

MINUTES
MONTHLY TRACKING MEETING
ENVIRONMENTAL ACTIONS AT
NAS ALAMEDA

Date: July 18, 1995, Tuesday
Time: 9:30 am - 4:00 pm
Place: Building 1, NAS Alameda, Alameda CA

Attendees:

<u>Name</u>	<u>Organization</u>	<u>Phone</u>
James Ricks	U.S. Environmental Protection Agency (EPA), Region IX	(415) 744-2402
Tom Lanphar	Cal-EPA (Dept. of Toxic Substances Control [DTSC])	(510) 540-3809
George Kikugawa	U.S. Navy, Engineering Field Activity West (EFAW)	(415) 244-2549
Ann Klimek	U.S. Navy, EFAW	(415) 244-2714
Ken Spielman	U.S. Navy, EFAW	(415) 244-2539
Dennis Wong	U.S. Navy, EFAW	(415) 244-2526
Mike Petouhoff	Naval Air Station (NAS) Alameda Environmental Office	(510) 263-3726
Mariette Shin	NAS Alameda	(510) 263-3723
Sherri Withrow	NAS Alameda	(510) 263-3724
Roger Caswell	Naval Aviation Depot (NADEP) Alameda	(510) 267-6241
Karen Hack	Arms Control Research Center (ARC)	(415) 495-1786
Duane Balch	PRC Environmental Management, Inc. (EMI)	(916) 853-4529
Corinne Crawley	PRC EMI	(916) 853-4520
Dan Shafer	PRC EMI	(916) 853-4505

Item #1 **Community Involvement Issues**

Opening: BCT/EFAW

Process: Update team members on status of fact sheets, public notice issues for upcoming deliverables, restoration advisory board workshops and focus group activities, community relations plan (CRP) schedule and overall community involvement.

Goal: Definitize CRP schedules, discuss tie-in of all other environmental program schedules (and the dates for important community involvement) and develop plan of action for timely notification of community, via the restoration advisory board (RAB) and CRP, of upcoming involvement opportunities and required public involvement.

Closing: Mariette Shin (NAS Alameda) advised that Tom Lanphar (DTSC) will review the waterfront fact sheet prior to distribution by week ending July 21, 1995. Ms. Withrow (NAS Alameda) advised the waterfront fact sheet will be distributed to the focused and mandatory mailing list, by placing a publication in the newspapers, and via postings in the library and other private and public businesses. DTSC will provide comments on the waterfront fact sheet by July 19, 1995. The Site 18 fact sheet is planned for distribution on July 31, 1995.

Sherri Withrow (NAS Alameda) distributed the updated schedule for public interviews. Neil Warner with the Port of Oakland was interviewed on July 17, 1995, and Ms. Shirley

Nielson with the Westin Business Association was interviewed. Interviews offered an open ended spectrum with some nice suggestions for future outreach. Tom Lanphar (DTSC) advised at least one technical representative from either EFAW, DTSC, or RWQCB should be present at each interview. Ms. Withrow (NAS Alameda) will provide Karen Hack (ARC) a copy of the interview guide.

Ms. Withrow (NAS Alameda) advised the Site 14 and 16 removal action engineering evaluation/cost analyses (EE/CA) will require a public notice and press release. Site 18 will not require public notice, but a press release and fact sheet will be prepared. Time-critical removal actions (such as at Site 18) require a notice of availability of the administrative record (AR) within 60 days of start of the action.

Ms. Withrow (NAS Alameda) advised the site characterization and geology workshop scheduled for Saturday, July 22, 1995, 10:00 a.m., will be held in the Bachelor Officers' Quarters (BOQ) at NAS Alameda. Fourteen RAB members have pre-signed for the workshop. Ms. Withrow (NAS Alameda) will provide a copy of the agenda to anyone interested. Malcolm Mooney (RAB member) has independently arranged a natural resources tour of the least tern and wetlands areas on Saturday, July 22, 1995, from 8:30 a.m. to 9:30 a.m.

The RAB organizational group met on Monday, July 17, 1995; the early action focus group will meet on Wednesday, July 19, 1995; the natural resources focus group will meet on Thursday, July 20, 1995; the technology focus group is not scheduled for the month of July; and the meeting date for the next reuse focus group is not yet set.

Ms. Withrow (NAS Alameda) advised that the NAS Alameda environmental library is currently being updated. She also noted that the October 31, 1995 Environmental Baseline Survey (EBS) Report, a five volume set, is missing from the library.

Ms. Withrow (NAS Alameda) said that she currently attends the organizational focus group meetings. Additionally, she stated that in the future one member from the NAS Alameda community relations staff will attend each focus group meeting when NAS Alameda personnel staffing allows.

A general discussion regarding mailing lists followed. Currently, the focused mailing list does not include Navy housing. The mandatory mailing list includes approximately 14,500 mailings, 900 businesses, and the focused list. The mandatory mailing list includes all businesses and residences within 1/4 to 1/2 mile of the base. Mr. Lanphar (DTSC) expressed concern regarding not reaching the broader community. Once the outreach focus group is up and running, the distribution and mailing list will be revisited.

Ms. Hack (ARC) asked if the RAB would be given an opportunity to review fact sheets prior to finalization and distribution. Ms. Withrow (NAS Alameda) advised that the BRAC Cleanup Team (BCT) should make a decision on how this review should occur. One approach would have the BCT coordinating directly with the RAB's outreach focus group on this issue.

Item #2 Installation Restoration (IR) Program Activities

Opening: EFAW

Process: Provide team with update of current IR program activity.

Part I: Discuss issues that effect getting to record of decision (ROD). Discuss latest IR schedules by operable unit. Discuss status of funding for remaining fiscal year (FY) 95 actions, and for proposed FY 96 actions. Discuss latest direction on beneficial groundwater use, risk assessment issues, background/ambient chemical levels, state and federal applicable or relevant and appropriate requirements (ARARs), and petroleum cleanup levels. **Part II:** Discuss early actions; removal action status for IR Sites 7A, 7C, 14, 15, 16, and 18; and treatability studies by U.C. Berkeley (UCB) and by PRC.

Goal: Clarify and prioritize actions on subjects discussed above.

Closing: **Part I:** PRC stated that the CTO 280 Data Transmittal Memorandum (DTM) was distributed on Friday, July 14, 1995, sent UPS two-day ground service. Tom Lanphar (DTSC) will provide comments to EFAW on the CTO 260 DTM distributed on May 18, 1995. PRC will provide James Ricks (EPA) a copy of the CTO 260 DTM. Work plan/cost estimates (WP/CE) for CLEAN II CTOs 0013 and 0014 were negotiated with the Navy on Tuesday, July 11, 1995, and are awaiting availability of funding. The CTO 0028 EBS follow-on WP/CE was delivered to EFAW and should be negotiated by the end of July.

Discussions ensued on PRC's proposed use of ERM-West as a subcontractor for preparing parcel-specific EBS reports and finding of suitability for leasing (FOSL) documentation under CTO 0028. EPA and DTSC discussed their concerns over past quality control (QC) issues in the past ERM-West documents. EPA and DTSC will provide PRC with copies of agency comments on past EBS and FOSL documents prepared by ERM-West. PRC's WP/CE for CTO 0022 (for investigation/incorporation of any new IR sites identified by IT during their Phase IIA and IIB EBS field work) was delivered to EFAW on July 14, 1995. Negotiations are scheduled for the week of July 17, 1995, and EFAW is hoping to have this CTO funded by July 31, 1995. PRC's CTO 0020 (covering the next revision of the BRAC Cleanup Plan [BCP]) has not yet been funded.

With respect to updating everyone on ecological follow-on activities, Mr. Lanphar (DTSC) and Mr. Ricks (EPA) suggested a future presentation for the RAB indicating "you are here, and here's where we are going," and giving a "big picture" overview regarding ecological issues. Ms. Shin (NAS Alameda) will coordinate with Ms. June Mire (PRC) and Mr. Lanphar (DTSC) to arrange for a possible presentation at the natural resources focus group meeting on Thursday, July 20, 1995, regarding regional and state-wide approaches to ecological issues. A brief discussion topic for the August RAB might include a presentation of what is happening with the biology technical advisory group (BTAG), focusing on what they are doing, where they are going, how others can become involved, and how they can work together with NAS Alameda.

LCDR Petouhoff (NAS Alameda) discussed the necessity of identifying clear requirements for the FY 96 budget, particularly identification of ecological needs to assure appropriate budget planning.

Part II: George Kikugawa (EFAW) discussed removal action status.

Site 5: Lockheed will be conducting a treatability study at the former plating shop via electrokinetic removal of metals from the ground. This study is self-funded by Lockheed. EPA will perform QC oversight of the process under the Superfund Innovative Technology Evaluation (SITE) program.

Site 7A: Was not discussed.

Site 7C: Moju Environmental (Moju) continues working on an EE/CA for this former gas station site; George Kikugawa mentioned that additional sampling at Site 7C was being proposed by Moju.

Sites 3, 13, and 17: Under delivery orders (DO) number 4 and 5, UCB is preparing to implement treatability studies at Sites 3 and 13, and at the Seaplane Lagoon. UCB's DO 4 (Seaplane Lagoon characterization) is being negotiated with the Navy, with an anticipated negotiation conclusion date by July 21, 1995. DO 5 (nutrient analyses/bioremediation at Sites 3 and 13) has been negotiated with the Navy and is awaiting funding. A tentative date for a combined RAB focus group meeting for discussion of DO's 4 and 5, is September 12, 1995. Ms. Shin (NAS Alameda) will confirm this meeting date.

UCB submitted a treatability study work plan for Site 13 on July 5, 1995. UCB notified Navy that some laboratory tests will be redone and reassessed. A technical memorandum discussing this laboratory tests and results will be prepared by UCB by August 2, 1995. Any comments by the agencies and the Navy should be returned to UCB by August 16, 1995. Tom Lanphar (DTSC) requested that a copy of the technical memorandum be delivered to Mark Rashide (DTSC); any work plans should be also be delivered to Mark Rashide at DTSC for a technical review. On July 7, 1995, UCB submitted the contract quality control plan or CQCP for Navy review, with Navy comments due by July 25, 1995.

Site 14: IT has prepared the pre-draft EE/CA for Site 14 and will be distributing it on July 18, 1995. A pre-draft EE/CA proposal meeting is scheduled for July 28, 1995. The consultant will propose the report structure at this meeting.

Site 15: Worked continued on bringing BioGenesis' treatment equipment up to full operational status. James Ricks (EPA) advised he has not received responses to EPA comments on the BioGenesis soil treatment process (presumably Mr. Rick's comments, as EPA's SITE program people are also involved to provide QC review the BioGenesis process). Mr. Ricks (EPA) will provide another copy of EPA comments to Mr. Wong (EFAW).

Site 16: A pre-draft EE/CA proposal meeting is scheduled for July 28, 1995. The consultant will propose the report structure at this meeting. LCDR Petouhoff (NAS Alameda) advised that timing is important for this removal action as this site is close to the high school; therefore, dust control is a concern.

Site 18: PRC is working with documentation on Site 18 and allocation of funds is in progress. Site 18 does not require an EE/CA because it is a time-critical removal action. Dennis Wong (EFAW) and Duane Balch (PRC) will clarify time-critical removal action public notice periods, if any. The file and administrative record needs documentation via a memorandum to the file indicating the date a time-critical removal action decision was made.

Ms. Hack (ARC) requested ARARs information from DTSC. Mr. Lanphar (DTSC) will provide Ms. Hack a draft copy of the ARARs which were distributed at the last tracking meeting. Focused or facility-specific ARARs have been solicited but not received by Mr.

Lanphar (DTSC) to date from other state agencies.

Item: #3	Compliance Actions
Opening:	NAS Alameda/EFAW
Process:	Discuss status of ongoing compliance activities, their tie-in with the IRP and other environmental actions. Specifically underground storage tanks (USTs), fuel line, one-time compliance actions, RCRA Part B actions and their integration with all environmental programs. Discuss status of soil management plan for USTs/fuel lines, as well as CAMU(s) for removal action soils.
Goal:	Identify key action dates for individual actions and revisit prioritization, key deadlines, and required follow-up actions.
Closing:	The Navy and RWQCB are developing a petroleum cleanup level position paper regarding cleanup at USTs and fuel lines sites. LCDR Petouhoff (NAS Alameda) advised there is approximately \$500,000 remaining in PWC's UST removal contract. The fuel line contract is ready to be awarded.

Duane Balch (PRC) discussed one-time compliance issues that relate to providing lead-based paint (LBP) inspections of selected buildings targeted for leasing within the next six months (covered in part by CTO 0028). LBP inspections will include a visual survey, photographs, and possible recommendations for remediation. No sampling will occur. If LBP is present it will be critical to know what the new tenants' property use will be prior to recommending remediation (if necessary). CTO 0028 WP/CE has been submitted and funding is hoped to occur on August 18, 1995.

Ann Klimek (EFAW) advised that all contractual mechanisms are in place with regards to covering and integrating IR program, RCRA, EBS, and one-time compliance activities. Ms. Klimek (EFAW) and Camille Garibaldi (EFAW) will be working together regarding compliance-related issues. Ms. Klimek (EFAW) is the point of contact for compliance and Ms. Garibaldi is the point of contact for the IR.

LCDR Petouhoff (NAS Alameda) discussed the integrated approach of CERCLA/RCRA cleanups at NAS Alameda. A general discussion regarding RCRA corrective actions and regulatory management of permit closures followed. Mr. Lanphar (DTSC) indicated that he would like to revisit with his permitting personnel at DTSC for clarity on the separation of RCRA and CERCLA issues.

Ms. Klimek (EFAW) discussed initial screening of non-IR parcels at NAS Alameda. Target areas and baseline real estate conditions were reviewed under Phase I and Phase IIA of the EBS. Review was completed with the understanding that a Phase IIB EBS sampling project is coming up and would help to assess areas of concern, resulting in a potential referral into another environmental program. Phase IIA EBS parcel zone reports provide information to help identify and recommend additional sampling locations or identify no further action. The Navy and IT are presently working on what will be included in the Phase IIB parcel zone reports. Reference to UST program information will be included in the Phase IIB parcel zone reports. Radiological issues at selected parcels with possible impacts, which were not addressed as part of the Phase IIB sampling project, need to be addressed. Referrals to other environmental programs will be identified and incorporated.

Ms. Klimek (EFAW) discussed the BRAC Category 3 property classification. It is necessary to reclassify the 55 percent of base parcels initially screened as Category 7. A hierarchical screening process that incorporates components required by regulatory agencies and closely follows DTSC and EPA risk assessment guidance (as part of CTO 0028) will be developed. Recommendations by the Navy will be presented to the BCT for review and discussion once the proposed screening methodology is complete.

Ms. Hack (ARC) would like a compliance presentation at a RAB meeting. Ms. Shin (NAS Alameda) advised that UST and EBS issues are planned as topics at a future RAB meeting. Asbestos facts/issues will also be presented at a future RAB meeting. LCDR Petouhoff (NAS Alameda) stated that the asbestos survey document is complete and is filed in the administrative record.

Item: #4	Reuse Issues/FOSLs
Opening:	BCT/EFAW
Process:	Discussion of status of reuse issues, EBS review and FOSL review status, budgetary status for completion of the base-wide EBS and future site-specific EBS/FOSL documents. Discussion of schedules and reuse prioritization issues.
Goal:	Identify key action dates for individual actions and revisit prioritization, key deadlines, and required follow-up actions.
Closing:	Ms. Klimek (EFAW) attended a meeting during the week of July 10, 1995, with Jane Diamond (EPA) and Dave Ryan (EFAW). Ms. Klimek requested from the Alameda Redevelopment and Reuse Authority (ARRA) a projected tenant list and schedule of priorities for reuse. No formal requests for reuse have been received. Ms. Klimek (EFAW) is concerned that if we wait for applications for reuse, funding may be a problem.

AEG (a BART car repair firm) has requested use of Buildings 11, 12, and 400A. Comments are due on July 19, 1995, regarding the parcel-specific EBS report and FOSL for Buildings 11 and 400A. Similar documents for Building 12 will be generated under an undefinitized scope of work issued to PRC, who will subcontract to ERM-West. Ms. Klimek (EFAW) advised that the short time frame restraint (leases signed by September 1995) is the reason for PRC's use of ERM-West to handle the data.

A tentative meeting is scheduled for July 24, 1995, regarding EBS and FOSL issues for Building 12, Parcel 53.

A letter to the file will be prepared stating the BCT's decision to not finalize the Shell Work Plan (a draft outline of the EBS parcel-specific investigations conducted by IT under Phase IIA of the EBS field work), as individual parcel zone work plans (or parcel evaluation plans) have subsequently been prepared and approved by the BCT. Ms. Klimek (EFAW) will coordinate with IT to prepare a letter for the file.

Ms. Klimek (EFAW) discussed transfer of all NAS Alameda utility systems, and of the necessity to prepare an EBS specifically for the base utilities. This should occur within the next six months. Base housing should transfer to the US Coast Guard once an EBS is completed. These EBSs will be completed through issued modifications.

Item: #5	Natural Resources/Ecological/Other Issues
Opening:	Attendees
Process:	Open discussion of other issues to be considered that were not discussed under the previous items above.
Goal:	Identify key action dates for individual actions and revisit prioritization, key deadlines, and required follow-up actions.
Closing:	A discussion ensued about Doug Pomeroy's (EFAW) recent RAB presentation regarding natural resources issues at the July meeting. Ms. Hack (ARC) advised that the RAB was concerned because Mr. Pomeroy gave his presentation, answered a few questions during the break, and then departed the meeting prior to subsequent discussions regarding least tern study issues. A general discussion regarding the least tern document occurred. This document has not been released to the general public or library as quality issues need to be further addressed. Ms. Klimek (EFAW) will discuss release of the least tern document and the RAB concerns with Doug Pomeroy (EFAW). LCDR Petouhoff (NAS Alameda) advised the least tern study should be ready for release in late August or early September. Carolyn Caffey is currently performing a review of this document. In closing, the BCT strongly suggested that in the future, dry run presentations before the BCT, prior to final presentation to the RAB would be most beneficial in identifying the appropriateness and completeness of topic presentations.

Key Action Items

- Review waterfront fact sheet
- Community Involvement
 - Schedule interviews
 - One technical person at each meeting
 - Define range of mailing list/distribution
- BCT Closure on fact sheet
 - BCT to make decision
- Answer Karen Hack's (ARC) questions regarding RAB involvement in reviewing fact sheets. How will RAB review be incorporated into review of fact sheets. LCDR Petouhoff (NAS Alameda) will talk to Ken O'Donaghue (RAB co-chairperson) regarding this issue.
- LCDR Petouhoff's secretary, Ms. Moore, is the meetings' calendar coordinator. Fax all calendar changes or input to Ms. Moore for inclusion into the calendar.
- Coordinate meeting arrangements with RPM lead. One point of contact from EFAW will contact Ms. Moore for calendar changes or additions.
- Update on ecological issues to be considered for possible presentation at August RAB meeting.
- Focus group meeting scheduled for Thursday, July 20, 1995, at 7:00 p.m. regarding ecological update. June Mire (PRC) will possibly attend, or reschedule to provide requested update to the focus group.
- Prepare for possible removal action update at upcoming RAB meeting. Mariette Shin (NAS Alameda) will coordinate with the early action focus group regarding their meeting agenda and who they will need at their meeting.
- UCB requested extension to July 25, 1995, for submission of their quality assurance project plan (QAPP). Need conference (approval) from DTSC as RWQCB referred to them.
- Comments on the Site 13 Treatability Study Work Plan document are due by August 16, 1995, to the UCB.

- Mr. Lanphar (DTSC) to send Karen Hack (ARC) a copy of the ARARs.
- Focus Group meeting scheduled for September 12, 1995, regarding Seaplane Lagoon; presentation by U.C. Berkeley. This meeting is open to everyone and will be held in a workshop format.
- July 22, 1995, site characterization/geology workshop at the BOQ at NAS Alameda..
- Find out reasons RAB members cannot attend various meetings (e.g. child care problems?, etc.), assess if a solution can be attained (provide child care?).
- Shell Work Plan letter to the file to be prepared by IT.
- Coordinate a compliance presentation at a future RAB meeting.
- Scoping meeting tentatively scheduled on July 24 or 25, 1995, for the EBS/FOSL on Building 12. Ann Klimek (EFAW) will finalize.
- Ann Klimek (EFAW) added to the distribution list for PRC deliverables.



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