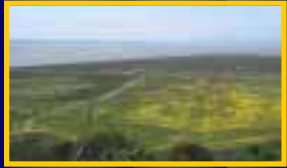




Early Transfer and Development of the Mare Island Regional Dredged Material Disposal Facility (RDMDF)

RevTech
Pittsburgh, PA
22-24 July 2003

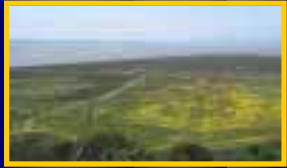


Mare Island ET & RD MDF



Project Scope

- **Develop and operate a Regional Dredged Material Disposal Facility at Mare Island that:**
 - Provides a disposal facility for both clean and unsuitable dredged material
 - Supports the San Francisco Bay Long Term Management Strategy emphasizing upland disposal
 - Provides income to City of Vallejo through a host fee charged for material accepted at the RD MDF
- **Assume clean-up, closure and long-term care responsibility for largest and most complex area on Mare Island through GFP Contract**



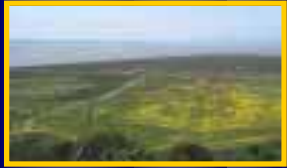
Mare Island RD MDF



Background

- **Mare Island**
 - Located approximately 30 miles north of San Francisco
 - Former Navy Shipyard – opened in 1850's
 - Closed in 1994 – operations ceased in 1996

- **Reuse Plan Developed**
 - Industrial operations
 - Housing
 - Golf course
 - Light industry
 - State Park
 - **Dredged Ponds reuse**



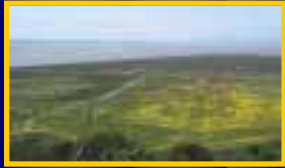
Mare Island RDMDf



WESTON Development

- Approved by City of Vallejo to develop Dredge Ponds as RDMDf
- Decided to utilize “Early Transfer” concept to accelerate development by 8 to 10 years
- Pursuing parallel tracks:
 - Securing Early Transfer of Dredge Ponds
 - 📄 Navy ↓ SLC ⁽¹⁾ ↓ City of Vallejo ↓ WESTON
 - Assisting Corps of Engineers and City of Vallejo in developing EIS/EIR documentation for NEPA and CEQA requirements

(1) SLC = California State Lands Commission



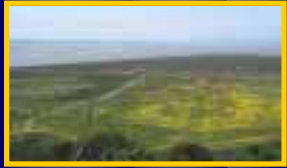
Mare Island RD MDF



What is an Early Transfer?

- **Allows DOD Service to transfer title to a closed Military base prior to completing environmental clean-up**
- **LRA (1) / Developer assumes responsibility for Environmental clean-up**
- **DOD service must fund completion of clean-up through grant funds**
- **Must be approved by the Governor**

(1) LRA = Local Redevelopment Authority



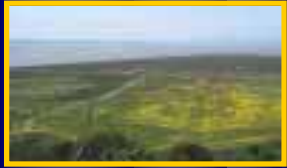
Mare Island RDMDF



Mare Island Western Early Transfer

- SLC is eventual landlord because property is “reversionary”
- SLC willing to accept early transfer property but only if it was “clean” and included Financial Assurances
 - WESTON negotiated risk-based clean-up program to manage Ordnance and Explosive items
- DTSC ⁽¹⁾ wanted adjacent large landfill and other contaminated areas to be cleaned by WESTON
- Navy wanted adjacent tidal wetlands and submerged lands to be included in the Early Transfer package

(1) DTSC = Department of Toxic Substances Control, California Environmental Protection Agency



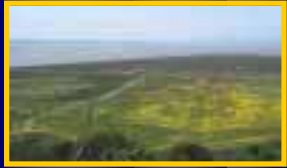
Mare Island RDMDf



Areas Transferred in September 2002

<u>AREA</u>	<u>DEFINITION</u>	<u>ACREAGE</u>	<u>MECHANISM</u>
Submerged Lands	Offshore	1,400	FOSET
J	Wetlands	650	FOSET
I	Dredge Ponds	516 ⁽¹⁾	FOSET
H	Area H1 Area IR05 Magazine Area Demo Pit	370	FOST upon completion of remedy
		<hr/> 2,936	

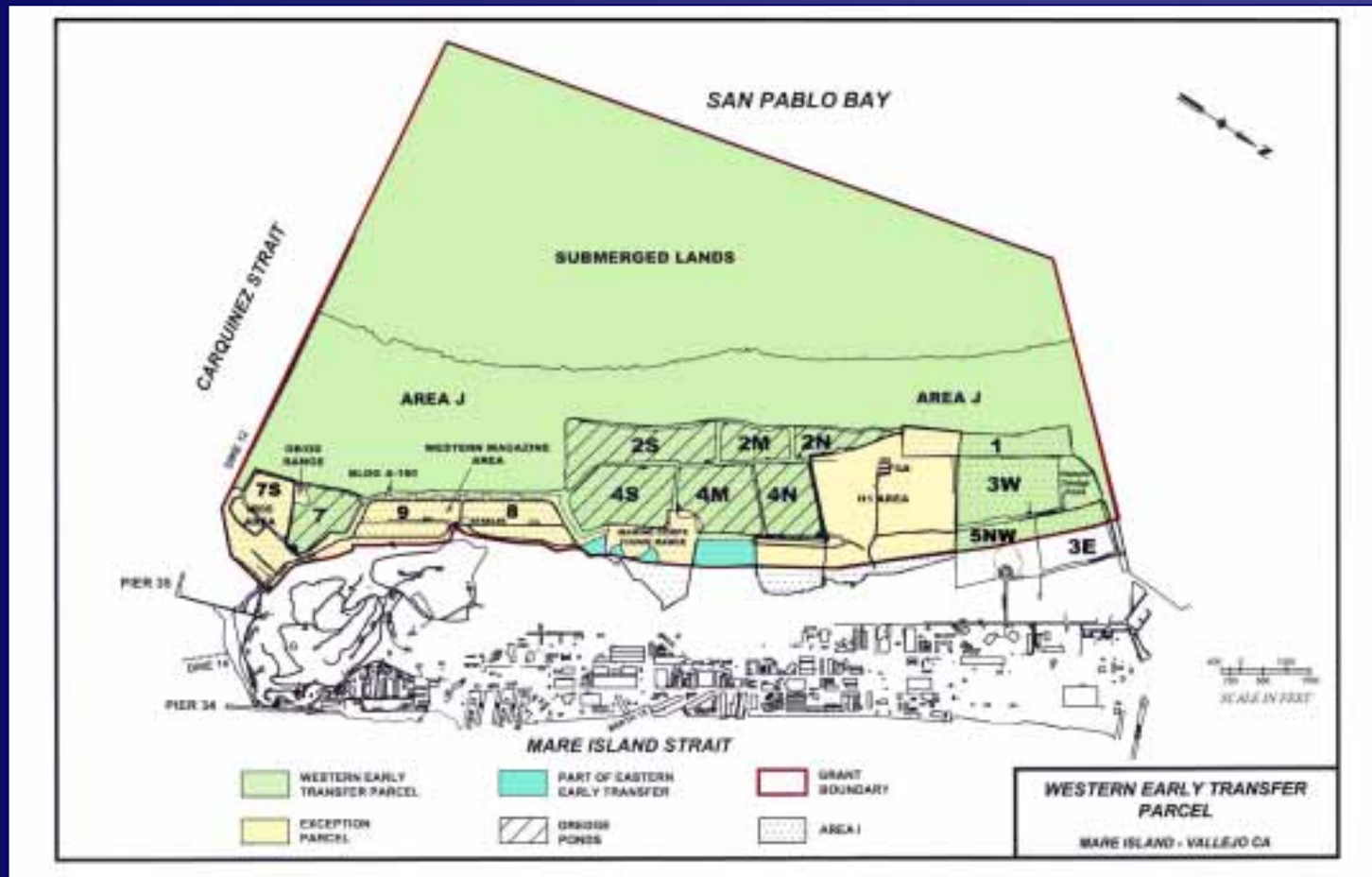
(1) Includes 352 acres for 7 RDMDf ponds

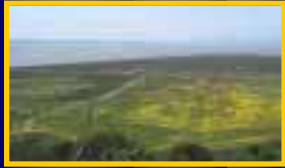


Mare Island RD MDF



Mare Island Areas of Transfer



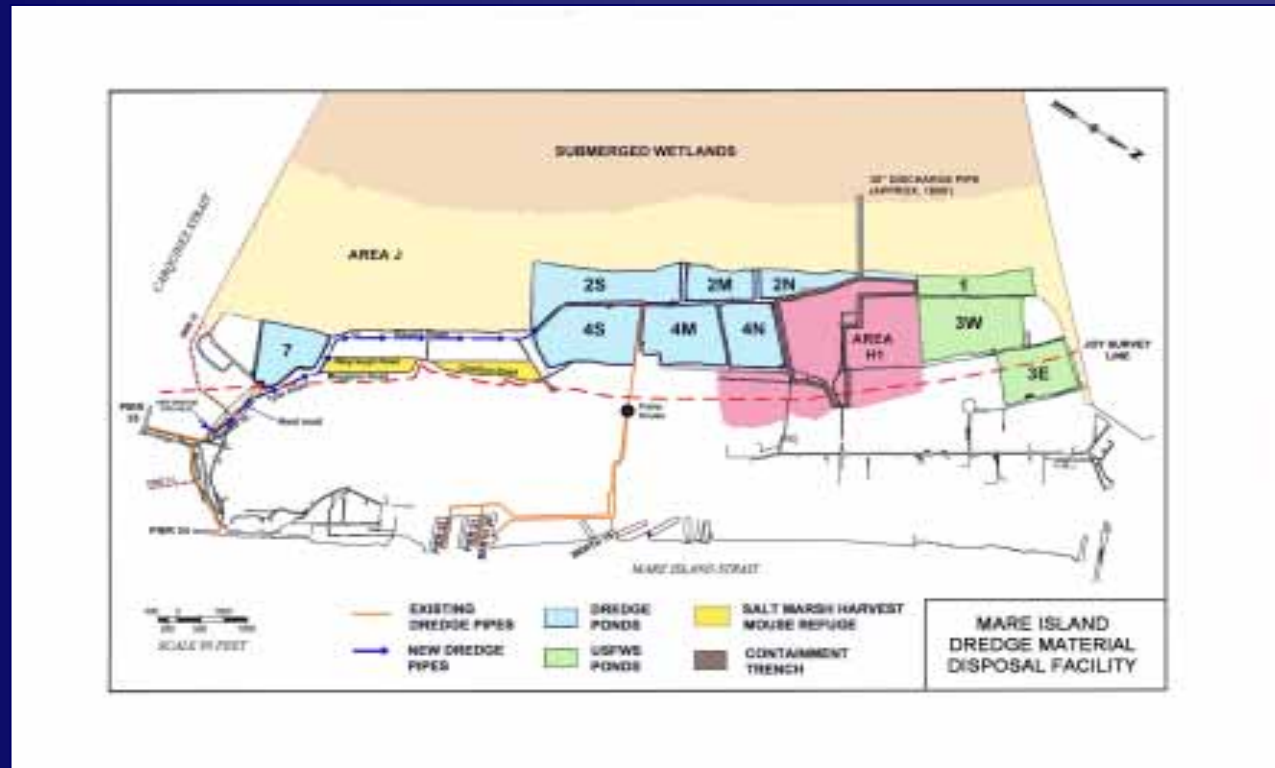


Mare Island RD MDF

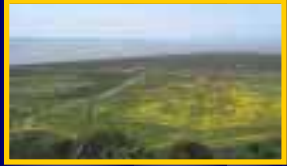


Mare Island Operations Map

Acreage: 352A for 7 dredge ponds



Existing Capacity: 2.5 mcyds
Build Out Capacity: 9.3 mcyds



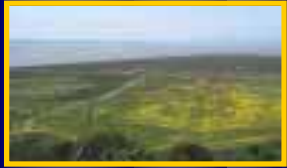
Mare Island RD MDF



Material Placement

- **Hydraulic (Large Dredging Projects)**
 - Hydraulic placement
 - Offloading location west of Pier 35
 - WESTON lays pipe on land
 - Contractor lays pipe in Bay
 - Create slurry – pump to northern ponds

- **Mechanical (Smaller Dredging Projects)**
 - Off-loading by crane with clamshell at Pier 34
 - Material trucked to Pond 7

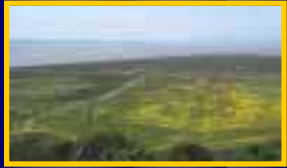


Mare Island RD MDF



Effluent Management

- Utilize gravity settling through several ponds to allow solids to separate from excess water
- Prior to discharge, clarified decant water to be tested for meeting WDRs
- Clean effluent can be discharged:
 - Using existing 30" reinforced concrete pipe outfall into mud flats 1800 ft. west of pond 2N
 - For beneficial reuse of USF&WLS ponds for year-round wetlands

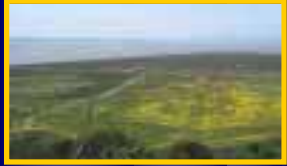


Mare Island RDMDF



Solving Environmental Issues

- Minimizing effects on endangered species
- Managing public access to provide views of San Pablo Bay while minimizing potential impacts to biological resources
- Meeting waste disposal discharge requirements of dredged material effluent
- Negotiated economically feasible, risk-based strategy regarding Ordnance/Explosive issues
- Catalyzed Island-wide redevelopment by accelerating clean-up of H-1 area by 7-10 years



Mare Island RD MDF



RD MDF Schedule

Event

Date

Completed Early Transfer

September 2002

Publish Draft EIS/EIR

July 2003

Complete EIS/EIR Process

December 2003

Secure Operating Permits

May 2004

Complete Project Modifications

July 2004

Start Operations

August 2004