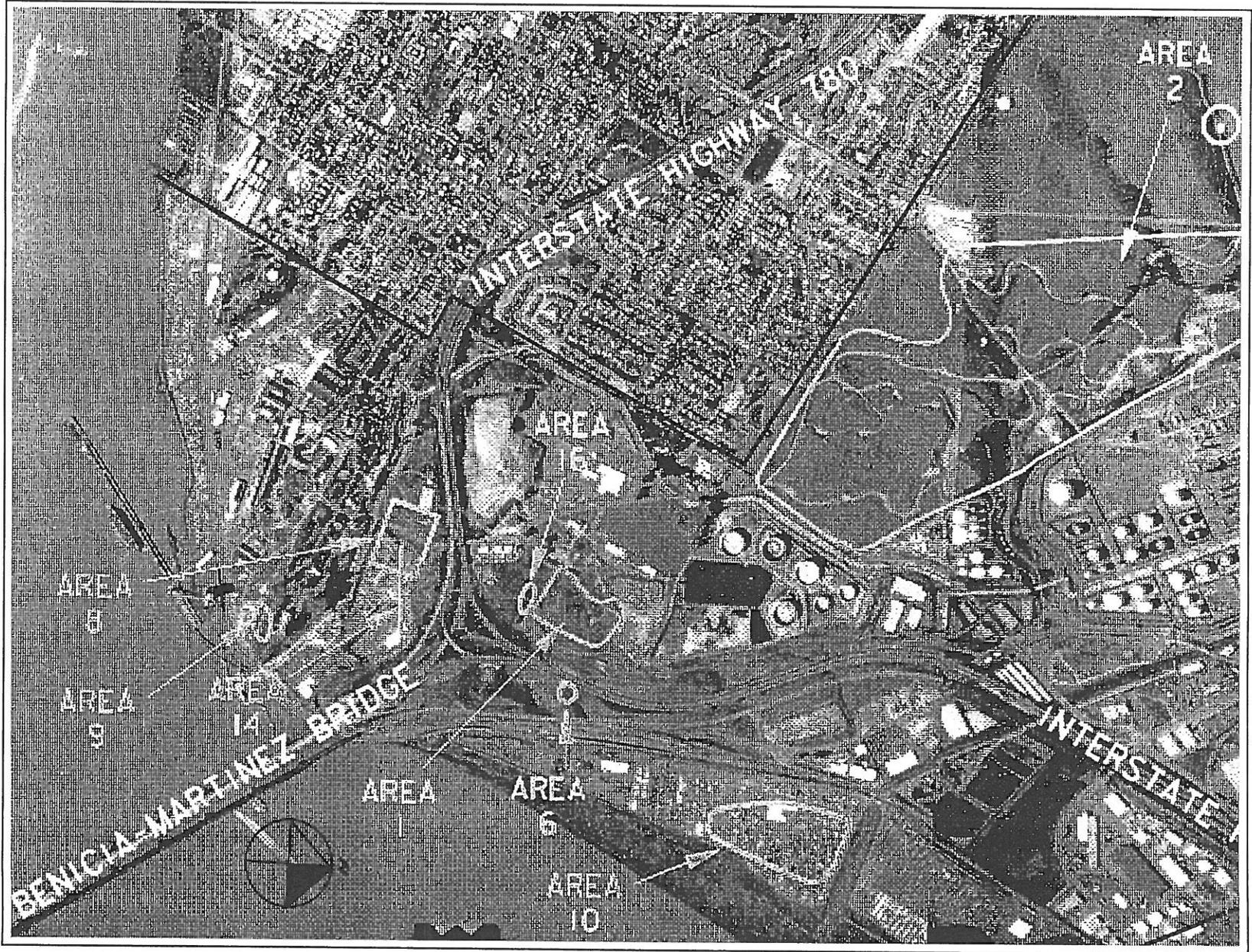


Figure 3. OEW and CWM Location Map 1

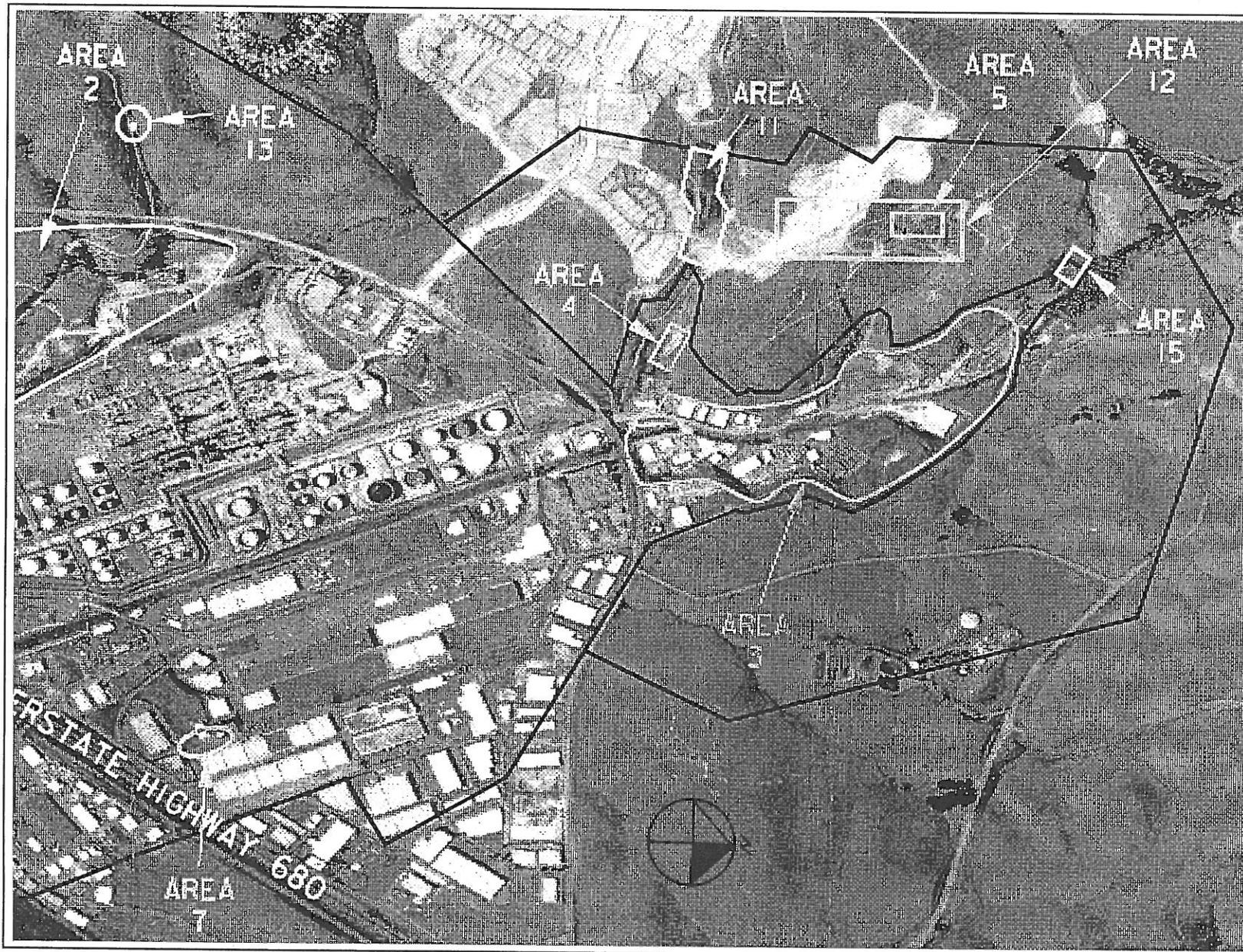


Figure 4. OEW and CWM Location Map 2

developing an Engineering Evaluation/Cost Analysis to describe how the Corps will evaluate the potential extent of ordnance and explosives, and prepare a cost analysis of the the alternatives for designing and implementing plans to remove the ordnance as necessary.

Appendix A

Glossary of Terms

Archives Search Report: Information compiled during the preliminary stages of site investigation. The report is based on information obtained through historical research at various archives and records-holding facilities, interviews with persons associated with the site or its operations, and the collection of numerous previously completed investigations and reports on the site.

Cleanup: Actions taken to deal with a release or threatened release of hazardous substances that could affect public health or the environment.

Comprehensive Environmental response, Compensation and Liability Act of 1980 (CERCLA): Commonly known as Superfund, gives authorities the ability to respond to releases of hazardous substances from sites that may endanger public health, the environment or welfare

Defense Environmental Restoration Program (DERP): Established in 1984, this program promotes and coordinates efforts for the evaluation and cleanup of contamination at Department of Defense facilities.

Engineering Evaluation/Cost Analysis (EE/CA): The EE/CA will provide the information to determine that a threat or potential threat to human health, wildlife or the environment actually exists. It consists of an analysis of removal alternatives for a site, similar to a Feasibility Study.

Formerly Used Defense Sites (FUDS): A comprehensive Department of Defense program to identify, assess and remediate hazardous waste sites at abandoned DoD installations. The FUDS program focuses on inactive sites or those that the DoD owned at the time of contamination and have subsequently been sold.

Hazardous Substances: Any material that poses a threat to public health and/or the environment. Typical hazardous substances are materials that are toxic, corrosive, ignitable, explosive or chemically reactive.

Information Repository: A file containing current information, technical reports, and reference documents on a site cleanup. The information repository is usually located in a public building that is convenient for local residents, such as a library, city hall or public school.

National Oil and Hazardous Substances Pollution Contingency Plan (NCP): The Federal Regulations that guide the CERCLA or Superfund programs.

Ordnance and Explosive Waste: Unexploded ordnance, bombs, artillery projectiles rockets and other munitions; military chemicals, bulk explosives, chemical warfare agents, explosive waste, boosters fuzes, and/or soil contaminated with any of the above.

Community Relations Plan: A formal plan for community relations activities at hazardous waste site. The plan is designed to ensure citizen opportunities for public involvement at the site.

Release: The accidental or deliberate emission of contaminants into the environment.

Remediation: The application of containment or decontamination technologies to eliminate existing public hazards or to render the property acceptable for conditional or unconditional uses.

Site Investigation (SI): Physical inspection of a site that may include limited soil and water sampling.

Superfund: The common name used for the Comprehensive Environmental Response, Compensation, and Liability Act.

Superfund Amendments and Reauthorization Act (SARA):

Amendments to CERCLA that clarified many public participation questions and required federal facility compliance with CERCLA.

Volatile Organic Compounds: A carbon containing compound that evaporates readily at room temperature.

Appendix B

References

The documents listed below were used in the preparing the Community Relations Plan for the Benicia Arsenal.

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D.C.

Appendix C

List of Community Interviews

Andrew Allen, developer
Pepe Arteaga, City Council
John Ash, Benicia Industrial Park Association
Spencer Awes
Marilyn Bardet, resident
Patti Baron, Main Street
Jack Bell, SUBA Industries
Bob Berman, resident
Clair Best, DTSC
David Burgess, Affordable Housing Affiliation
Lauren Bird, Exxon
Stephanie Christenson, Chamber of Commerce
Carry Corberly, City Council
Thomas Couch, Benicia Historical Museum and Cultural Foundation
Jan Cox-Golovich, City Council
Dan Dempsey, Matthew Fuller School
Katherine Gunther, Arts Benicia
Kitty Hammer, City
Frances Harkins, PTA
Jerry Hayse, Mayor of Benicia
Marv Kaufman, UNICO
Mike Kendall, resident
Fred Newhouse, Exxon
Veola Robertson, Community Action Council
Jim Markson, DTSC
Heather Chin Chu McLaughlin, City
Phil Plant, Benicia Industries
Dave Price, DTSC
Robert Quarrick, P.P. Studio
Kathy Turner, resident
Ross Sagun, resident
Chris Sanders, Avalanche Snowboards
Darren Seaton, Kamer Singer
Bonni Silveria, resident
Jody Sparks, Toxic Assessment Group
Jocelyn White, Environmental Issues Management
Bonnie Weidel, Benicia Community Arts
Gladys Wold, resident

Benicia Army Arsenal

Questionnaire for Public Involvement Response Plan

The Benicia Arsenal has recently been approved for environmental investigation by the Department of Defense. As a result, the US Army Corps of Engineers has contracted for a Public Involvement Response Plan to be developed to determine how best to involve the community in the environmental restoration of the Arsenal.

Name _____ Affiliation _____
 Street _____
 City _____ State _____ Zip _____
 Phone _____ Fax _____
 Date of interview _____ E-mail _____

1. What is your level of interest in environmental issues at the former Arsenal?

Very Somewhat Not at all

2. Are you familiar with the environmental investigative process?

Very Somewhat Not at all

3. Are you experienced in reviewing environmental documents ?

Very Somewhat Not at all

4. Are you familiar with the history of the Benicia Arsenal?

Very Somewhat Not at all

5. How sensitive is the public in Benicia to environmental issues?

Very Somewhat Not at all

6. What kind of information do you want?

History Technical Program Fact Sheets

How and when to be involved in outreach activities: Other

7. What is your preferred method for receiving information?

Workshops

Newsletters

Fact Sheets

Technical Reports

Other _____

8. Have you participated in activities regarding the Benicia Arsenal's environmental activities.?

Yes

No

If so, in what capacity?

9. Do you know of any individuals who were involved in the Arsenal's activities?

Yes

No

10. What are your current concerns about the former Benicia Arsenal?

11. Have you had any problems with your property attributed to the Benicia Arsenal?

Yes

No

If so, what are they?

12. Have you been in contact with government (City, State, Federal) or regulatory officials regarding the former Benicia Arsenal?

Yes

No

If so, in what capacity?

13. Were the government and regulatory officials responsive to your needs?

Yes

No

If so in what capacity?

11. What additional groups or individuals should be contacted to contribute to the community interviews?

For immediate response while the Public Involvement Response Plan is being developed direct questions and concerns to:

Brenda Pedersen, Technical Manager

US Army Corps of Engineers, 1325 J Street, Sacramento, CA 95814-2922

☎ (916) 557-6771

Fax (916) 557-7865

Appendix F

Information Repository

Benicia Public Library
150 East L. Street
Benicia, CA 94510-3281

Attention: Daveta Cooper
Public Service Librarian
Phone: (707) 746-4343
Fax: (707) 746-8122

Availability Meetings

Benicia Public Library
150 East L. Street
Benicia, CA 94510-3281

Attention: Daveta Cooper
Public Service Librarian
Phone: (707) 746-4343
Fax: (707) 746-8122

Benicia Historical Museum and Cultural Foundation
Museum & Gift Shop: 2024 Camel Road
Administration: 2060 Camel Road

Attention: Thomas Couch
Executive Director
Phone: (707) 745-5435

Appendix G

Media

Newspapers

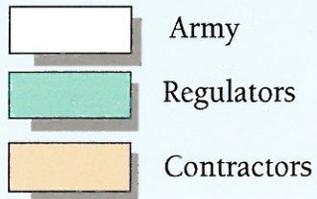
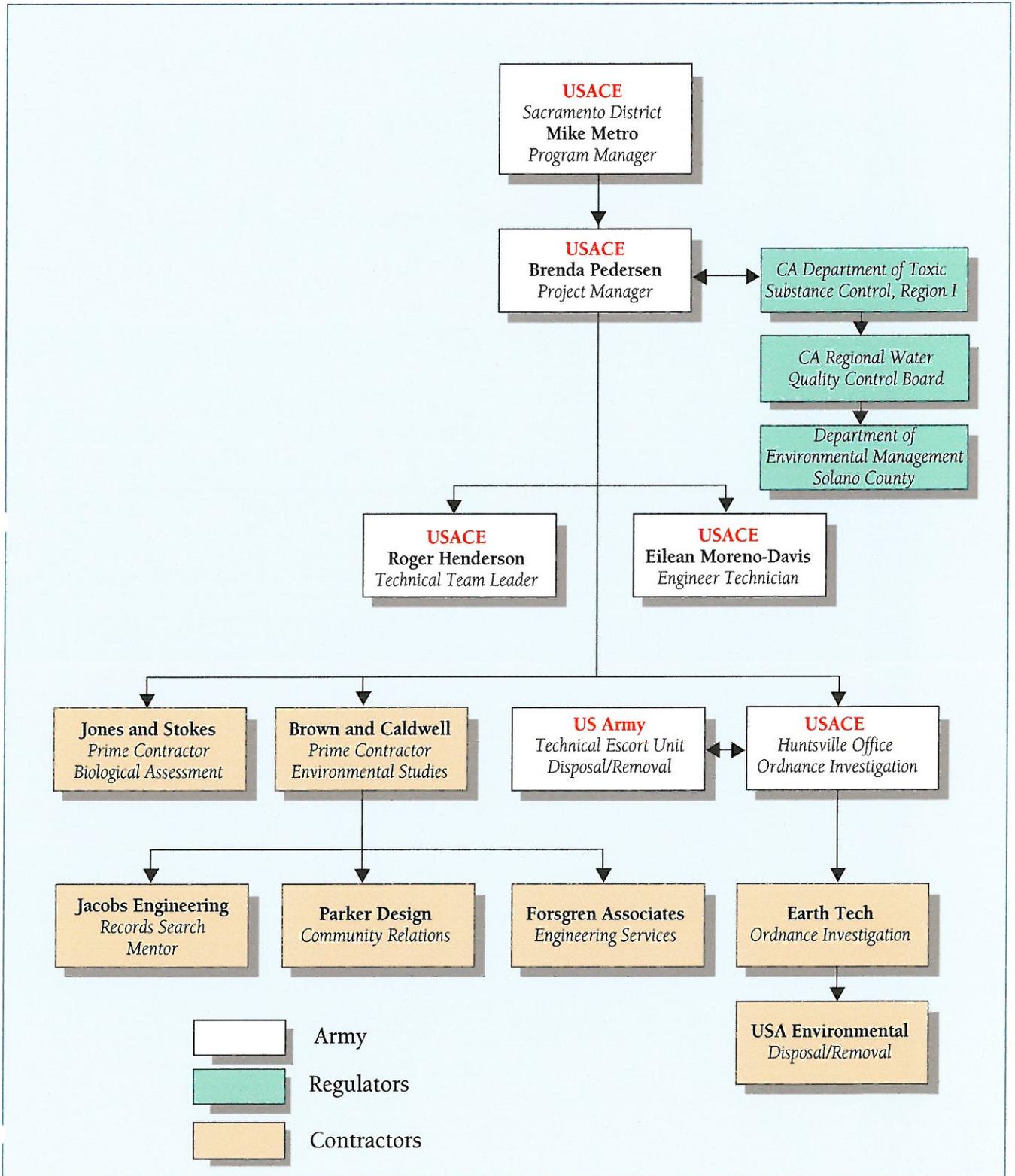
<i>Benicia Harold</i>	(707) 745-0733
<i>The Business Journal (Salano & Napa)</i>	(707) 579-2990
<i>Contra Costra Times</i>	(510) 935-2525
<i>San Francisco Chronicle</i>	(707) 642-3768
<i>San Francisco Examiner</i>	(707) 648-3137
<i>Solano Times</i>	(707) 745-1363
<i>Vallejo Times Harold</i>	(707) 644-1141

Television Stations

36 KICU TV, San Jose	(408) 298-3636
KOFY TV 20, San Francisco	(415) 821-2020
KPIX TV 5, San Francisco	(415) 765-8600

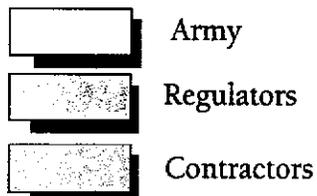
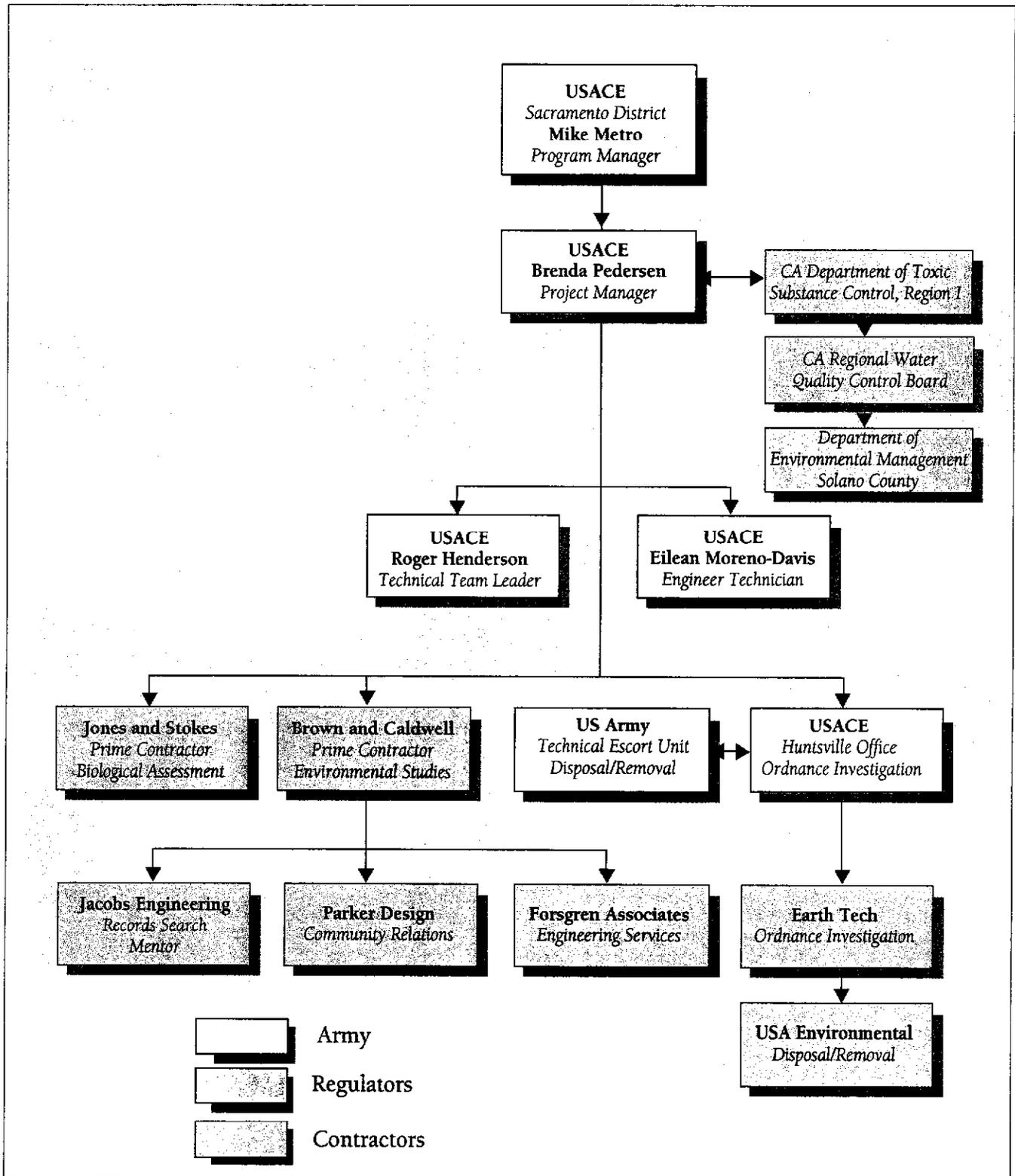
Appendix I

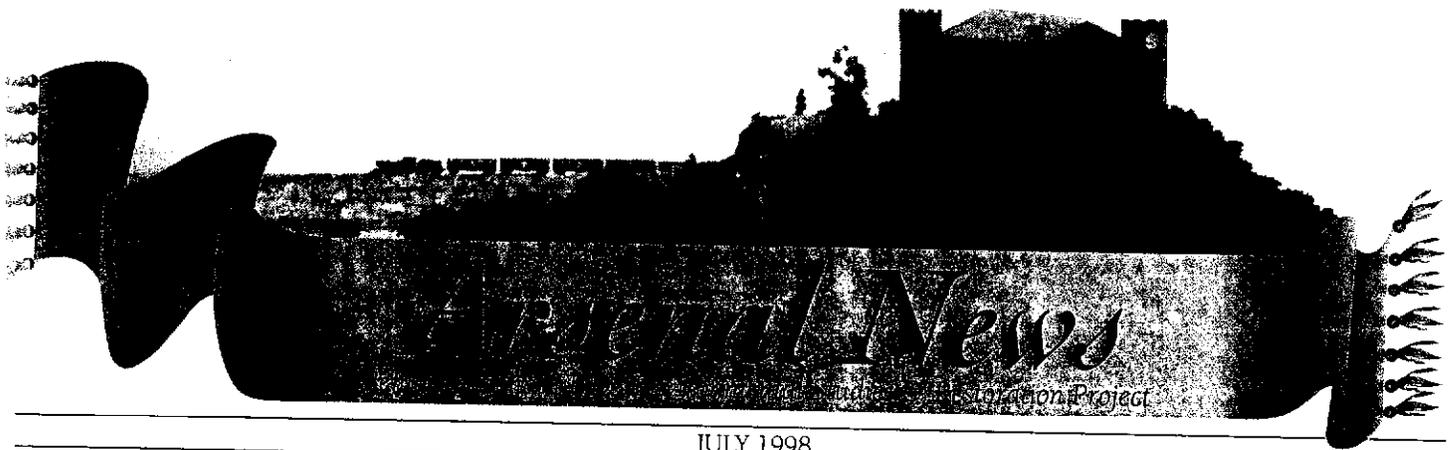
FUDS Team



Appendix I

FUDS Team





JULY 1998

What to Expect

Our goal is to protect the environment for present and future generations. The Department of Defense (DoD) is committed to reducing, in a timely and cost effective manner, the risk to human health, and the environment, from contamination resulting from past DoD activities at the Benicia Arsenal.

The Corps of Engineers has been directed to use smarter, faster, and less costly methods for environmental restoration at formerly used defense sites (FUDS). This is done in a number of ways starting with maximizing the use of field screening technologies that allow quick and effective evaluation of large areas to determine if identified chemicals are present.

Should contamination be encountered, the key is balance between moving forward too aggressively and getting mired in endlessly gathering data. The data gathering step is called "characterizing" finding out all about whatever is there. Answering the "what, where, how much and how deep" questions in enough detail can take years.

When to quit studying and start doing?

Experience, technical expertise, types of technologies available, cost, and good common sense are all important factors. The decision will be a team effort between the Corps and the regulators with input from the community through feedback from a variety of public avenues.

Once the decision is made that the contamination has been adequately characterized, a risk analysis determines whether corrective action is necessary. If corrective action is necessary, funding is requested from Congress. Risk drives funding for remedial actions. After funding is received the corrective action is designed and implemented.

During this period, I invite you to follow our progress through this newsletter, public availability sessions, and a variety of support materials that will produced on an as needed bases. If you have questions, please contact me. As technical manager for the Benicia Arsenal restoration project, part of my job is to provide information to all interested and affected persons--that's you.

Linda Pedersen, Technical Manager
U.S. Army Corps of Engineers

Community Concerns

Q How will the study of the Benicia Arsenal affect my business and/or residence?

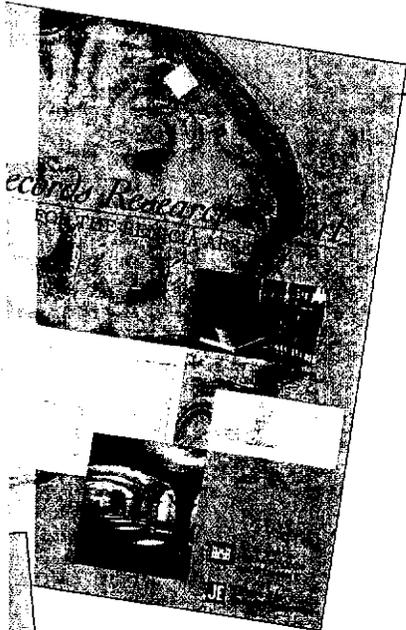
A The Corps intends to make every effort to minimize impact to the businesses and residents of the Arsenal.

There will be additional vehicles and personnel in the area, which could impact parking. Sampling crews are usually two to six persons and one or two vehicles at one site. Most of the work at the beginning of the study is limited to non-intrusive surveys with magnetometers to locate buried fuel storage tanks.

As the study progresses, we will be taking small diameter (2-4 inch or less) soil samples, and attempting to locate and sample the ground water. Any sampling holes made are completely filled in after testing and surfaces are returned as closely as possible to their pre-sampling condition to minimize long term impacts.

The interior of the buildings will be visually inspected to determine if there are sumps or chambers with standing fluids in them that

Continued on next page ►



Jacobs Engineering, the contractor for this study, has spent over 1,000 hours locating written records from at least 35 different sources. These sources included four military archives where the written documents were reviewed and photocopied. Hundreds of maps were located identifying the layout of the Arsenal and drawings showing the changes in the facilities. The collection of ground and aerial photographs dating from the 1920s to present-day, and interviewing over 17 former Arsenal employees. Each facility has been traced in detail from its construction to today.

Currently Jacobs is in the final stages of distilling all of this 100-plus years of information into a formal *Records Research Report*. When finalized, this four-volume document will be added to the information repositories at both the library and Camel Barn Museum.

Community Relations Plan

Each community is a unique blend of people from various special interest groups, ethnic, and cultural backgrounds. Benicia has a population of 26,000, many of whom have a direct personal or professional interest in the Benicia Arsenal.

The *Community Relations Plan* documents an in-depth needs assessment of the Benicia community, identifying ways to keep this unique community informed about the restoration of the Benicia Arsenal. It includes interviews with local community members to determine their concerns; identification of special interest groups to evaluate the level

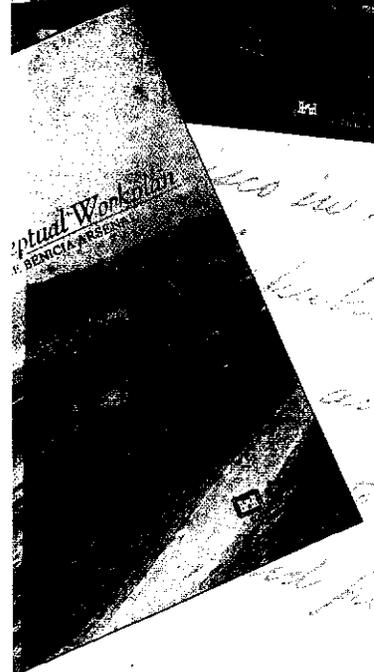
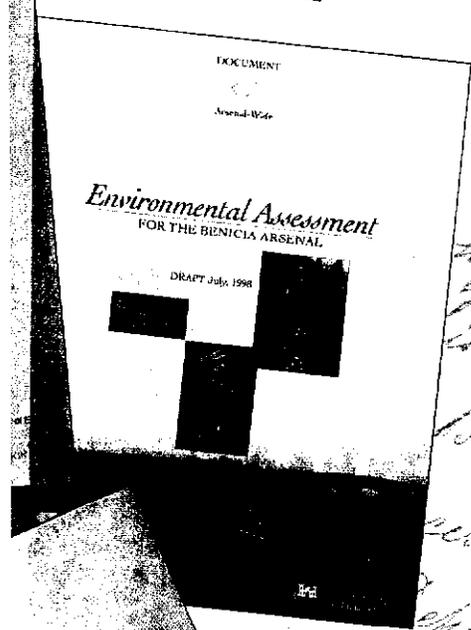
of interest; understanding of technical aspects of the studies, and lists of various media available for information dissemination to assure diversity and coverage. It outlines formal and predictable methods of communication between the community and the Corps to assure accurate, clear, and timely distribution of information.

The Plan is being prepared by Parker Design, a small, woman-owned business based in San Francisco. Parker Design specializes in communication facilitating community relations, and in translating highly technical concepts and jargon into understandable language. The Plan is currently in draft form.

Environmental Assessment

Before undertaking the site investigation, it is important to evaluate the existing surface conditions of the area. These conditions include the presence of endangered species, either plant or animal; anthropological or cultural resources of importance; and wetlands areas that need to be identified. The most probable impact of all expected alternative actions must be forecast. In coordination with Fish and Wildlife, appropriate mitigation procedures are developed that will assure the survival of the endangered species, protect the resources, and/or reestablish the wetlands for future generations. This effort is documented in a formal *Environmental Assessment* which is then used extensively as a design guide as the site investigation progresses.

Continued on back page ►



Benicia Arsenal Unexploded Ordnance field studies to begin this fall

*The US Army Corps of Engineers invites
the Benicia community to its second open-house-style
public availability session*



October 27, Camel Barn Museum, 1:00 PM to 8:00 PM

The main focus of this session is unexploded ordnance (UXO). The Corps will have displays and handouts that detail the process of identifying properties that may have buried unexploded ordnance, screening these properties to find probable locations, sampling the locations, and the removal/disposal of actual finds. Both the Huntsville and Sacramento US Army Corps of Engineers teams will be present as well as the appropriate State and County regulators who will be working the Benicia project.

Members of the community will have the opportunity to meet team members, to learn about the processes, to ask the questions uppermost in your minds and get answers from the people who will actually be doing the work and making the decisions.

At the meeting the Corps will also discuss the next steps in the project and how the the community can stay informed.

For more information call:

Brenda Pedersen, Project Manager, (916) 557-6771



**US Army Corps of Engineers
Sacramento District
1325 J Street, Sacramento, CA 95814 2922**

Benicia Arsenal Conceptual Workplan Available for Review



Brown and Caldwell has completed the Conceptual Workplan for the US Army Corps of Engineers. This document is available for review at the information repositories for the Benicia Arsenal project at the Benicia Public Library and the Camel Barn Museum.

The Conceptual Workplan describes the overall approach the Corps will use to find out the extent of contamination. It is called conceptual workplan because it describes the concept rather than detailed methods to be used. The purpose is to lay out the administrative and technical framework for the environmental investigation to be conducted at the Arsenal. This document becomes the agreement between the regulators and the Corps on project philosophy. The plan also describes the the Formerly Used Defense Site (FUDS) program, which is administered by the US Army Corps of Engineers.

There is no public review period for the Conceptual Workplan.

Anyone with questions on, or concerns about, either the environmental restoration process or the Conceptual Workplan direct questions and comments to:

Brenda Pedersen, Technical Manager
US Army Corps of Engineers
1325 J Street, Sacramento, CA 95814-2922

☎ (916) 557-6771

Fax (916) 557-7865

Include on mailing list

Name _____ Affiliation _____

Street _____

City _____ State _____ Zip _____

☎ _____ Fax _____

Benicia Army Arsenal

Environmental Studies to Begin this Fall



The Benicia Arsenal has recently been approved for environmental investigation by the Department of Defense. As a result, the US Army Corps of Engineers has begun to assemble its team to assess potential chemical contamination at this former Army property.

To date, the firms of Brown & Caldwell, Jacobs Engineering, and Parker Design have been selected and contracts are being negotiated and awarded. Work will begin shortly on three parts of the project; the Records Search, Public Involvement Response Plan, and Investigation Work Plan.

The first task is a Records Search, an in-depth analysis of archived records to identify all locations on or near the base at which past military practices may have caused environmental contamination. Jacobs Engineering will perform the Records Search, documenting its findings in a report that will serve as the framework for the Investigative Work Plan.

The second task is developing a Public Involvement Response Plan. This plan will include a profile of community demographics. It will also describe how the Corps will provide the public information and solicit feed-back and participation in the environmental restoration of the Arsenal. One of the first communication tools will be a community questionnaire.

The third task is the Investigation Work Plan. This will be a "living" document, describing in detail what will be studied, such as soil or groundwater, how testing will be done and who will do it. Brown & Caldwell, the Corps main contractor for the investigation, will write this work plan; amending it as necessary to include new information and additional testing.



The Corps needs to hear from the Benicia community. Community members who would like to be interviewed for the Public Involvement Response Plan, and anyone with questions on, or concerns about, either the environmental restoration process or any of the above tasks direct questions and comments to:

Brenda Pedersen, Technical Manager
US Army Corps of Engineers
1325 J Street, Sacramento, CA 95814-2922

 (916) 557-6771

Fax (916) 557-7865

Available for community interview

Include on mailing list

Name _____ Affiliation _____

Street _____

City _____ State _____ Zip _____

 _____ Fax _____

You are invited to meet the team!

December 15

Benicia Public Library, 1:00 PM to 8:00 PM

The U.S. Army Corps of Engineers is hosting a public availability session to introduce its Benicia Arsenal Projects, to the community.

Corps and State representatives will be on hand to answer questions about the effort regarding an important part of Benicia's past, present, and future.

What's happening at the Arsenal?

In the winter 1996/1997 the former Benicia Arsenal was identified as a high priority site for environmental restoration by the Department of Defense. The study phase is now being planned to ascertain the extent of potential environmental damage and assess cleanup options.

Even though the projects are in the preliminary stage, the Corps wants to inform the community of its status, provide general information on the FUDS cleanup process, and provide a forum for community questions and comments.

Team available to community

This session will give the public the opportunity to talk informally with representatives from the Corps, the Department of Toxic Substances Control, and the Regional Water Quality Control Board. The Corps will also introduce the investigation team consisting of the firms of Brown and Caldwell, Jacobs Engineering, and Parker Design.

At the meeting the Corps will also discuss the next steps in the project and how the community can participate. Parker Design is coordinating the community relations program which includes a Community Relations Plan, now in draft.



Benicia Arsenal Environmental Studies

For more information call: Brenda Pedersen, Technical Manager, (916) 557-6771

Appendix J

Local Officials & Agencies

Salano Board of Supervisors

580 Texas Street
Fairfield, CA94553

Mr. Otto Guiliani

City Manager & Police Chief

City of Benicia
50 East L Street
Benicia, CA 94510

Benicia City Planning Commission

City of Benicia
50 East L Street
Benicia, CA 94510

Solano County Administrator's Office

580 Texas Street
Fairfield, CA94553

Solano County Planning Commission

580 Texas Street
Fairfield, CA94553

Benicia City Council

City of Benicia
50 East L Street
Benicia, CA 94510

Martinez City Council

City of Martinez
525 Henrietta Street
Martinez, CA 94553

Martinez City Planning Commission

City of Martinez
525 Henrietta Street
Martinez, CA 94553

Appendix K

Interested Parties & Groups

Solano Board of Supervisors

580 Texas Street
Fairfield, CA94553

Heather Chin Chu McLaughlin

City Attorney

City of Benicia

50 East L Street
Benicia, CA 94510

Benicia City Planning Commission

City of Benicia

50 East L Street
Benicia, CA 94510

Solano County Administrator's Office

580 Texas Street
Fairfield, CA94553

Solano County Planning Commission

580 Texas Street
Fairfield, CA94553

Benicia City Council

City of Benicia
50 East L Street
Benicia, CA 94510

Martinez City Council

City of Martinez
525 Henrietta Street
Martinez, CA 94553

Martinez City Planning Commission

City of Martinez
525 Henrietta Street
Martinez, CA 94553

Senator Barbara Boxer
United States Senate
1700 Montgomery Street, Suite 240
San Francisco, CA 94111

Senator Diane Feinstein
United States Senate
525 Market Street, Suite 3670
San Francisco, CA 94205

Congressman George Miller
United States House of Representatives
1333 Willow Pass Road, Suite 203
Concord, CA 94520

Senator Byron Sher, Chair
California State Senate
Senate Committee on Environmental Quality
State Capitol, Room 2203
Sacramento, CA 95814

Governor Pete Wilson
Governor's Office
State Capitol
Sacramento, CA 95814

Senator Maurice Johannessen
California State Senate
1170 North Lincoln Street, Suite 106
Dixon, CA 95620

Assemblymember Helen Thompson
California State Assembly
555 Mason Street, Suite 270
Vacaville, California 95688

Howard Wayne, Chair
California State Assembly
Assembly Committee on Environmental Safety and Toxic Materials
State Capitol, Room 2170
Sacramento, CA 95814

Brigitta Corsello, Interim Director
Solano County Environmental Management Director
601 Texas Street
Fairfield, CA 94533

Cliff Covy, Program Manager
Solano County Environmental Health Department
601 Texas Street
Fairfield, CA 94533

Paul Blais, Deputy Director
Site Mitigation Program
Department of Toxic Substances
California Environmental Protection Agency
P.O. Box 806
Sacramento, California 95812-0806

Ron Baker, Public Information Officer
Public Information Office
External Affairs
Department of Toxic Substances Control
California Environmental Protection Agency
P.O. Box 806
Sacramento, CA 95812-0806

Sue Sims, Assistant Director
External Affairs
Department of Toxic Substances Control
California environmental Protection Agency
P.O. Box 806
Sacramento, CA 95812-0806

Loretta Barsamian, Executive Officer
Regional Water Quality Control Board/San Francisco Region
California Environmental Protection Agency
2101 Webster Street, Suite 500
Oakland, CA 94612

Robert Caves
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109

Tim Crist
Integrated Waste Management Board
California Environmental Protection Agency
8800 Cal Center Drive
Sacramento, CA 95826

Marilyn Bardet
Friends of Rose Drive
333 East K Street
Benicia, CA 94510

Stephany Christiansen
Benicia Chamber of Commerce
60 1st Street
Benicia, CA 94510