Headquarters, Department of the Army

Riverbank AAP, CA
Conveyance Progress Report

As of 1 October 2019

Office of the Deputy Chief of Staff, G-9

Operations Directorate, Base Realignment and Closure Division

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Former Riverbank Army Ammunition Plant, Modesto, CA

BRAC 2005 Recommendation

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Riverbank Army Ammunition Plant, CA (RBAAP) and the relocation of the artillery cartridge case metal parts functions to Rock Island Arsenal, IL (RIA).

History

Riverbank Army Ammunition Plant was built in 1942. It began operation in 1943 as an aluminum reduction plant for military supplies and closed in 1944. It was used as a storage facility until 1952, when it was reopened as a Government-Owned, Contractor-Operated (GOCO) metal parts fabrication facility. Operated by Norris Industries via a Facilities Use Contract, RBAAP met surge requirements generated by the Korean, Vietnam, and Middle East wars, producing cartridge cases for land and naval artillery. Active plant workforce population varied from a few hundred to several thousand depending upon the military production requirements. In the 1990s, as production waned, the Army leased excess space to private tenants through the U.S. Army's Armament Retooling and Manufacturing Support (ARMS) program.

Current Status

BRAC law shifted RBAAP's military mission to RIA, and RBAAP was closed on 31 March 2010. The movement, relocation, refurbishment, and installation of the metal parts fabrication capability to RIA was completed in August 2011. In October 2017, 24 acres of the former RBAAP's 169 acres was transferred to the Riverbank Local Reuse Authority (RLRA) via a no-cost Economic Development Conveyance (EDC). In FY2020, plans call for the transfer of 22 acres through negotiated sale and 29 acres through a public sale in the 3rd Quarter and an additional 81 acres to the RLRA via the EDC 4th Quarter. The remaining 13 acres will be offered for negotiated sale as environmental cleanup is completed.

Property Description

RBAAP is located at the southeastern edge of the City of Riverbank, CA, five miles north of Modesto, placing it 75 miles east of the San Francisco Bay area and 75 miles south of Sacramento in the central San Joaquin Valley. The 169-acre complex is a mix of industrial and commercially zoned parcels. There is an 80-acre industrial park in the heart of the complex surrounded by 60 acres of undeveloped property and an additional 29-acre parcel along the Stanislaus River. The site contains 114 structures with 700,000 square feet of industrial buildings.

Caretaking Status

The Army has one Federal employee at RBAAP at this time.

Main Plant Area

Environmental Cleanup

On 21 February 1990, RBAAP was listed as a Superfund site and placed on the Environmental Protection Agency (EPA) National Priorities List (NPL). Currently, the primary contaminants of concern are Polychlorinated Biphenyls (PCBs) (originating from decrepitating galbestos and oil-based PCBs in soil) and chromium in groundwater. Of the 13 sites requiring environmental cleanup, five have reached response complete or remedy in place status. Most of the work on the remaining eight sites is projected for FY2017-FY2025 with long-term monitoring requirements continuing after that. Munitions were not manufactured, tested, or assembled at RBAAP, and active firing conducted at the site was limited to a small, irregularly used pistol range. Therefore, there is no unexploded ordnance (UXO), munitions and explosives of concern (MEC), or lead-based contamination. In an effort to ensure the risk to human health and the environment is minimal, survey, characterization, and cleanup efforts continue.

Environmental cleanup of PCB/galbestos roofing and siding panels will be completed via two Environmental Services Cooperative Agreements (ESCA). The first of these (Phase I) commenced in FY2014 and was completed in FY2018. The second ESCA, awarded in 2016, addresses the removal of PCB surface contamination within the structures and removal of galbestos panels on the exterior of the structures. Expected completion of all tasks is in 2020. Unanticipated discovery of contamination on Parcels 1 and 1A requiring cleanup has been completed, with regulator concurrence expected by 3rd Quarter FY2020.

Reuse Plan

The RBAAP reuse plan was approved in November 2008. In summary, the plan envisions the 143-acre main RBAAP site will continue to function primarily as an industrial park, along with some limited convenience retail uses, while the 29-acre evaporation/percolation pond site will be sold by the Army for agricultural use. This approach is consistent with the vision, goals, and objectives of this Reuse Plan, which were developed through consultation with community members, stakeholders, and current tenants. It is also generally consistent with the land use designations proposed in Riverbank's Draft 2025 General Plan. With job creation and current tenant expansion being the top priorities for the community, no other significant land uses were considered viable in reaching the community goals. It is expected that new tenants will include a wide variety of manufacturing, storage, and repair businesses, similar to the businesses currently on the site. Some of these new tenants may require a limited amount of office space as well as space for research and development (R&D) activities to support their manufacturing operations. Limited retail uses are also proposed for two portions of the site. The figure below is annotated with types of new businesses for each sector.

Programmatic Agreement, Section 106

There is no requirement for a Programmatic Agreement at the former Riverbank Army Ammunition Plant.

Property Conveyance Plan

The former Riverbank Army Ammunition Plant consists of 169 acres, which includes a 140-acre industrial parcel and a separate 29-acre parcel. Currently, the former facility is occupied and operated by the Riverbank Local Redevelopment Authority (RLRA) via a lease administered by the Sacramento office of USACE. In October 2017, the Army transferred the first 24 acres to the RLRA via a no-cost Economic Development Conveyance (EDC). Plans call for its use as a 'green industry' business park. The Army also plans to convey the Main Plant area (78 acres) and the Storm Water Retention Pond (3 acres) via no-cost EDC . Notably, the Main Post area has been sub-leased to various private commercial entities by the RLRA.

The Army plans to dispose of all remaining parcels (1, 1a, 2, 2A and 4) via either public or negotiated sale. An earlier effort to market parcels 2 and 2A via the GSA failed; there were no bids. Interest has been expressed recently by possible buyers. A public sale of Parcel 4 reached closure but was terminated due to last minute concerns raised by regulators. An additional public sale will be attempted once regulator concerns are addressed. Conveyance of all sale parcels is expected by 3rd Qtr FY21 but final disposal is dependent on public interest.

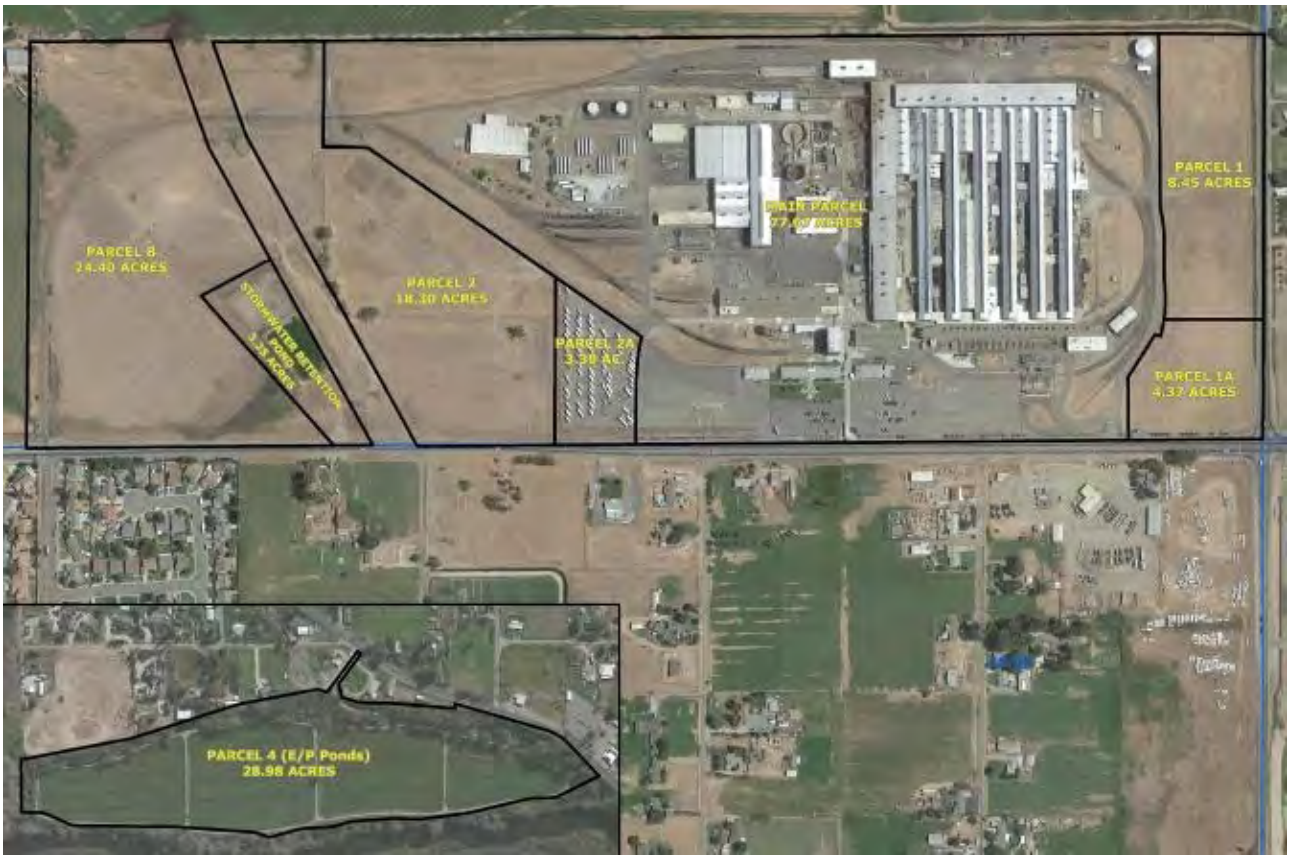
Property Conveyance
Summary:

Acres				Key Dates	
Total Excess: 169	**Conveyed:** 24 (14%)	**Remaining:** 144	**Army Retained:** 0	**First Conveyance:** 17 Oct 2017	**Final Conveyance:** TBD

Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Parcel B	24.4	17 Oct 2017	RLRA	No-cost EDC
Parcel 2/2A	21.6	3rd Qtr FY20	TBD	Negotiated Sale
Parcel 4 (Evaporation/Percolation Ponds)	29.0	3rd Qtr FY20	TBD	Public Sale
Storm Water Retention Pond Parcel	3.3	4th Qtr FY20	RLRA	No-cost EDC
Main Plant Parcel	77.8	4th Qtr FY20	RLRA	No-cost EDC
Parcel 1a (End Cap)	4.4	FY21	TBD	Negotiated Sale
Parcel 1 (End Cap)	8.5	FY21	TBD	Negotiated Sale

Property Conveyance Plan



Parcels 1 and 1a (12.8 acres). Conveyance by public sale was delayed by the unanticipated discovery of oil-related PCB contamination. Testing for nature and extent is complete. The cleanup contract was awarded 5 September 2016 and actual cleanup was completed in November 2018. Documentation and regulator concurrence are required. Completion expected in 2019. The RLRA has expressed an interest in a negotiated sale. This process is ongoing.

Parcels 2 and 2a (21.6 acres). Combined into one parcel. Decision to move forward with a negotiated sale to the RLRA made by DASA-IH&P in November 2018.

Parcel B (24.4 acres). Conveyed via no-cost EDC to the RLRA in October 2017.

Parcel 4, Evaporation/Percolation Ponds (29.0 acres). Located about 1 ½ miles north of the main plant area along the Stanislaus River. Originally part of the property planned to be conveyed to the RLRA, the parcel is no longer included in its development plans. The Army projected disposal via public sale. Private entities expressed interest in purchasing this area. Testing has confirmed its suitability for transfer for agricultural use. Auction held November-December 2018. Bidding closed but regulator concerns have forced the Army to conduct additional analysis. Public sale is still the intent.

Main Plant Parcel (77.7 acres). Conveyance by no-cost EDC and FOSET. Site is contaminated with PCBs associated with deteriorating galbestos siding and roofing. Cleanup efforts conducted via two ESCAs. First ESCA (equipment) complete; second ESCA (siding, building surfaces, and grounds) was awarded 29 April 2016 with anticipated completion in 2020.

Storm Water Reservoir Parcel (3.25 acres). The Northwest Storm Water Reservoir Site covers 3.25 acres and temporarily stores storm water from the industrial areas after rain events. Conveyance will be part of the no-cost EDC. Investigation and remediation of PCBs in soils and storm water reservoir sediments associated with deteriorating galbestos panels on site buildings is on-going and will be completed prior to property transfer.

Key Milestones Achieved

- RBAAP closed 31 March 2010.
- The Riverbank Local Reuse Authority (RLRA) Reuse Plan was approved in 2008.
- Record of Decision (ROD) approved April 2010
- Equipment transferred (rehabilitation en route) from RBAAP to RIA, IL and reported mission ready 1 September 2011.
- FOST/FOSET: Original Finding of Suitability of Transfer (FOST) signed April 2010; subsequent discoveries (currently undergoing testing) have required an amendment.
- DUSD approved a “without consideration” Economic Development Conveyance on 12 February 2013.
- The Finding of Suitability Early Transfer (FOSET) is undergoing detailed revisions IAW comments and requirements from the California regulators.
- Parcel B (24.4 acres) transferred via no-cost EDC to the RLRA on 17 October 2017.

The facility for relocation of metal parts fabrication line (shell casings for Army Stryker & USN artillery) at Rock Island Arsenal, IL met BOD on 18 April 2010 and SRD on 30 May 2010. Confirmatory tests and evaluations of production line and items was completed on 31 August 2011.