

FINAL
NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD
MEETING SUMMARY

www.navybracpmo.org
Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

October 6, 2005

The following participants attended the meeting:

Co-Chairs:

Thomas Macchiarella	Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair
Jean Sweeney	Restoration Advisory Board (RAB) Community Co-chair

Attendees:

Janet Argyres	Bechtel Environmental, Inc. (Bechtel)
Doug Biggs	Alameda Point Collaborative Representative
Neil Coe	RAB
Anna-Marie Cook	U.S. Environmental Protection Agency (EPA)
Tommie Jean Damrel	Tetra Tech EM Inc. (Tetra Tech)
Tony Dover	RAB
Jamie Hamm	Sullivan International Group (Sullivan)
Judy Huang	Regional Water Quality Control Board (Water Board)
George Humphreys	RAB
Craig Hunter	Tetra Tech
Terry Iwagoshi	Weston Solutions
Eric Johansen	Bechtel
John Kaiser	Water Board
James D. Leach	RAB
Greg Lorton	BRAC PMO-West Lead RPM
Frank Matarrese	Alameda City Council
John McMillan	Shaw Environmental and Infrastructure Inc. (Shaw)
Carol Yamane	Bechtel
Kurt Peterson	RAB

Peter Russell	Russell Resources Inc./City of Alameda
Jim Sweeney	RAB
Michael John Torrey	RAB/Housing Authority of the City

The meeting agenda is provided in Attachment A.

MEETING SUMMARY

I. Approval of Minutes

Ms. Sweeney called the meeting to order at 6:30 p.m.

Ms. Sweeney asked for comments on the minutes from the RAB meeting held on September 1, 2005. Mr. Torrey and Ms. Sweeney provided the following comments:

Mr. Torrey's comment

- Page 7 of 7, the item number of the Community and RAB Comment Period should be Roman numeral VII rather than VI.

Ms. Sweeney's comment

- Page 7 of 7, second paragraph, first sentence under Community and RAB Comment Period, the sentence will be revised to read, "Ms. Sweeney said that she would like to see a presentation on the base-wide groundwater report and that she has questions regarding large amounts of aluminum in groundwater that were identified during the spring of 2002."

The RAB approved the minutes based on incorporation of the comments and corrections listed above.

II. Co-Chair Announcements

Ms. Sweeney said that she received a groundwater report from Innovative Technical Solutions, Inc. (ITSI); however, she had already received a spring 2005 groundwater report. Ms Sweeney added that the technical description has been revised in this new report for the radiological tables and also shows revised tables for screening samples using the California Toxics Rule (CTR) values, Regional Water Quality Control Board (Water Board) screening levels, and maximum contaminant levels (MCL) using the 95th upper confidence limit (UCL) background screening levels. Ms. Sweeney noted that the concentrations for dissolved metals in groundwater are presented in Table 8-5 for Site 7 in the original report, and the table is the same in the new report except that there are far fewer highlighted numbers that indicate values above regulatory limits. Ms. Sweeney requested an explanation on why the two reports are different.

Ms. Huang responded that the Base Realignment and Closure (BRAC) Cleanup Team (BCT) had asked for the changes in the second report as a result of a technical meeting. The Water Board wanted the consultants to screen the results against the CTR values. However, the revised values do not indicate that the groundwater is a problem and is simply used as a screening tool to make the original report more useful. Ms. Cook added that the BCT plans to discuss the changes to the groundwater report during the October BCT meeting. She said she will discuss providing the RAB a presentation on basewide groundwater monitoring. The presentation will occur during the November or December RAB meeting.

Ms. Sweeney wanted to ensure that all members received a copy of the proposed plan (PP) for Site 15, the former transformer storage area, because an outdoor recreation area will be near this site. Ms. Sweeney said that she received a call from former councilwoman Barbara Kerr, and that Ms. Kerr believes the RAB should write a letter about the situation. Ms. Sweeney wondered if the RAB was comfortable with the information provided in light of the proposed development.

Mr. Torrey said he was concerned because he cannot attend the public meeting on October 19, 2005. Ms. Sweeney said that the reason for the letter is to determine whether polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and other contaminants have been cleaned up enough to allow children in the area. Additionally, Mr. Matarrese wondered if the RAB wanted to write a formal protest letter for excavating only to 2 feet at the Marina Housing site near the school. Mr. Peterson asked if the 2-foot excavation was considerably less than was done at other areas. Ms. Sweeney replied that this area was the first time a 2-foot excavation was planned and it is being repeated at other sites. However, according to Mr. Lorton, 2 feet of soil has also been excavated at Site 25 and the West Housing Area. Ms. Sweeney asked if a 2-foot removal is the norm for other areas across the state. Mr. Macchiarella responded that the depth of an excavation depends on the site and the contaminants present. At some time in the future, a PP will be drafted for a remedial action at Site 25 that will present options to the public and address the RAB's comments. Ms. Cook said that the U.S. Environmental Protection Agency (EPA) has a cleanup handbook for lead that specified a 1-foot depth cleanup for general areas of public use and a 2-foot depth of cleanup for residential areas. EPA believes that lead and PAH contaminants in soil have similar exposure pathways, and that this document was the closest guidance that might apply to cleanup of PAH. The EPA accepted the 2-foot depth in line with the lead cleanup guidance. Ms. Cook said that this action is not necessarily the final decision for the remediation of Site 25. Mr. Peterson remembered excavation below 2 feet of soil at Site 25 and need clarification if this wasn't the case. Ms. Cook responded that 2 feet was excavated everywhere except Clover Park, where 4 feet was removed. Mr. Humphreys stated that 4 feet of excavated soil is more protective of human health, and added his concern that future site activities may expose contaminated soil underneath the buildings, roads, and trees. He also stated his concern that contaminated soils may be disturbed by the future planting of trees on the property. Ms. Sweeney replied that institutional controls (ICs) would prevent this kind of landscaping. Mr. Macchiarella responded that although the Navy may recommend ICs in the future, the preferred alternative is not yet determined. Mr. Humphreys commented that he does not have confidence in ICs. Mr. Macchiarella said that he looks forward to a RAB or proposed plan meeting discussion related to ICs and common concerns with them.

Ms. Sweeney also said that she has been receiving duplicate copies of reports. Mr. Macchiarella said that the Navy provided two copies to her in case other RAB members wanted to borrow a copy, but will now begin sending Ms. Sweeney a single copy of documents.

Mr. Macchiarella pointed out that the Site 15 PP was submitted; the public comment period began on September 28, 2005, and will be open for 30 days. Comments can be sent to the Navy, or the public may attend the information meeting that will be held on October 19, 2005. The Navy is also working on the Alameda Point Focus Fact Sheet, which should be issued soon.

Mr. Macchiarella announced that there was a site tour for the RAB on September 10, 2005. In addition, when Mr. Macchiarella set the agenda for this meeting he inadvertently omitted time for Mr. Humphreys to present a summary of the focus group meeting on the Site 1 Landfill. A motion was made and granted for Mr. Humphreys' summary presentation.

Mr. Macchiarella distributed a list of significant Navy Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program documents planned for October and November 2005. This handout is included as Attachment B-1.

III. Focus Group Meeting on Site-1 Landfill

Mr. Macchiarella introduced Mr. Humphreys to provide a presentation on the focus group meeting for the Site 1 Landfill that was held on September 14, 2005. A handout was provided and is included as Attachment B-2.

Mr. Humphreys thanked all who attended the meeting. He stated that the focus group meeting was held based on Councilman Mataresse's recommendation for the RAB to provide comments to the Navy related to the remedial alternatives for the Site 1 Landfill. An optional purpose of the meeting was to prepare draft salient comments that could be presented in this RAB meeting if the focus group could not fully agree on a recommendation.

Mr. Humphreys started by giving his observations based on the tour of Sites 1 and 2 and the reasons why he is recommending an impermeable clay cap, a slurry cutoff wall, and seismic stabilization of the shore. He also listed advantages and disadvantages for the excavation alternative, including the possibility that new wetlands would be created in the wildlife refuge area. The excavation would leave a hole in the earth that would have to be filled. If clean fill was obtained from the wildlife refuge area, which would leave a depression that might be suited for development as a wetland area. Similarly, if waste was excavated at Site 2, additional wetlands could be created. He also suggested that the RAB discuss the waste cell area and the areas with radioactivity as two separate issues to consider for excavation.

The attendees were then allowed 3 to 5 minutes to state their positions, observations, or opinions on possible actions for Site 1. Mr. Humphreys believed that the group had an open discussion. Mr. Leach related his experience at the 3-acre Castle Air Force Base landfill, which involved excavating and sorting contaminated soil on paved areas, which allowed for soil to be characterized and returned to the excavation or hauled off site for disposal. As a result, the cost was lower than expected and less costly than the studies that had preceded it.

According to Mr. Humphreys, several of the regulators thought that there was a need to define the boundaries of the contaminated solvent plume and the need to obtain more groundwater data to support delineation. During the meeting, Marcia Liao of the Department of Toxic Substances Control (DTSC) pointed out that a smaller plume is located on the northern side of the site, near the estuary. Several participants talked about selective excavation and treatment as a potential compromise; however, selective excavation was not defined. Many participants described the need for trade-offs among cost, public health, and environmental considerations.

Mr. Humphreys said that there was general consensus that major areas of radium-contaminated soil should be excavated and disposed of off site. Participants then talked about the barges, which are more exposed than originally had been believed by RAB members. Mr. Humphreys commented that Mr. Macchiarella had pointed out the slippery conditions of the barges, which would add to difficulties and safety concerns related to sampling beneath them. Therefore, the barges could be a hazard to the public that might use the beach some time in the future. As a result, these barges should be removed as being an attractive nuisance. The focus group debated the reliability of the cost estimates, which were reportedly generated using a generic computer model. Mr. Humphreys felt that the only way to calculate a reliable cost was a remediation plan for each alternative that would take into account the amount of contaminated materials, the type of protective gear that field crews will need, the types of tools to be

used, how the material will be transported, and where the materials will be disposed of. Specific information is needed to derive a reliable cost estimate and doubts may still be expressed about the reliability of the cost estimates.

At the end of the meeting, the community RAB members each voted by raising their hand to indicate their preference among the various alternatives; the regulators did not vote. Out of the six members present, five voted for excavation and removal of contaminated soil, and all six voted for an impermeable cap with a cut-off wall and a seismic stability wall. There were no votes for a permeable cover and no seismic stability wall. The burn area and the beach area were not discussed because these areas are being investigated, and the results will be reported in the revised feasibility study (FS).

Mr. Macchiarella said that there have been concerns about the cost of investigations versus the cost of cleanup. He pointed out that the CERCLA process does not allow the Navy to jump straight to remediation because the nature and extent of the contaminants need to be understood before a remedial alternative can be developed. In regards to the cost estimates, the FS considers a broad range of alternatives, which are narrowed through the FS, yet FSes sometimes maintain a significant number of alternatives. One of the components of the alternatives evaluation is cost; the EPA guidance for FSes intends the estimates to be accurate within 30 or 50 percent. The purpose of this type of estimate is to weigh the alternatives against each other. More accurate costs are derived later. Mr. Humphreys replied that a wide range of cost estimates was offered during the meeting ranging from 20 million dollars to 6 to 7 hundred million dollars. Mr. Leach added that he was concerned about the possibility that a viable alternative could be eliminated because it was described in the report as too costly and there would be no figures to back up this statement.

IV. Work Plan for Installation Restoration (IR) Site 35 Areas of Concern at Transfer Parcel Economic Development Conveyance (EDC) 5 Presentation

Mr. Lorton introduced Mr. Eric Johansen of Bechtel to provide a presentation on the work plan for IR Site 35 areas of concern (AOC) at transfer parcel EDC-5. Mr. Lorton explained that Site 35 is the newest site located in the northeastern portion of the base. EDC-5 contains some of the larger residential areas on the base and was prioritized by the City of Alameda for early transfer, and is therefore on an expedited schedule. The agencies received the work plan for the site within the last few days and have not yet had a chance to review it. The Navy also participated in several meetings with the agencies before the draft work plan was issued to discuss and consider a variety of AOCs. The results of those meetings will be discussed, including the rationale for identifying each AOC. Some areas are more significant than other areas, but sampling is proposed for each. Some AOCs were identified during previous sampling and other areas have not been fully addressed, such as aboveground storage tanks (ASTs) and oil-water separators (OWS).

Mr. Johansen pointed out a number of posters that served as visual aids during his presentation. The posters identified Site 35, the AOCs, and ASTs. Mr. Johansen introduced Carol Yamane, Bechtel, as one of the key technical leads on the project that would also assist on addressing questions from the RAB.

Mr. Johansen said that his presentation would review the purpose of the report and background information, including the work plan and sampling and analysis plan (SAP), and then review the individual study areas. He added that he would describe the AOCs, OWS, ASTs and underground storage tanks (USTs). He planned to finish the presentation with the schedule review and then open the meeting for discussion from the RAB members.

Mr. Johansen said that this project will aid in transferring the property from the Navy to the City of Alameda as quickly as possible. The area encompassed by EDC-5 is shown on Slide 4. Within EDC-5 are areas that have been identified as AOCs make up IR Site 35. IR Site 35 includes ASTs, USTs, and OWS, as well as a number of general areas of concern. The Navy will be completing a remedial investigation (RI), FS, PP, and a record of decision (ROD), which are the basic steps for this site from this point forward. The Navy wants to finish this process by the end of 2006, which is an accelerated rate.

The Navy prepared a final site inspection (SI) report for Transfer Parcel EDC-5 in March 2005. The report identified 25 AOCs. The AOCs were based on a variety of variables, including site history, chemical use or storage, evaluation of existing data, and risk assessment results. Chemicals of concern include volatile organic compounds (VOCs), PAHs, pesticides, PCBs, and metals. The Navy also identified nine solid waste management units (SWMU) that included ASTs, one UST, and a couple of OWS. The Navy and the regulators met four times between May and July 2005 and devised a sampling approach for these 25 AOCs. In addition, the agencies identified some additional sites that include environmental baseline survey (EBS) parcels 78, 79, and 205. In total, the workplan identifies 115 sampling locations from which 293 soil samples and 63 groundwater samples will be collected.

Slide 10, a map of EDC-5, identifies AOCs where chemicals were stored. These AOCs include AOC 2, 11, 18, and 23 and EBS 205. Mr. Peterson said he was concerned because samples will not be collected through the concrete pad of the existing building where chemicals were stored. Mr. Johansen and Mr. Lorton said that they are investigating along the buildings in a hydraulically downgradient direction. They believe that if spills occurred in a building where soil or groundwater have been affected, they will find contamination in samples collected from soil directly adjacent to the buildings. Mr. Humphreys questioned the number of soil samples collected per AOC identified. Mr. Lorton responded that there are varying numbers of samples collected at the different AOCs; the number has to do with the type, size and nature of the AOC.

Slide 13 depicts AOC 18 and the location of a former hazardous waste storage area southwest of Building 39. The Navy has proposed an entire suite of analyses for samples collected from these sites because the types of chemicals stored in these areas are unknown. Mr. Johansen noted that all samples will be collected using direct-push methods to approximately 8 to 10 feet below ground surface (bgs) for soil and deeper for groundwater. Twenty-two sampling locations are proposed within the eight EBS Parcels that make up AOC 23. VOCs and PAHs are documented in soil at EBS Parcel 71; Parcel 72 has VOCs in groundwater. Parcel 110 was an industrial waste pump station and chemical storage, and staining was observed during previous investigations; potential chemical releases have been identified at Parcels 121, 124, and 125; PCBs were detected in soil at Parcel 123; and metals in soil and groundwater were detected at Parcel 126.

Slide 21 depicts AOCs 17, 21, and 23 on EDC-5, where VOCs might be a problem. Slide 24 depicts AOCs 4, 7, 14, 15, and 16, all of which are located in the northwestern portion of the base, where PAHs are a concern; Slides 25 through 29 are pictures of these areas.

Slide 30 depicts AOCs 3, 9, and 13, where pesticides are a concern at EDC-5. Slide 31 shows the location of former Building 104, where pesticides were stored, mixed and used. Slide 32 shows Building 17, where the agencies requested additional samples because the site is near IR Site 8. Slide 33 shows abandoned Building FH83, where pesticides were identified in soil during the EBS. Slide 34 shows AOCs 6 and 8, where PCBs might be present. Slide 35 shows Building 553, where a transformer exploded. The transformer oil was cleaned up, but confirmation samples were not collected at the time. Slide 37 shows AOCs 10, 12, and 25, where there is a potential for metals on EDC-5. Slides 38 through 41 show AOC 10, which is adjacent to a former lead removal area; AOC 12, which is the former location

of water tanks 33 and 61, and AOC 25, where metals were detected in groundwater. Slide 42 depicts areas with OWS, which include AOCs 1, 20, 23, 24, and OWS 17. Slides 43 through 45 depict OWS at AOC 1 and AOC 20.

Mr. Johansen described for the RAB the general construction and use of OWS. When the Navy investigates these areas, the target will be chemicals that might indicate typical items that would be discarded. Slide 26 depicts SWMUs with ASTs or USTs; they include ASTs 16, 39, 152, 173A, B, C, 392, and UST(R)-11. Slide 31 identifies other study areas that do not fall under any of the other categories as EBS Parcels 78, 79, and AOC 5. AOC 5 was the sewage pump station, and EBS parcels 78 and 79 will be investigated at the request of the community.

A tentative project schedule was presented on Slide 56.

Mr. Humphreys asked about the schedule for the investigations in this area. Ms. Cook replied that most of the sampling was conducted between 1994 and 1996. Mr. Coe asked why it has taken so long to progress to the current point. Mr. Macchiarella replied that priorities are set for cleanup of each site; sometimes these priorities change. The Navy will return to some of the sites at IR Site 35 to make sure that all the contamination was delineated. Mr. Coe said that when he was a superintendent working on the main galley, a backup occurred in the sewer lines and was repaired by allowing the lines to drain under the galley floor. He used this example of items that may be discarded at the base.

Ms. Sweeney asked why Site 35 was suddenly prioritized. Mr. Lorton said that this cleanup was not initiated by the City of Alameda. Instead, this site and these AOC have been grouped together to eliminate them or clean them up. Mr. Peterson said that the schedule for cleanup of these sites is off track; when one site is prioritized, such as Site 35, work at others halts. Ms. Cook clarified that none of the sites has come to a halt and all are on schedule, with only minor delays. Mr. Peterson expressed his frustration on the expedited schedule for the golf course area as compared with the housing areas. Ms. Cook acknowledged his concerns and encouraged the RAB members to be patient.

Mr. Humphreys mentioned that community members brought pictures of paint chips washing down the storm drains when the water towers were dismantled. Mr. Lorton said that measures were in place when the water towers were dismantled to ensure that wastes were contained. Ms. Sweeney commented that it might be worth sampling the storm drains during the RI. Mr. Biggs asked whether additional sampling was planned at AOC 10 east of the radio tower where there had been prior excavation. Mr. Johansen replied that the Navy intended to investigate areas the south and west of the radio tower. Mr. Biggs also asked whether the community should be concerned about the current use of Building 550 (AOC 8) were PCBs were identified in soil. Additionally, he mentioned that the fire department uses the parking lot at AOC 15 for training and that hundreds of gallons of water are washed into the storm drains. He asked if water would dilute or wash away PAH concentrations in the area, thereby affecting the sample concentrations. Mr. Lorton replied that PAHs are generally insoluble in water and so adhere to organic matter and would not likely wash away. Mr. Biggs also asked what information he should pass along to residents and staff who live or work in AOCs. Mr. Lorton said that he would discuss the types of risk for each situation with Mr. Biggs after reviewing the specifics of each area.

V. BCT Activities

Ms. Cook provided the September 2005 BRAC BCT activity update; a handout was provided and is included as Attachment B-4. In September, the BCT had two conference calls about the draft RI report for Site 30 — the Woodstock Child Development Center and the George P. Miller Elementary School. DTSC is concerned about the adequacy of the assessments of indoor air risks that are posed to children in

these two buildings. DTSC had designed the sampling plan for estimating the indoor air sampling risks that used shallow groundwater sampling data and a model. Although the risk is low, DTSC is unsure about using only the model to assess the risks. DTSC and EPA are discussing whether a different model should be used or if the project can move forward. The groundwater PP is due out soon, with a ROD to follow shortly. The groundwater cleanup would decrease the indoor air risk because concentrations of benzene and naphthalene in groundwater would be lowered. Previous sampling in the crawl space in 1996 did not indicate a problem. However, the detection limits for air sampling are now lower. Still, according to EPA, the values from 1996 are still protective of human health. On another topic, EPA noticed in the Site 30 draft RI that the values used for background levels of inorganic compounds was different than were used at Sites 14, 15, 25, and 26. The source of the new values has not been identified, but has not affected the outcome of any of the sites. A meeting is scheduled among EPA, DTSC, and toxicologists who work on these projects to decide if there is an issue.

The BCT also held a conference call on the Site 31 draft RI work plan. EPA's primary concern was that the Navy had been focusing activities on the Defense Reutilization Marketing Office (DRMO) but had not focused on previous activities at the site, such as the former Airdrome. The Navy agreed to look into these other areas and historical uses. Additionally, DTSC was concerned with a high reading for benzene in soil gas that had not been factored into the risk assessment. The Navy and the agencies are discussing whether they will need additional soil gas sampling.

During the monthly BCT meeting held on September 20, 2005, a Site 35 update was presented that is briefer than the presentation at this meeting and included a discussion on the inorganic background values. More information should be available at future meetings. Mr. Peterson asked if the Navy supplied the new values. Ms. Cook responded that the values were supplied because they were presented in Navy documents. Ms. Cook said that the background data set will not change but the way the trends in the data are reported might have been interpreted differently. The BCT needs to make sure that the range of background concentration values from an IR site matches the established data set. Ms. Sweeney asked whether this information changed the values in the groundwater monitoring report that she discussed earlier in the meeting. Ms. Cook responded that the background levels for groundwater have not changed, and all sites should be compared with the 95th percentile UCL. Mr. Peterson asked about the differences in the new background levels. Ms. Cook replied that a factor of about 2.5 was the worst discrepancy that she had seen. She added that EPA considers all the RI reports and has not seen any values for background that were not within appropriate ranges for background materials. Ms. Cook said that all the agencies and the Navy need to agree on the appropriate background levels and the process used to derive them.

VI. Community and RAB Comment Period

Mr. Torrey said that the RAB should consider community co-chair elections because the elections are usually held in November or December. Ms. Sweeney said that the RAB will have nominations in November, and the election will be held in December.

Mr. Coe asked why the Navy stops working on projects. Mr. Macchiarella said that none of the sites have stopped and all environmental plans continue even if certain sites move faster than the rest. Mr. Peterson reiterated that some of the sites slow way down because of budget constraints for the Navy. Ms. Cook responded that none of the sites have stopped and that 70 percent of the sites are on schedule. Work slows down when the Navy tries to close data gaps and assess the risks.

Mr. Coe asked why the golf course site was not being developed and who would cleanup the golf course site so that it could be developed. Mr. Matarrese said that the Navy is responsible for cleanup and the

City of Alameda will not acquire any property before it is clean. He also said that developers interested in the golf course have requested that the City of Alameda buy a hotel and transfer it to an operator; however, the City has not agreed to this request. Mr. Lorton replied that the golf course is being cleaned up according to the schedule and the City of Alameda will acquire the property when cleanup is complete. Mr. Matarrese said that several factors related to base closing can affect the rate of a property transfer transaction.

Mr. Biggs announced that the neighborhood community is conducting plant sales from the nursery on Main Street. The nursery is open one day a month during the winter and every day in the summer.

There were no further comments, and the meeting was adjourned at 8:35 p.m.

ATTACHMENT A

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA
October 6, 2005**

(One Page)

RESTORATION ADVISORY BOARD
NAVAL AIR STATION, ALAMEDA
AGENDA

OCTOBER 6, 2005, 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140
COMMUNITY CONFERENCE ROOM
(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
6:30 - 6:45	Approval of Minutes	Mrs. Jean Sweeney
6:45 - 7:00	Co-Chair Announcements	Co-Chairs
7:00 – 7:45	Presentation of Draft Remedial Investigation Work Plan for Site 35	Mr. Greg Lorton & Eric Johansen
7:45 – 8:00	BCT Activities	Ms. Anna-Marie Cook
8:00 – 8:30	Community & RAB Comment Period	Community & RAB
8:30	RAB Meeting Adjournment	

ATTACHMENT B

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING HANDOUT MATERIALS

- B-1 List of significant Navy CERCLA program documents for October/November 2005, presented by Thomas Macchiarella, BRAC PMO-West. October 6, 2005. (1 page)
- B-2 Summary of Site 1 landfill focus group meeting held on September 14, 2005, presented by George Humphreys, RAB Member. October 6, 2005. (2 pages)
- B-3 Work Plan for IR Site 35 Areas of Concern at Transfer Parcel EDC-5, presented by Eric Johansen (Bechtel). October 6, 2005. (28 pages)
- B-4 September 2005 BCT Activities, presented by Anna-Marie Cook (EPA). October 6, 2005. (1 Page)

ATTACHMENT B-1
LIST OF SIGNIFICANT NAVY CERCLA PROGRAM DOCUMENTS FOR
OCTOBER/NOVEMBER 2005
(One page)

**Alameda Point Restoration Advisory Board Meeting
October 6, 2005**

***Significant Navy CERCLA program documents planned for
October/November 2005***

- OU-1 (Sites 6, 7, 8 and 16) Final Feasibility Study Report
- Site 35 (West Housing Area) Draft Remedial Investigation Work Plan
- OU-2B (Sites 3, 4, 11 and 21) Draft Feasibility Study Report
- Site 26 (Western Hangar Zone) Proposed Plan
- Site 1 (1943 – 1956 Disposal Area) Draft-Final Feasibility Study Report
- **Site 29 (Skeet Range) Final Record of Decision**
- Site 27 (Dock Zone) Draft Feasibility Study Report
- Site 15 (Former Transformer Storage Area) Proposed Plan
- Site 2 (West Beach Landfill) Draft Remedial Investigation Report
- Site 34 (Former Northwest Shop Area) Draft Final Workplan

Please note our new address!

**DEPARTMENT OF THE NAVY
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE WEST
1455 FRAZEE ROAD, SUITE 900
SAN DIEGO, CA 92108-4310**

ATTACHMENT B-2
FOCUS GROUP MEETING ON SITE-1 LANDFILL
(Two Pages)

FOCUS GROUP MEETING ON SITE-1 LANDFILL

September 14, 2005

Attendees:

Navy: Claudia Domingo and Andrew Baughman

Bechtel: Dan Carroll

U. S. EPA: Mark Ripperda

Regional Water Quality Control Bd.: Judy Huang

Dept. of Toxic Substances Control: Marcia Liao

Russell Resources Inc.: Dr. Peter Russell

City of Alameda: Elizabeth Johnson

RAB/Sierra Club/Audubon Society: Dale Smith

RAB/Housing Authority: Michael John Torrey

RAB Community Members: Jim Leach, George Humphreys, Bert Morgan, and Kevin Reilly.

Introduction:

George Humphreys opened the meeting by saying that he had been asked by Jean Sweeney to chair the meeting. The purpose of the meeting was to respond to Councilman Mataresse's request for a recommendation from RAB on the excavation alternative. Humphreys stated that even if the focus group could not fully agree, at least a summary of salient points could be presented at the next RAB meeting.

Summary:

George Humphreys started off by giving some observations based on the tour of Sites 1 and 2, the reasons why he had recommended an impermeable clay cap, slurry cut-off wall and seismic stabilization of the shore. He gave some relative advantages and disadvantages of the excavation alternative, including the possible creation of new wetlands in the wildlife refuge area. He also suggested that the waste cell area and the peripheral areas with radioactivity be considered separately.

Attendees then were given 3 to 5 minutes each to give their respective positions or observations. There was a free-flowing and open discussion during which the various participants asked and answered questions to amplify their views. Jim Leach related his experience at the 3-acre Castle AFB landfill. The restoration involved excavation, spreading of the wastes on a runway, sorting, offsite disposal of liquid and solid hazardous materials, and backfilling of inert materials (approx. 90%) into the hole created by excavation. Restoration of the landfill was accomplished at a lower cost than the studies that had preceded it.

Several of the regulators voiced the need to better define the boundaries of the contaminated solvent plume and obtain more groundwater data. Selective excavation and treatment was advocated as a possible compromise. Many pointed out the need for tradeoffs to arrive at a compromise between economic, public health, and environmental considerations.

There was general consensus that major areas of radium contaminated soil should be excavated and disposed of off-site. There also was considerable support for the removal of the exposed barges along the shoreline, as constituting a hazard to the public using the beach. Considerable doubt was expressed about the reliability and accuracy of cost estimates provided in the Feasibility Study which had been generated by a computer program.

At the conclusion, the chair stated that it sometimes is necessary to reach decisions based on less than complete information. A poll was taken by a show of hands among the community RAB members to determine support for the following three alternatives for the waste cell area:

1. Excavation and removal- 5 votes
2. Impermeable cap/cut-off wall/seismic stability wall- 6 votes
3. Permeable cover, no seismic stability wall- zero votes

The burn area and the beach area were not considered as investigations of these areas are on-going and results will be reported in the revised Feasibility Study

ATTACHMENT B-3
SITE 35 WORK PLAN PRESENTATION FOR AREAS OF CONCERN AT EDC-5
(Twenty-Eight Pages)



Welcome

BRAC
PMO WEST

Work Plan for IR Site 35 Areas of Concern at Transfer Parcel EDC-5 Alameda Point

Gregory Lorton
Remedial Project Manager
BRAC Program Management Office West
Eric Johansen
Bechtel Environmental, Inc.
RAB Meeting, October 6, 2005



Agenda

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- Purpose/Background
- Work Plan and SAP
- Review of Individual Study Areas
 - Areas of Concern (AOCs)
 - Oil/Water Separators (OWSs)
 - Above- and Underground Storage Tanks (ASTs/USTs)
- Schedule/Discussion



Project Purpose

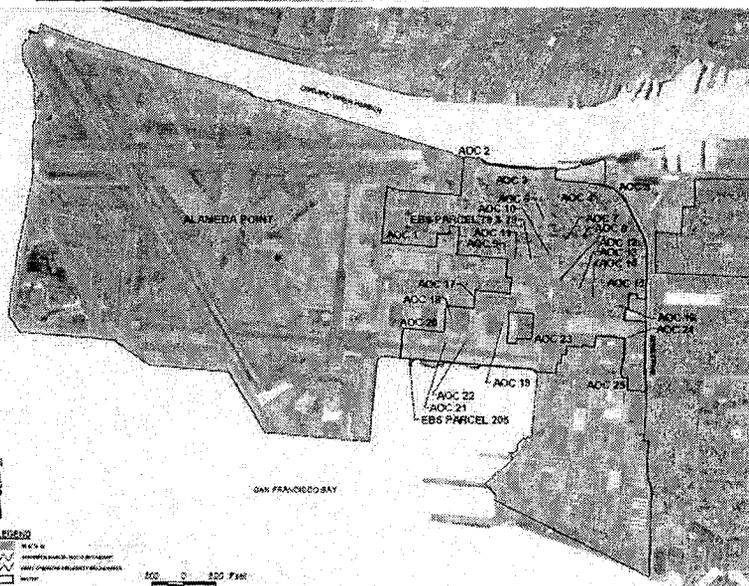
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- Purpose of the project is to expedite the normal CERCLA process to accelerate property transfer to the City of Alameda
 - Transfer Parcel EDC-5/IR Site 35 is the first area designated for early transfer
 - City of Alameda wants residential area
 - This will be accomplished by conducting fieldwork for a remedial investigation (RI)/feasibility study (FS) and preparing a Proposed Plan and Record of Decision (draft) by year end 2006



IR Site 35 Location Map

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Project Background

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- Navy prepared a final Site Inspection (SI) Report for Transfer Parcel EDC-5 that identified 25 Areas of Concern (AOCs) (March 2005)
- AOCs were identified based on a combined assessment of several variables:
 - site history
 - chemical usage and storage
 - data evaluation
 - risk assessment results
- AOCs address a variety of chemicals
 - volatile organic compounds (VOCs) (fuels and solvents)
 - polynuclear aromatic hydrocarbons (PAHs)
 - pesticides
 - polychlorinated biphenyls (PCBs)
 - metals



Project Background

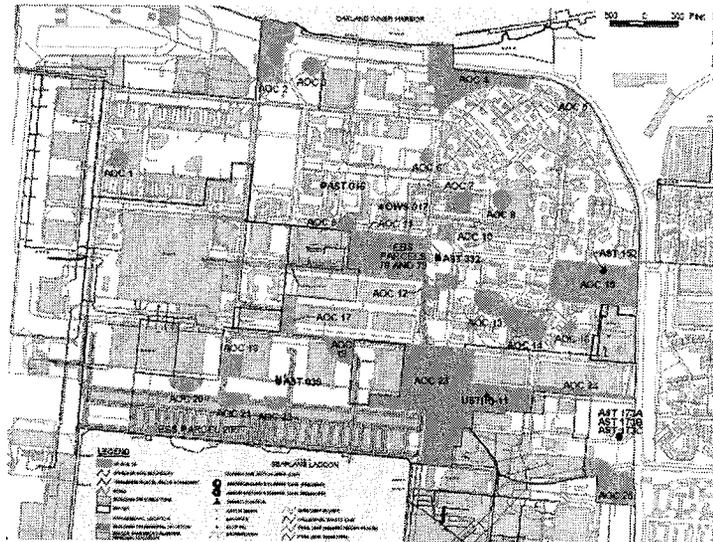
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- Navy identified 9 SWMUs including ASTs, a UST, and oil/water separators
- Navy and Agencies held 4 meetings (May to July 2005) to discuss individual AOCs and to develop a sampling program
- Agencies identified additional sites requiring further investigation (data gaps): Environmental Baseline Survey (EBS) Parcels 78, 79, and 205



AOCs and SWMUs of IR Site 35

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Work Plan Contents

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- Draft Work Plan was submitted to the Agencies on October 4, 2005
- Focus of this presentation is on the sampling program presented in the Sampling and Analysis Plan (attachment to the work plan)
- The SAP addresses a variety of environmental concerns
 - Study areas with chemical storage
 - Study areas with VOCs
 - Study areas with PAHs
 - Study areas with pesticides
 - Study areas with PCBs
 - Study areas with metals
 - Oil water separators
 - SWMU areas with ASTs and a UST
 - Other Study areas



Proposed Sampling Program

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IR Site 35 Study Areas	No. of Locations	No. of Soil Samples	No. of GW Samples
AOCs	98	250	46
Data Gap Sites	9	27	9
SWMUs	8	16	8
Totals	115	293	63

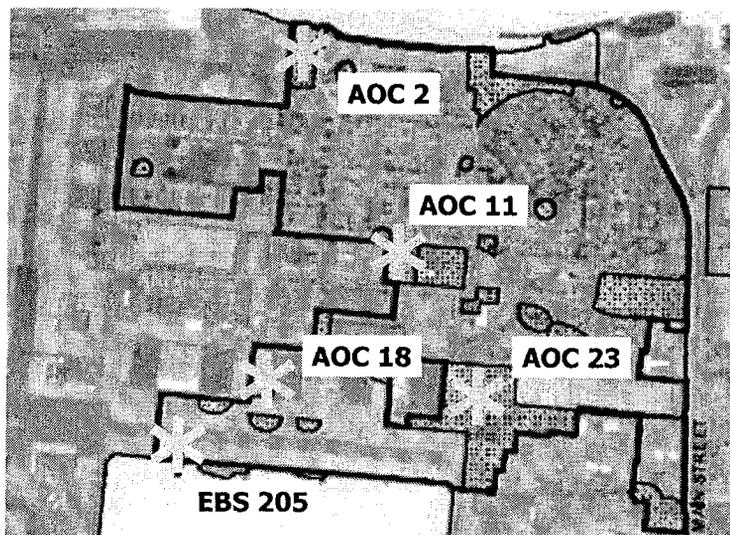
Notes:

- Boring/HydroPunch numbers subject to change following agency review of Work Plan
- HydroPunch samples will be taken from proposed soil borings (i.e., are not additional holes)
- Details of analytical program are presented in Table 1-5 of the SAP



Study Areas with Chemical Storage

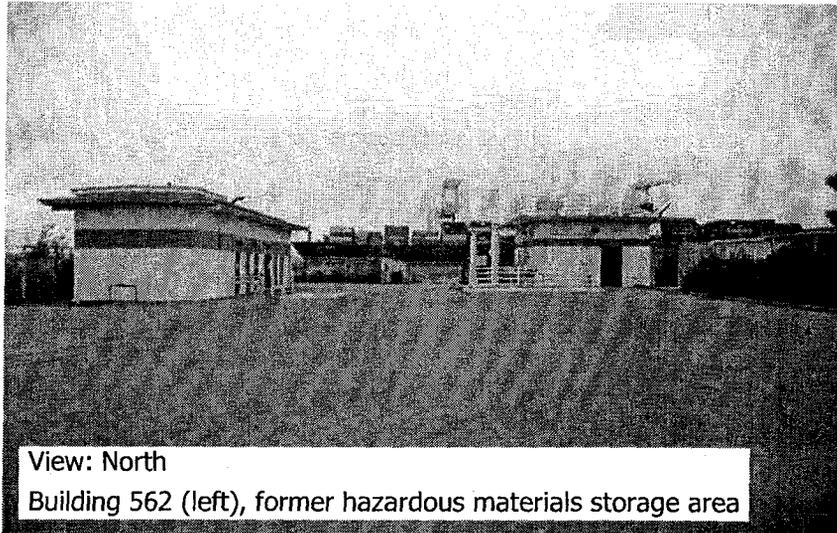
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AOC 2, Building 562

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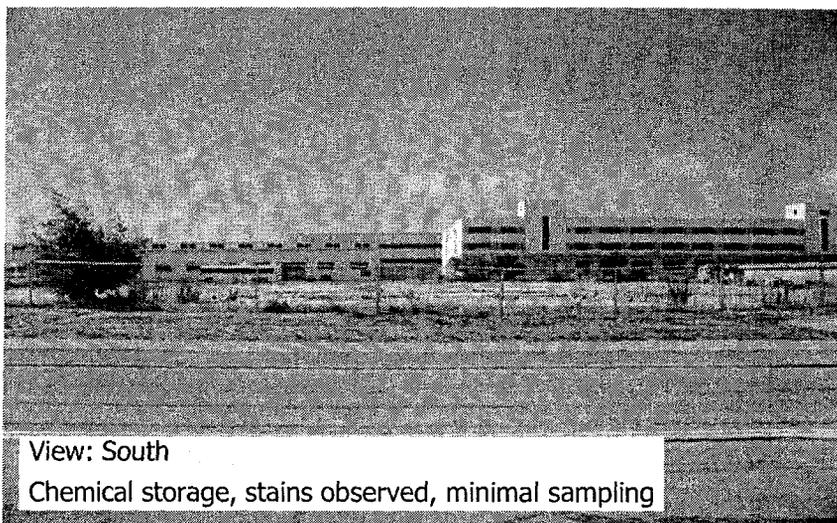
View: North

Building 562 (left), former hazardous materials storage area



AOC 11, Location of Former Building 101

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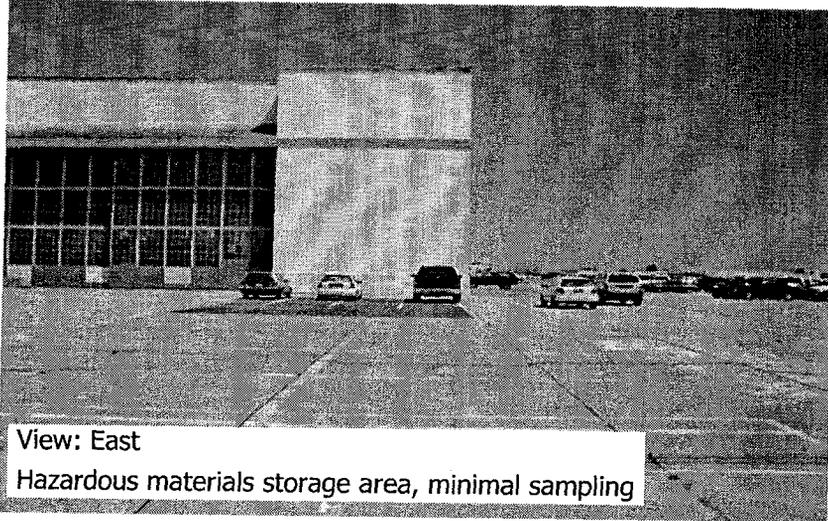
View: South

Chemical storage, stains observed, minimal sampling



**AOC 18, Location of Former Hazardous
Waste Storage Area SW of Building 39**

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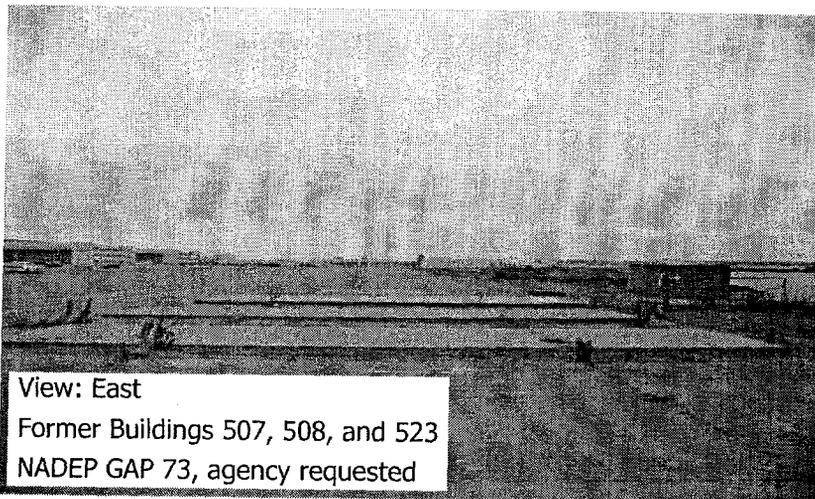
View: East

Hazardous materials storage area, minimal sampling



EBS Parcel 205, General View

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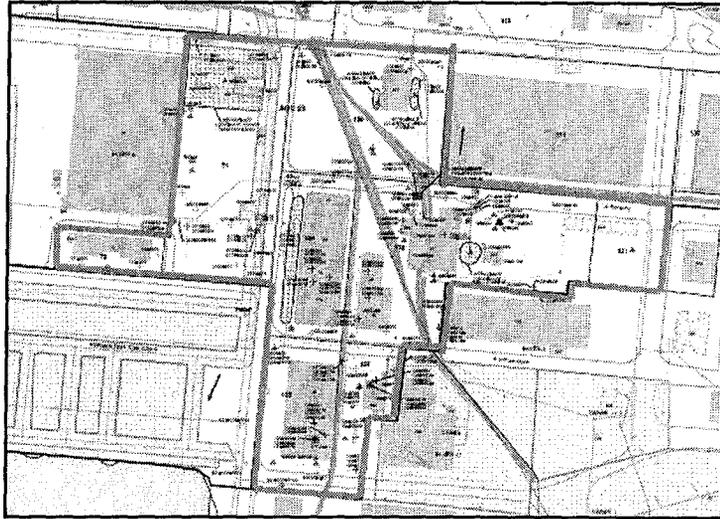
View: East

Former Buildings 507, 508, and 523
NADEP GAP 73, agency requested



AOC 23

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AOC 23

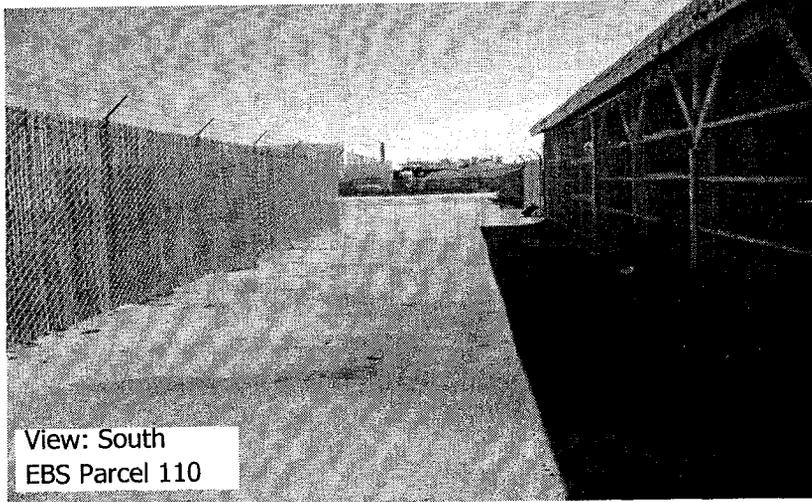
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- Proposed sampling at 22 locations
- Parcel-specific concerns
 - EBS Parcel 71: VOCs and PAHs in soil
 - EBS Parcel 72: VOCs in groundwater
 - EBS Parcel 110: industrial waste pump station, chemical storage, and staining
 - EBS Parcels 121, 124, and 125: potential chemical releases
 - EBS Parcel 123: PCBs in soil
 - EBS Parcel 126: metals in soil and groundwater



AOC 23, Building 271 Stained Area (East)

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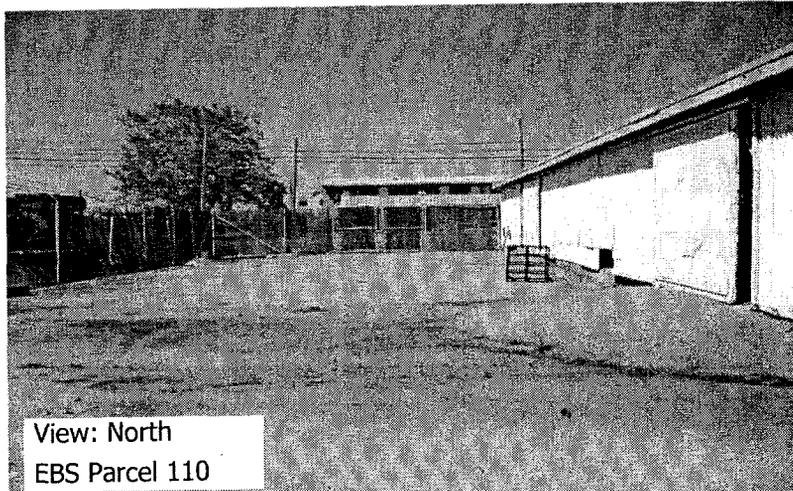


View: South
EBS Parcel 110



AOC 23, Building 271 Stained Area (West)

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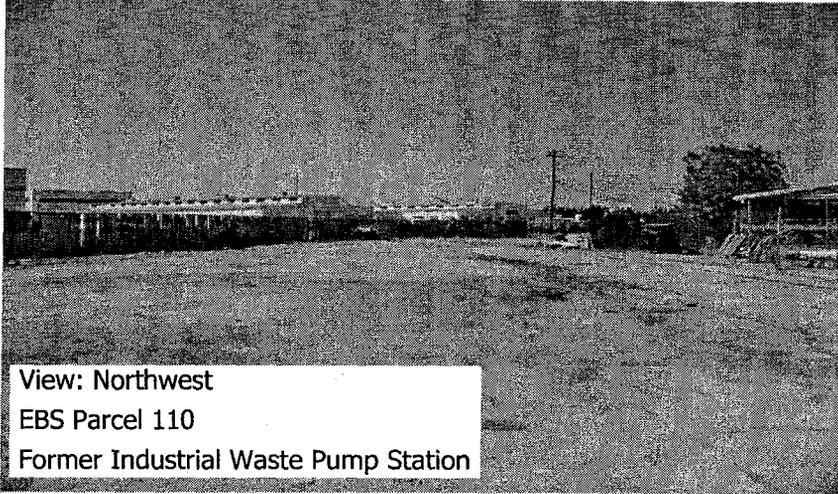


View: North
EBS Parcel 110



**AOC 23, Location of Former
Structure 590**

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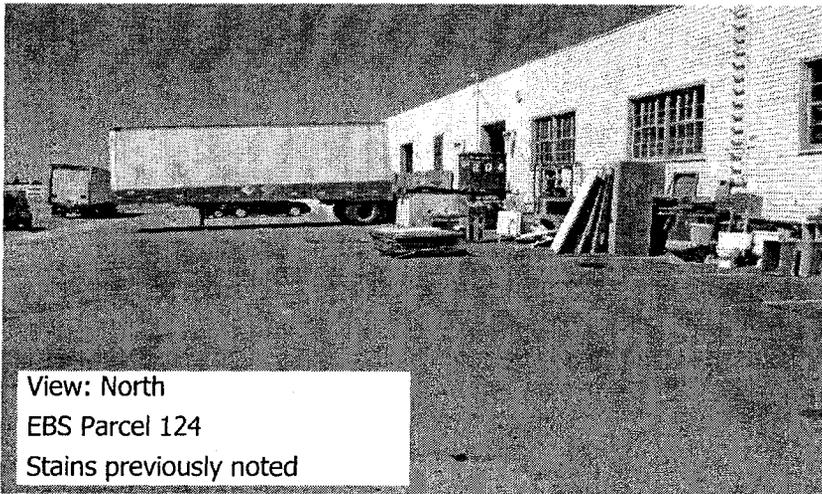


View: Northwest
EBS Parcel 110
Former Industrial Waste Pump Station



AOC 23, Building 13 (Western Side)

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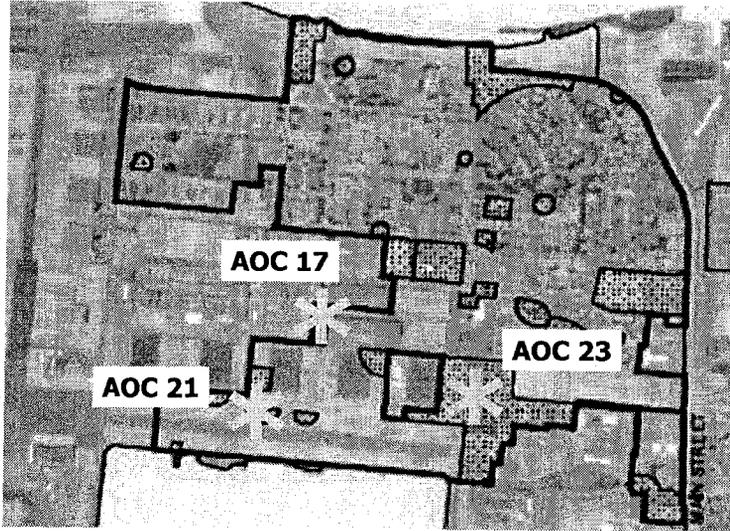


View: North
EBS Parcel 124
Stains previously noted



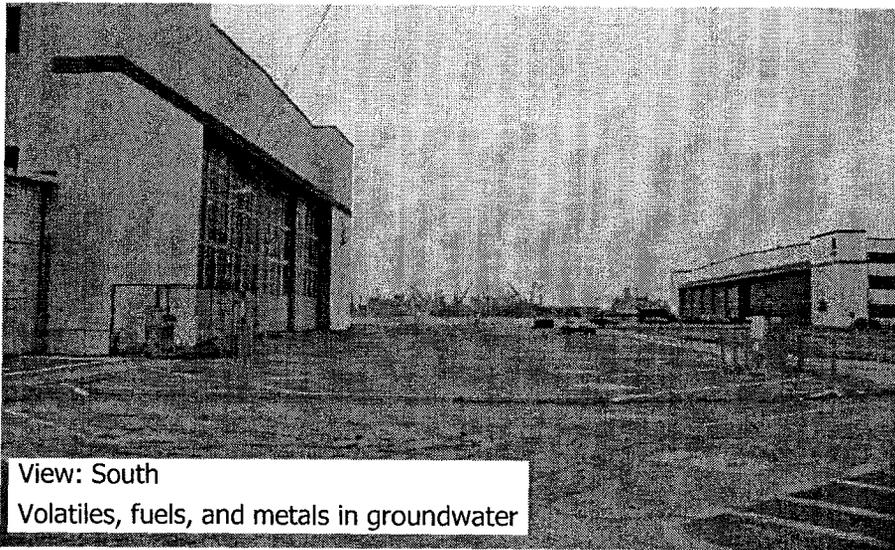
Study Areas with Volatile Organic Compounds

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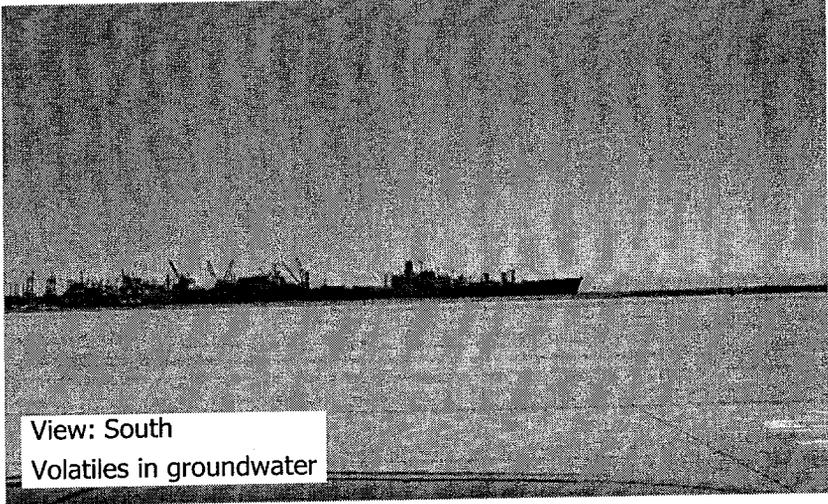
AOC 17, General View West Side of Building 9

BRAC
PMO WEST



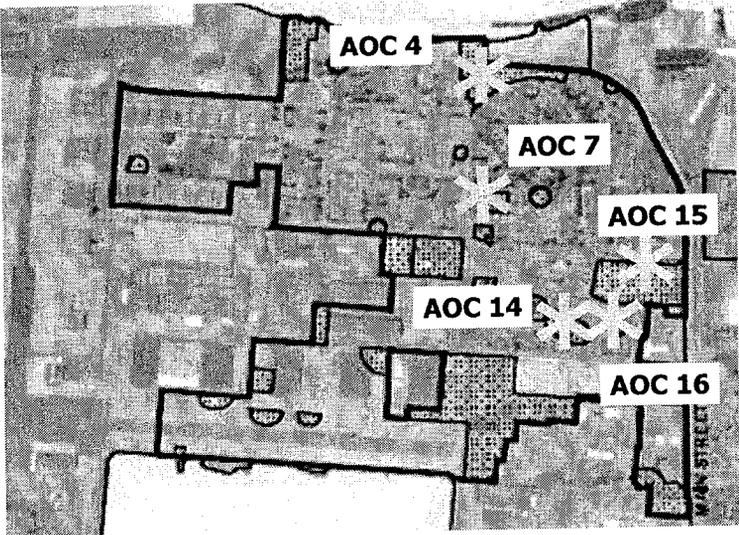
View: South
Volatiles, fuels, and metals in groundwater

 **AOC 21** **BRAC**
PMO WEST



View: South
Volatiles in groundwater

 **Study Areas with PAHs** **BRAC**
PMO WEST

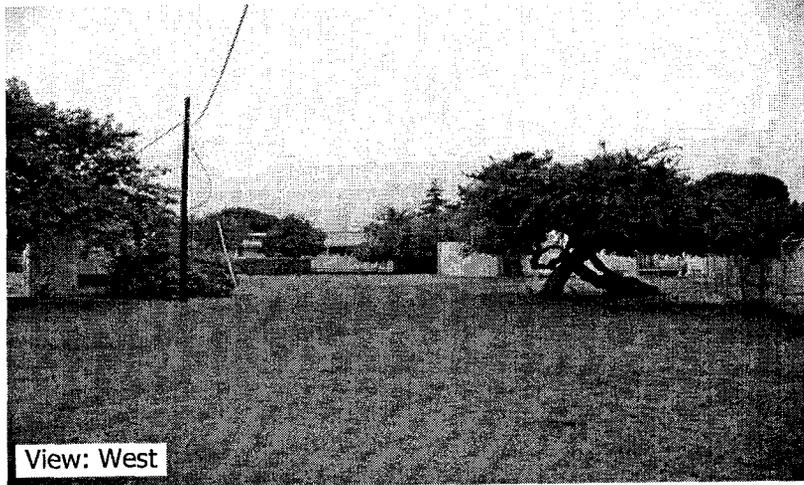


AOC 4
AOC 7
AOC 14
AOC 15
AOC 16



AOC 4, General View

BRAC
PMO WEST



View: West



AOC 7, General View

BRAC
PMO WEST

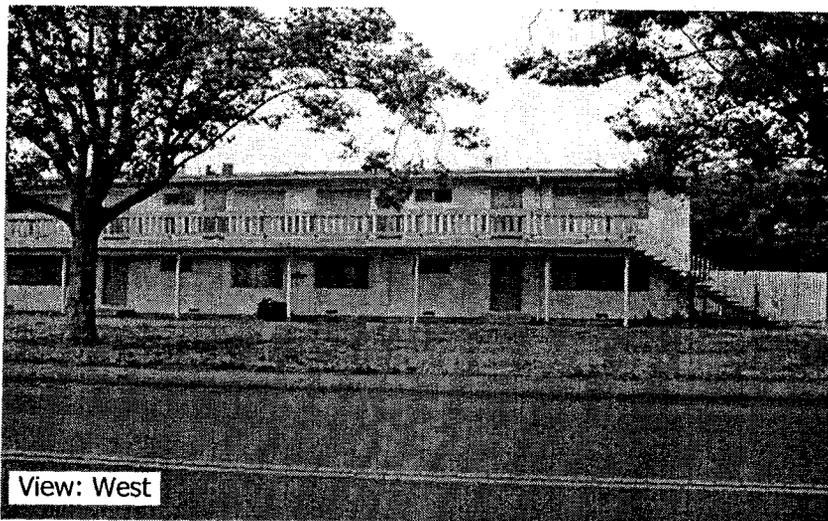


View: Northeast



**AOC 14, General View and
Building FH825**

BRAC
PMO WEST

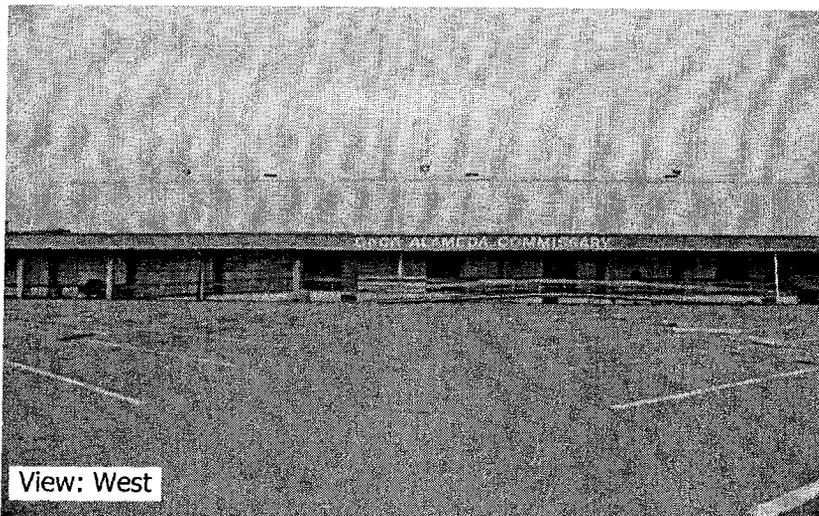


View: West



AOC 15, General View

BRAC
PMO WEST

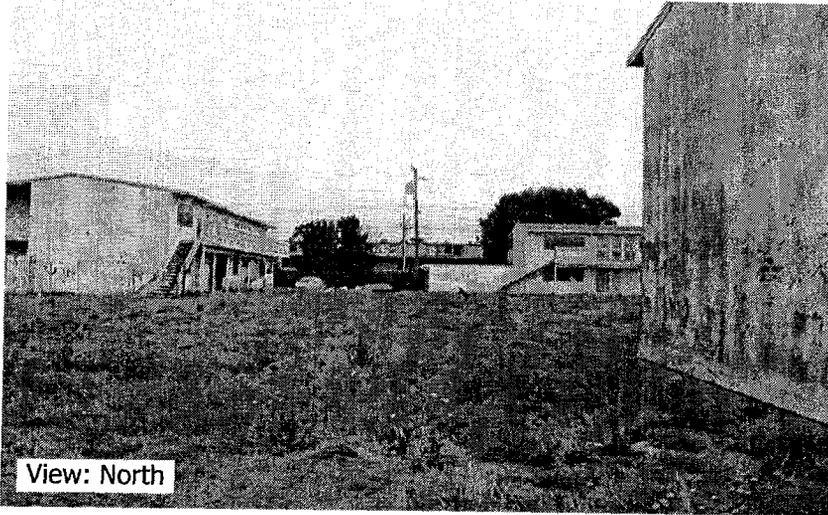


View: West



AOC 16, General View

BRAC
PMO WEST

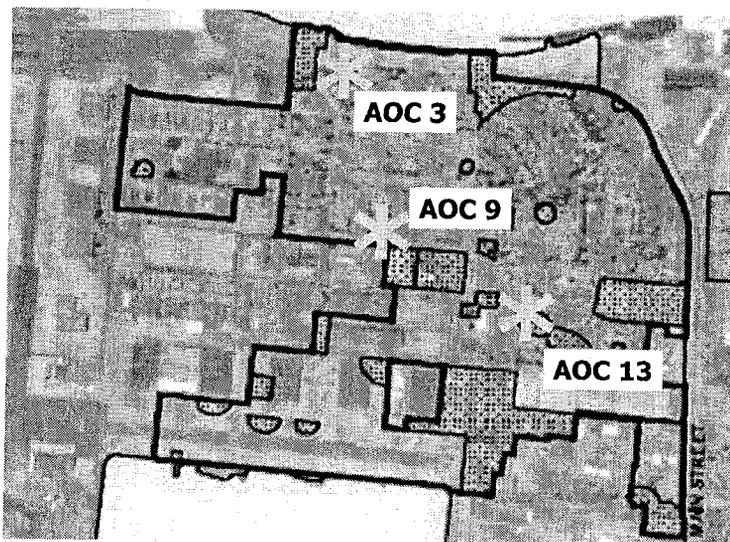


View: North



Study Areas with Pesticides

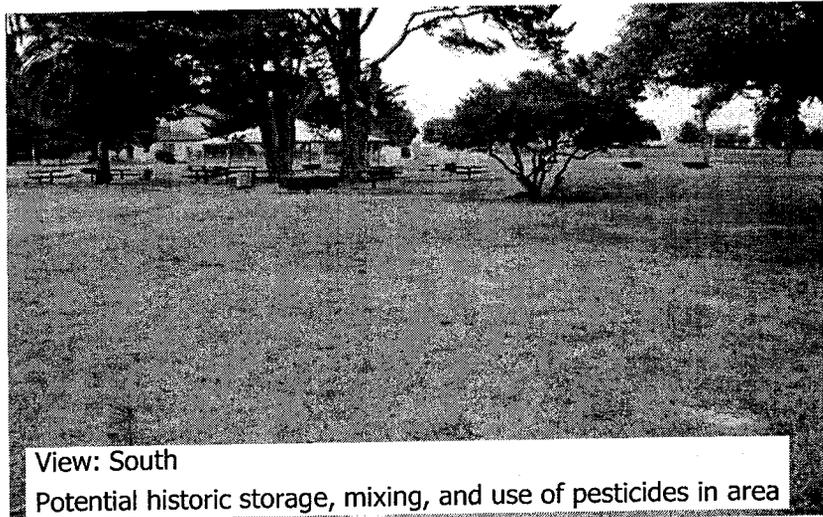
BRAC
PMO WEST





AOC 3, Former Location of Building 104

BRAC
PMO WEST



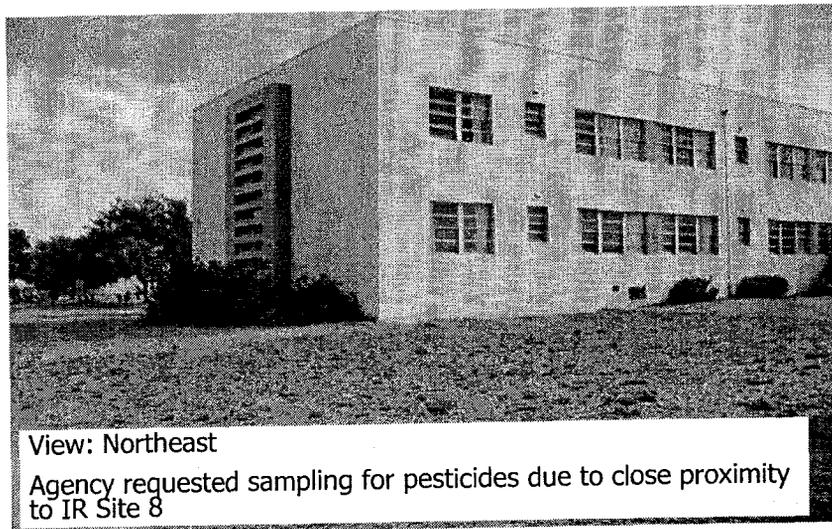
View: South

Potential historic storage, mixing, and use of pesticides in area



AOC 9, Southwest Corner of Building 17

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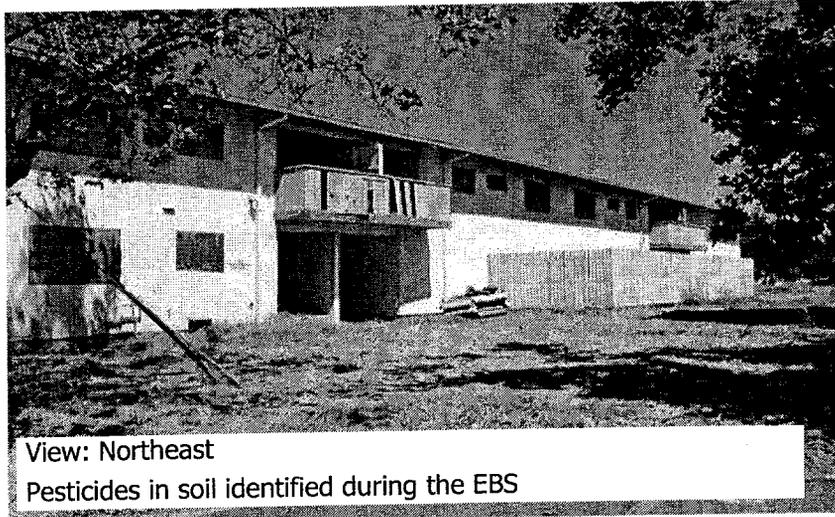
View: Northeast

Agency requested sampling for pesticides due to close proximity to IR Site 8



AOC 13, Building FH83 (Abandoned)

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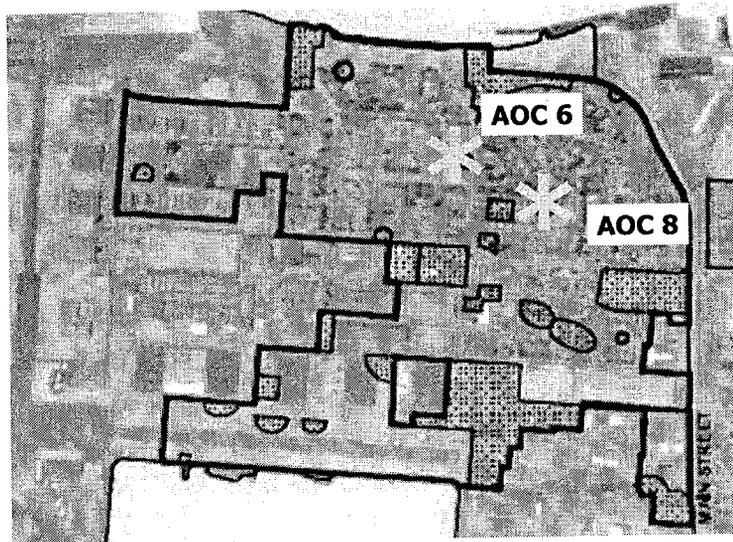


View: Northeast
Pesticides in soil identified during the EBS



Study Areas with PCBs

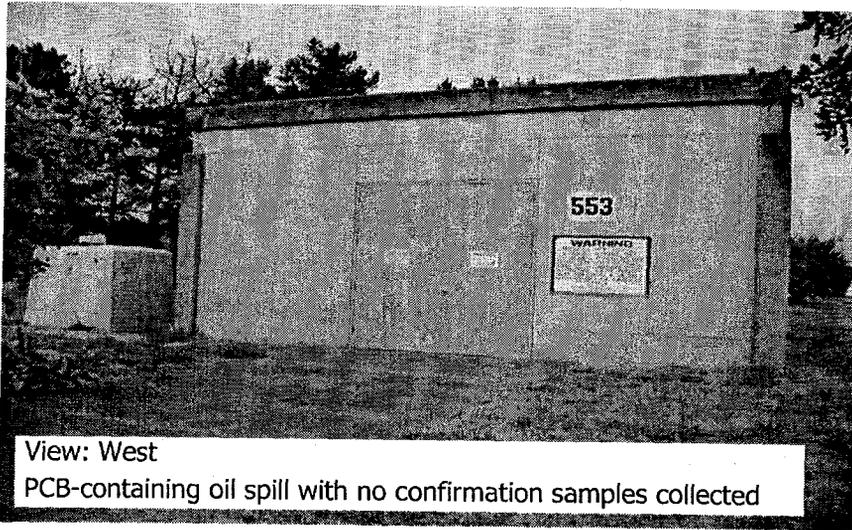
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AOC 6, Building 553

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PMO WEST

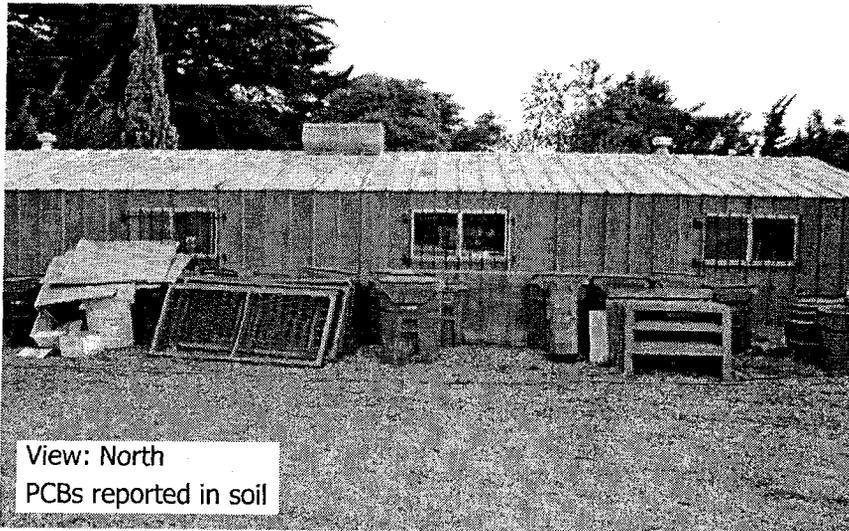


View: West
PCB-containing oil spill with no confirmation samples collected



AOC 8, Building 550

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PMO WEST

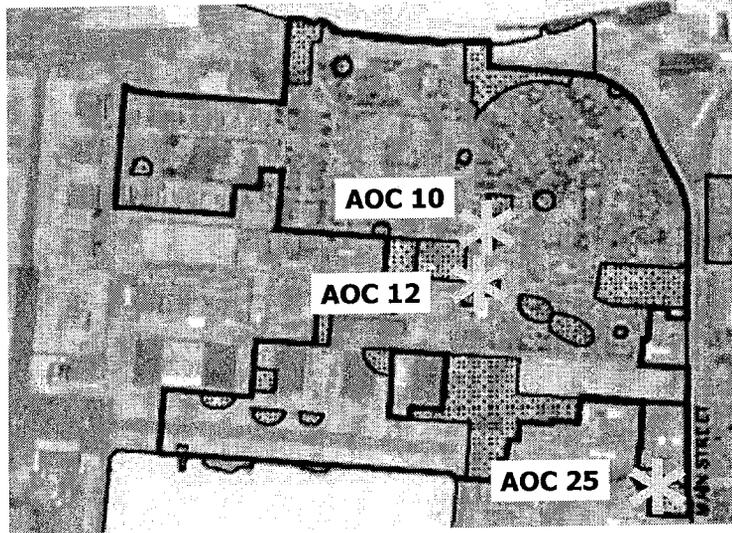


View: North
PCBs reported in soil



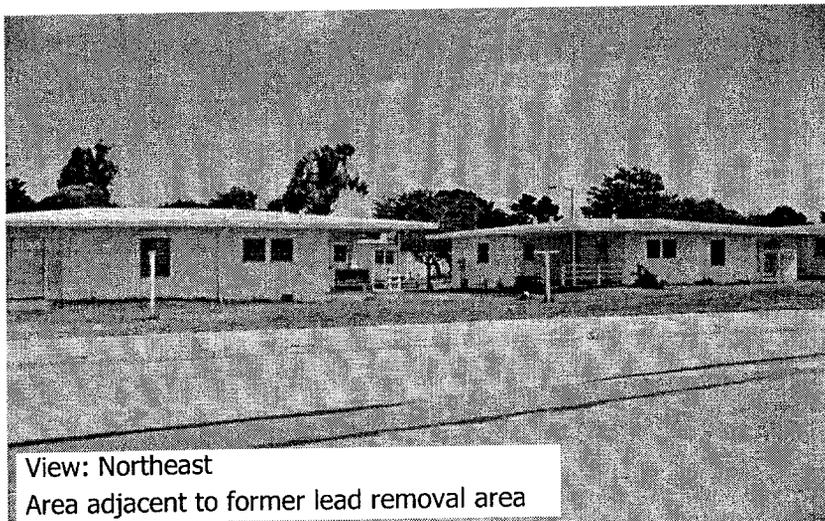
Study Areas with Metals

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AOC 10

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PMO WEST

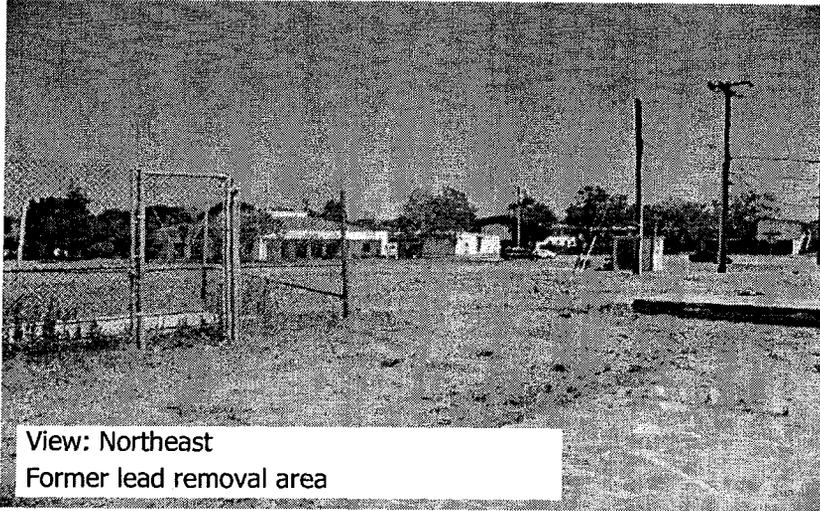


View: Northeast
Area adjacent to former lead removal area



**AOC 12, General View, Former Location
of Water Tank 33**

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View: Northeast
Former lead removal area



**AOC 12, Former Location of Water
Tank 61**

BRAC
PMO WEST



View: West
Former lead removal area



AOC 25, General View

BRAC
PMO WEST

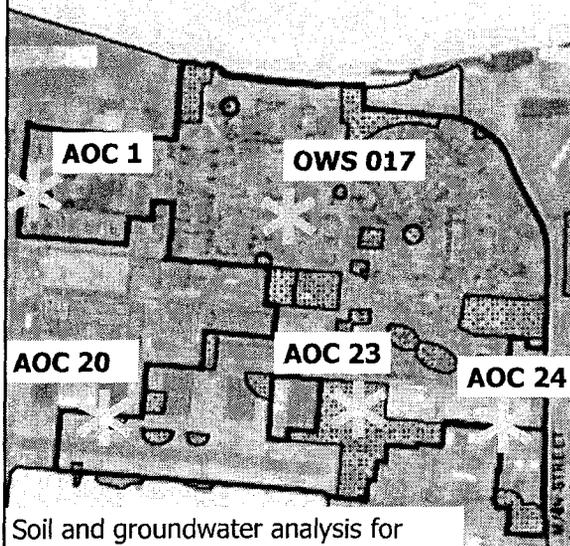


View: Southwest
Metals in groundwater



Study Areas with Oil/Water Separators

BRAC
PMO WEST



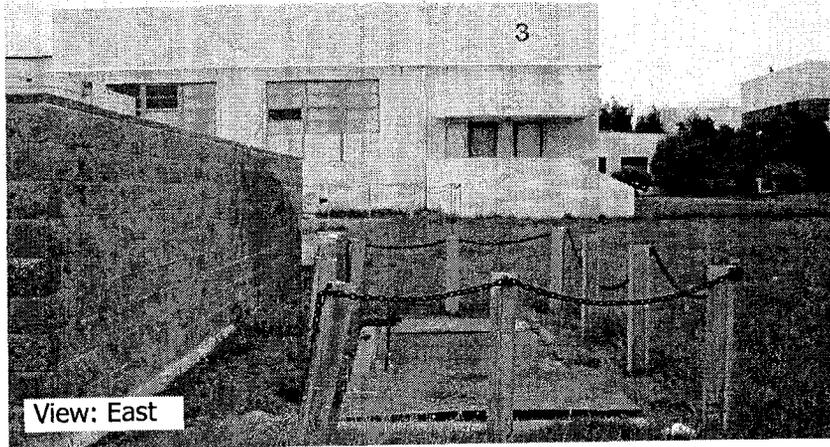
Area	Environmental Concern
AOC 1	OWS 063A OWS 063B OWS 063C
AOC 20	OWS 012A OWS 012B
AOC 23	OWS 041B OWS 067
AOC 24	OWS 118
SWMU	OWS 017

Soil and groundwater analysis for volatiles, fuels, and/or metals



AOC 1, OWS 063A

BRAC
PMO WEST

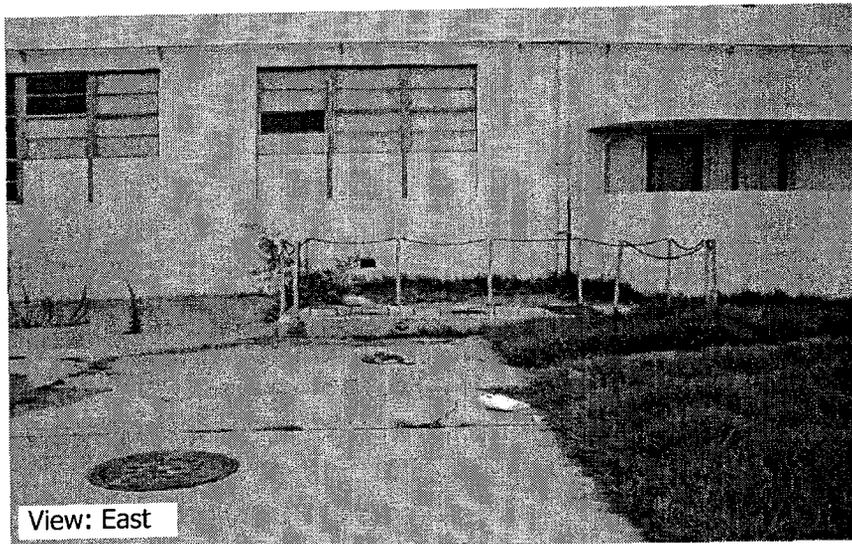


View: East



AOC 1, OWS 063C

BRAC
PMO WEST



View: East



AOC 20, OWS 012B

BRAC
PMO WEST

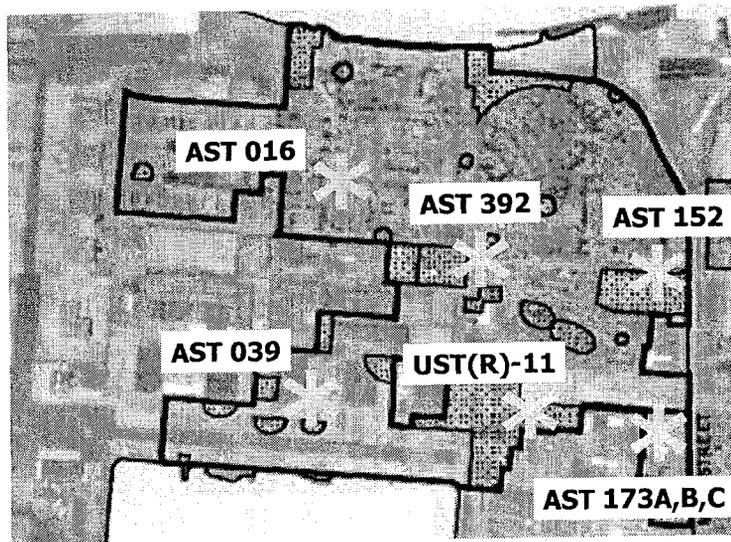


View: North



SWMU Areas with ASTs and a UST

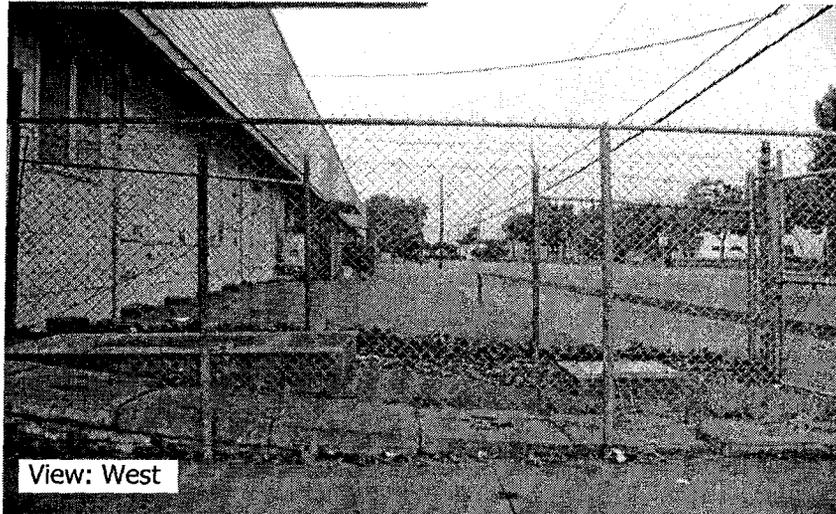
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AOC 15, Location of Former AST 152

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PMO WEST

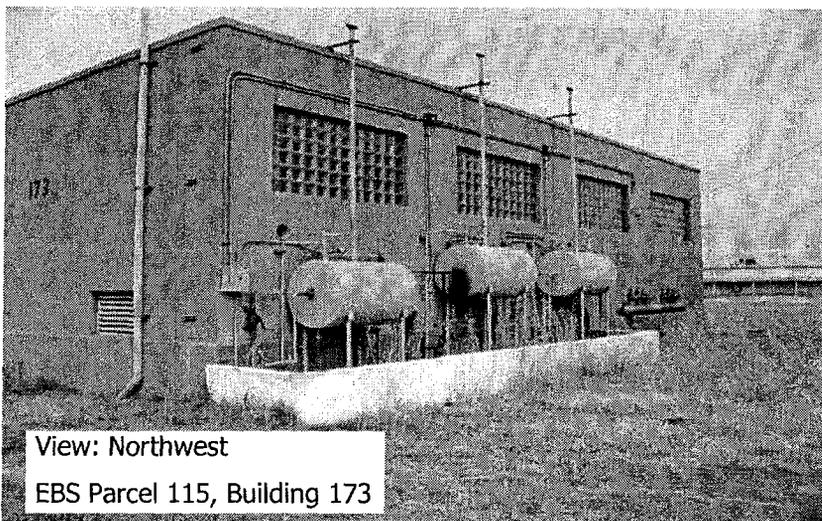


View: West



ASTs 173A, B, C

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PMO WEST



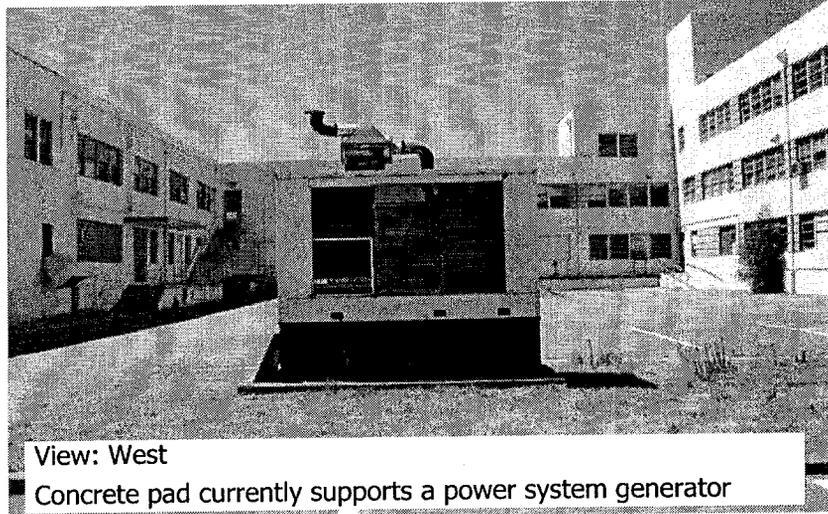
View: Northwest

EBS Parcel 115, Building 173



Former Location of AST 016

BRAC
PMO WEST



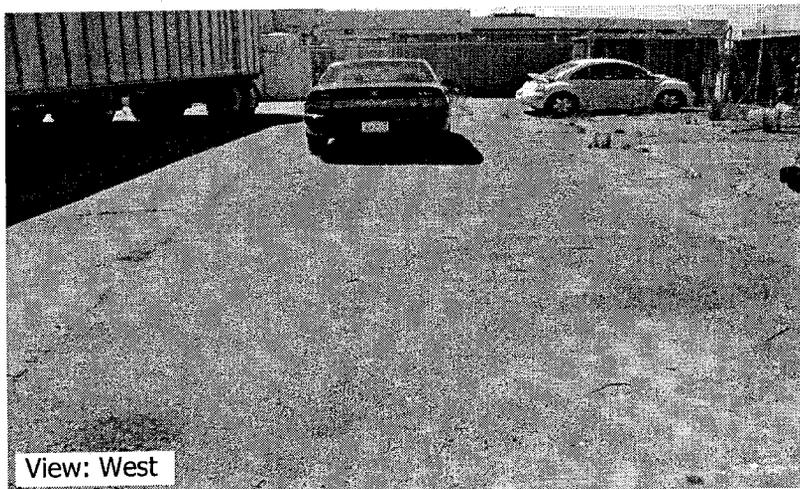
View: West

Concrete pad currently supports a power system generator



AOC 23, Former UST(R)-11 Location

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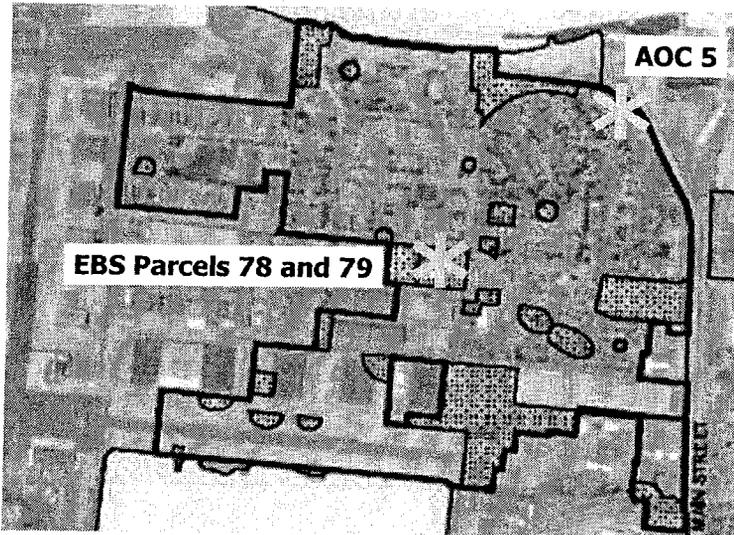


View: West



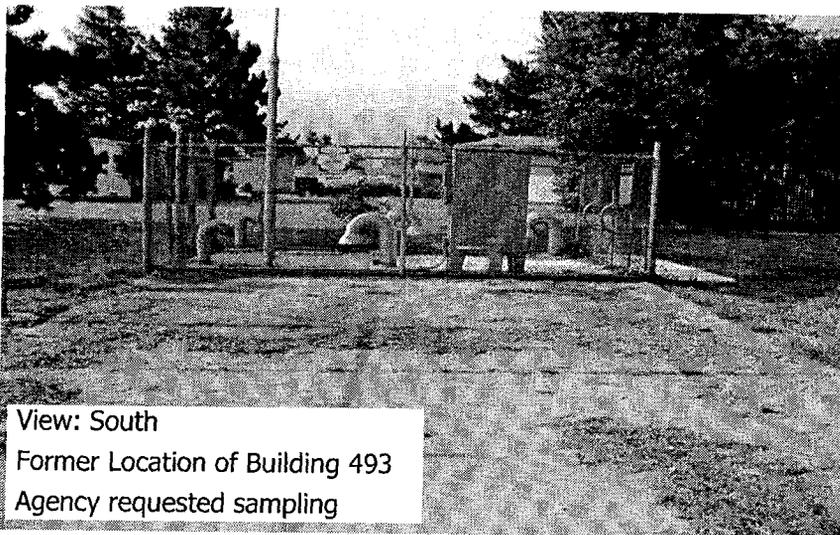
Other Study Areas

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AOC 5, Sewage Pump Station

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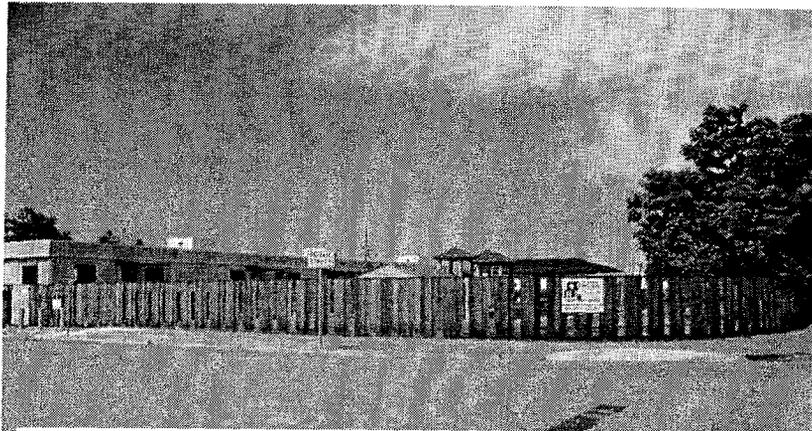


View: South
Former Location of Building 493
Agency requested sampling



EBS Parcel 78

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View: Southwest

Agency requested sampling on behalf of community members



EBS Parcel 79, Building 624 and Parking Lot

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PMO WEST



View: South

Agency requested sampling on behalf of community members



Project Schedule

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- ✓ • 10/4/05 – Submit Draft Work Plan to Agencies
- ✓ • 10/6/05 – RAB Meeting Presentation on Work Plan
- 11/4/05 – Agency comments due on Work Plan
- 11/18/05 – Submit Draft Final Work Plan
- 11/26/05 – Submit Final Work Plan
- December 2005 – Field Efforts
- June 2006 – Submit Draft RI/FS
- October 2006 – Submit Final RI/FS report
- October 2006 – Submit Draft Proposed Plan/ROD
- December 2006 – Submit Proposed Plan for Public Review
- February 2007 – Issue Final ROD

ATTACHMENT B-4
SEPTEMBER 2005 BCT ACTIVITIES
(One Page)

September 2005 BCT Activities

I. Conference Calls:

The BCT held the following conference calls in September:

- A. **Site 30:** On September 14, the BCT discussed the Navy's Response to Comments (RTC) from EPA, DTSC and RWQCB on the Draft Remedial Investigation Report for Site 30 (Woodstock Child Development Center and George P. Miller Elementary School). DTSC is still concerned about the lack of indoor air sampling at the schools and DTSC and EPA toxicologists are discussing whether the indoor air modeling based on shallow groundwater concentrations can be considered adequate for this site. EPA is also questioning some of the background metals values in the RI, but this issue is not unique to Site 30 and is affecting other sites as well. See bullet under BCT meeting.
- B. **Site 31:** The BCT held a conference call on September 19, 2005 to talk about the RTCs for the Site 31 (Marina Village Housing Area) Draft Remedial Investigation Workplan. EPA's primary concern was that the Navy also investigate Site 31 for contamination from activities associated with the former Airdrome and from Navy maintenance activities and not only for the DRMO related activities as stated in the workplan. DTSC was primarily concerned with a high benzene soil gas hit which had not been factored into risk. The groundwater has known benzene contamination and the Navy has not performed indoor air sampling at the Marina Village Housing since the early 1990s. The Navy agreed to increase the scope of the soil investigation and is still discussing the benzene and indoor air issue with the agencies. The BCT hopes that the groundwater remediation will begin shortly which will immediately start to reduce the levels of benzene in groundwater.

II. Monthly BCT Meeting June 21, 2005

The following items were covered during the meeting:

- A. **Site 35 Update:** The Navy gave a brief update on the progress of the Site 35 Workplan. The RAB presentation given by the Navy tonight on the Site 35 Draft RI Workplan is also the first preview for the regulators on the results of all the meetings and work the BCT put into developing the workplan.
- B. **Background Inorganics Discussion:** EPA noticed in reviewing the Site 30 Draft RI that the values used for background inorganics were different from those used in earlier documents such as Site 14, 15, 25 and 26. We are not sure when, why and how the new numbers were developed and the decision made by the Navy to use these new numbers. We have asked for an explanation which will involve a detailed discussion with EPA and DTSC toxicologists. We'll report back with more information at the next RAB meeting.

Su/Tech

A Joint Venture of Sullivan Consulting Group and Tetra Tech EM Inc.

TRANSMITTAL/DELIVERABLE RECEIPT

Contract No. **N68711-03-D-5104**

Document Control No. TC . B010 . 12146

TO: Contracting Officer
Karen Rooney, Code 02RE
Naval Facilities Engineering Command
Southwest Division
1230 Columbia Street, Suite 870
San Diego, CA 92101-8517

DATE: 12/20/05
CTO: 0010
LOCATION:
Alameda Point, Alameda, California

FROM:



Steven Bradley, Contract Manager

DOCUMENT TITLE AND DATE:

Final October 6, 2005 Restoration Advisory Board Monthly Meeting Summary

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VERSION: Final REVISION #: NA
(e.g., Draft, Draft Final, Final)

ADMIN RECORD: Yes No CATEGORY: Confidential

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December 27, 2005

Thomas Macchiarella
BRAC Environmental Coordinator
BRAC Program Management Office-West
1455 Frazee Road, Suite 900
San Diego, California 92108

**Subject: BCT and RAB Monthly Meeting Summaries
Alameda Point, Alameda, California
Contract Number N68711-03-D-5104, Delivery Order 010**

Mr. Macchiarella,

Please find enclosed the BRAC Cleanup Team (BCT) Final After Action Reports for the month of October 2005, and the Restoration Advisory Board (RAB) Final Meeting Summaries for the months October and November 2005. The final BCT After Action Reports for November and December and RAB Meeting Summary for December 2005 will be sent as they become available. As requested, one copy of each report has been submitted on CD.

If you have any questions, please call me at (916) 853-4557.

Sincerely,



Lona Pearson
Project Administrator

cc: Diane Silva
Joyce Howell-Payne
Nars Ancog
Craig Hunter
Jamie Hamm
File