



# California Regional Water Quality Control Board

## San Francisco Bay Region



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ALAMEDA POINT  
SSIC NO. 5090.3

Arnold Schwarzenegger  
Governor

Date: AUG 21 2006

File: 2199.9285(JCH)

Mr. Thomas L. Macchiarella  
Department of the Navy  
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**Subject: Comments on the Draft Proposed Plan for Installation Restoration Site 27,  
Dock Zone, Alameda Point, Alameda, California**

Dear Mr. Macchiarella:

The San Francisco Bay Regional Water Quality Control Board staff reviewed the *Draft Proposed Plan for Installation Restoration Site 27, Dock Zone, Alameda Point, Alameda, California*, dated July 24, 2006 (Draft PP) and has the following comments:

1. **Page 2, The CERCLA Process, Second Paragraph, Last Sentence:** The end of the paragraph stated that the Remedial Investigation (RI) and Feasibility Study (FS) are available for public review at the locations listed on Page 10. The locations of the Information Repositories are listed on page 12 instead of page 10.

**Recommendation:** Please revise the paragraph to state that the Information Repository locations are on page 12.

2. **Page 2, Figure: Comprehensive Environmental Response, Compensation and Liability ACT (CERCLA) Process:** This figure incorrectly lists Remedial Design/Remedial Action (RD/RA) twice.

**Recommendation:** Please revise the figure to correctly reflect the CERCLA process.

3. **Page 2, Last Paragraph:** This paragraph stated that "Groundwater at IR Site 27 is not used as a source of drinking water, but a portion of the water-bearing zone (the "inland" part, as opposite to the "shoreline" part) has been classified as a potential drinking water source for off-site wells one mile up-gradient of IR Site 27..." Water Board staff considers all groundwater beneath Site 27 as a potential drinking water source not only for the well owners one mile up-gradient of Site 27, but also for future property owners of Site 27.

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**Recommendation:** Remove all references to shoreline groundwater not being a drinking water source in the Draft PP.

4. **Page 3, First Paragraph, Second Sentence:** This paragraph stated that “More recent planning documents prepared by the City has detailed the future use of this area as commercial, industrial, service-commercial, warehousing, and maritime.” Staff disagrees with this statement. First, City of Alameda’s General Plan still allows residential development on Site 27. Second, the most recent version Alameda Point Preliminary Development Concept, by Alameda Reuse and Redevelopment Authority dated February 1, 2006, still lists portion of Site 27 as designated for residential development.

**Recommendation:** Please revise the Draft PP.

5. **Page 4, Table 1, Exposure Pathways and Potential Receptors:** The table stated that direct contact with shallow groundwater through dermal absorption, ingestion of groundwater, and inhalation of contaminants from residential uses is presently unlikely. Currently, there are no plans to use the groundwater beneath Site 27 by the local water purveyor for domestic purposes. However, this does not mean the groundwater will not be used in the future for residential purposes.

**Recommendation:** Please revise the Draft PP.

6. **Page 7, Table 3, Remedial alternatives for Groundwater – IR Site 27, Alternative #1 No Action, Third Column, Time:** Currently, this column stated that it will take 0 years to clean up Site 27 if no actions are taken. Staff believes this is a typographical error, since it will take estimated 70 years for natural attenuation to remediate the groundwater.

**Recommendation:** Please revise the Draft PP.

Please contact me at (510) 622-2363 or email [jchuang@waterboards.ca.gov](mailto:jchuang@waterboards.ca.gov) if you have any questions.

Sincerely,



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