

DEPARTMENT OF THE NAVY

AR_N00236_003127
ALAMEDA POINT
SSIC NO. 5090.3.A

BRAC PMO WEST

--oOo--

PUBLIC MEETING RE: PROPOSED PLAN FOR)
INSTALLATION RESTORATION (IR) SITE 25)
SOIL AT FORMER NAVAL AIR STATION ALAMEDA)
_____)

Alameda Point

ORIGINAL

Main Office Building, Room 201

950 West Mall Square

Alameda, California

--oOo--

TUESDAY, SEPTEMBER 12, 2006

6:47 P.M.

--oOo--

REPORTED BY:

DORIS M. BAILEY, CSR, RPR, CRR

CSR License Number 8751

DOUCETTE & ASSOCIATES

1219 Marin Street

Vallejo, California 94590

(707) 554-9970

DOUCETTE & ASSOCIATES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

Page

Introduction and Overview of the Navy's

Installation Restoration (IR) Program

4

Proposed Plan Summary

7

Clarifying Questions

16

Public Comment

17

Closing Remarks/Adjournment

21

Certificate of Certified Shorthand Reporter

23

--oOo--

1 SEPTEMBER 12, 2006

6:47 P.M.

2 P R O C E E D I N G S

3 --oOo--

4 HEARING OFFICER MACCHIARELLA: Good evening,
5 and thank you for coming. This meeting is hosted by the
6 Department of the Navy, specifically the BRAC Program
7 Management Office West.

8 This is a meeting for the Navy to present the
9 public with its preferred alternative for the
10 environmental remediation at site 25, North Coast Guard
11 Housing.

12 My name is Thomas Macchiarella, and I'm your
13 host. I'd like to introduce Ms. Mary Parker who will
14 give another presentation after mine. And she and I
15 will do our best to answer your questions this evening.

16 Before we continue, let me run through the
17 agenda real quick. We just ended our discussion period
18 in the back near the poster boards, and we're now at the
19 introduction and overview of the Navy's Installation
20 Restoration Program.

21 After which, Ms. Parker will present a summary
22 of the proposed plan.

23 After that, we will answer clarifying
24 questions.

25 Right after that, we will open it up for public

1 comment.

2 Tonight we're focused on site 25. However, I
3 think it's important to generally describe the Navy's
4 Installation Restoration Program so you may better
5 understand the current phase that we're in.

6 The management of the Installation Restoration
7 Program occurs at the BRAC Program Management Office
8 with support from the southwest division of the Navy
9 Facilities Engineering Command. The BRAC Program
10 Management Office reports to the Deputy Assistant
11 Secretary of the Navy for Installations and Environment.

12 I am the BRAC Environmental Coordinator for
13 Alameda Point, and have the responsibility and authority
14 to conduct the IR program. I'm also the Navy's
15 representative on the BRAC cleanup team, which I'll go
16 into more detail later. It's a team composed of
17 regulatory agencies working collaboratively towards
18 completing this program.

19 It is the purpose of this program to identify,
20 investigate, assess, characterize, and clean up
21 hazardous substances.

22 Reduce the risk to human health and the
23 environment.

24 To be consistent with CERCLA, or the
25 Comprehensive Environmental Response Compensation and

1 Liability Act, which is also known as Superfund in the
2 private sector.

3 And to move all of our sites towards site
4 closure. Site closure is the bottom box on this
5 diagram.

6 This flow diagram shows the CERCLA process in
7 general terms. The PA/SI at the top of the chart is the
8 beginning of the process. It's generally the site
9 discovery phase. It involves interviews, records
10 research, and initial media sampling.

11 The RI/FS, or the next step, includes detailed
12 investigation and characterization of sites, as well as
13 an analysis of alternatives for cleanup.

14 The PP, the proposed plan, which is where we
15 are now, is a presentation of the Navy's preferred
16 alternative to the public, and where the Navy seeks
17 comments from the public.

18 The ROD, record of decision documents, the
19 selected alternative.

20 Prior to selecting this alternative, the Navy
21 considers all comments from the public during the public
22 comment period. The record of decision includes a
23 responsiveness summary which addresses comments from the
24 public.

25 A little bit more detail about our Installation

1 Restoration Program, facts and figures. There are 35
2 specific sites at Alameda Point listed in the program.
3 Alameda is listed on the National Priorities List --
4 former Naval Air Station Alameda, that is. And U.S. EPA
5 is, therefore, the lead regulatory agency.

6 The BRAC cleanup team is composed of the U.S.
7 EPA, the Navy, California Department of Toxic Substances
8 Control, and the San Francisco Bay Regional Water
9 Quality Control Board. The BCT meets at least monthly,
10 and members of the BCT are present this evening.

11 There is a Federal Facilities Agreement that
12 exists between the Navy and the BRAC cleanup team
13 members. The FFA and BCT were two concepts which
14 streamlined the cleanup process by ensuring timely
15 coordination among the parties.

16 Where we are currently at site 25 is the
17 proposed plan. The proposed plan provides for community
18 involvement in the decision making process.

19 It summarizes all the environmental efforts to
20 date, such as interim cleanup actions and
21 investigations.

22 It proposes a decision called the preferred
23 alternative.

24 It leads to the record of decision.

25 All comments that we receive will be considered

1 before making this final decision. And the Navy will
2 make those decisions in consultation with the regulatory
3 agencies.

4 After the record of decision, the Navy will
5 prepare a remedial design and conduct the remedial
6 action.

7 The comment period for site 25 proposed plan is
8 August 21st through September 20th. If you'd like to
9 submit comments in writing, my address is clearly shown
10 on the proposed plan, and also you can e-mail them or
11 fax them, or give them verbally tonight at the end of
12 this meeting.

13 Do you have any questions on the Installation
14 Restoration Program, in general, before we proceed?

15 Okay. Ms. Parker.

16 MS. PARKER: I am the Navy's project manager
17 for site 25. And tonight we are talking about the
18 proposed plan for the IR site 25 soil. This site is at
19 former NAS Alameda. Briefly we'll go through the
20 following topics tonight.

21 We'll discuss the purpose of the proposed plan
22 and this meeting.

23 Provide some background information, including
24 information about the remedial investigation feasibility
25 study, which includes risk assessment information and

1 proposed remedial goals for the site, and development of
2 alternatives.

3 We'll also focus, of course, on the preferred
4 alternative, and provide additional information related
5 to community involvement.

6 The purpose is to summarize the investigations
7 and previous work to date, which includes phase one of
8 the Navy's response at this site, which was soil
9 removal.

10 This was the active phase of the remediation
11 where we removed soil across approximately 66,700 cubic
12 yards. The site area being covered by this removal was
13 approximately 26 acres.

14 Tonight we're going to talk about the second
15 and final response action for this site. This preferred
16 alternative is institutional controls which will then
17 restrict exposure to impacted soil at the site that
18 remains. This alternative, again, is the second and
19 final phase of our response for this site.

20 We are providing an opportunity for the public
21 to provide input on the preferred alternative before the
22 Navy and the agencies together select the final remedy.

23 We also wanted to inform the public about the
24 federal and state agencies that are working with the
25 Navy on this process.

1 There are several areas within site 25. They
2 include the U.S. Coast Guard North Village Residential
3 Housing area.

4 Estuary Park.

5 And the Coast Guard's Housing Maintenance
6 Office.

7 The Estuary Park area is primarily recreational
8 open space. And site 25 has also been referred to as
9 operable unit 5 in some previous documents. But
10 currently operable unit 5 is being reserved for the
11 groundwater across several sites.

12 This shows the site map for site 25, which we
13 just talked about the different areas you can see on the
14 map. There's also a larger poster of the map in the
15 back in case you would like to look at it at the end of
16 the meeting.

17 This is a little bit about the background
18 information for site 25. The contaminant here is PAHs,
19 which are polynuclear aromatic hydrocarbons. This site
20 has been used for housing since the Navy acquired the
21 property. The PAHs are not related to Navy release, but
22 appear to be associated with fill at the site that was
23 placed there prior to the Navy acquiring the property.

24 The active response was phase one which was
25 conducted earlier as what's called, under CERCLA, a

1 removal action. This was the removal of over 66,000
2 cubic yards -- actually over 66,700 cubic yards of PAH
3 impacted soil from the locations with the highest
4 concentrations that had the greatest likelihood for
5 exposure across the 26 acres.

6 After the soil removal, there was subsequent
7 testing and risk assessment as well. There's no
8 immediate risk to children, residents, or others. And
9 the risk assessment also showed that soil in the upper
10 four feet is acceptable.

11 We're going to talk a little bit more in detail
12 about the remedial investigation feasibility study now.
13 But first I want to mention the role of the regulatory
14 agencies.

15 The Navy works collaboratively with both
16 federal and state agency.

17 The state agencies include the Department of
18 Toxic Substances. Ms. Dot Lofstrom is the remedial
19 project manager for DTSC.

20 We also work with the Regional Water Quality
21 Control Board. And our current contact with the
22 regional board is Mr. Erich Simon.

23 And we also, of course, work with the federal
24 agency, U.S. EPA. And the project manager for the U.S.
25 EPA is Ms. Anna-Marie Cook.

1 Briefly, I want to talk a little bit more about
2 the RI/FS process and the reports which have been
3 conducted and issued.

4 We issued the remedial investigation report in
5 2002, and a feasibility study report in 2005.

6 We provided -- conducted both baseline and post
7 removal risk assessments.

8 The feasibility study evaluated other
9 alternatives, proposed goals, and compared these
10 alternatives.

11 The risk assessment was a part of the RI/FS
12 reports. And, again, just to briefly summarize. The
13 definition of risk is the likelihood or probability that
14 a hazardous substance, when released to the environment,
15 will cause adverse effects to exposed human or
16 ecological receptors.

17 At site 25 there are no unacceptable non-cancer
18 risks for soil from a surface to four feet below. There
19 are also, within the upper four feet, cancer risks that
20 are not unacceptable, they are protective of human
21 health for residential exposure.

22 And there is a high confidence of this
23 protectiveness due to a number of factors, including
24 that the Navy has collected over six hundred soil
25 samples, evaluated these results very conservatively,

1 and we use conservative assumptions, such as assuming
2 ingestion of home grown produce, and ingestion of soil
3 for 350 days per year for thirty years as part of our
4 assessment.

5 The maximum risk from exposure to PAHs is at
6 depths below four feet. The exposure to residents is
7 unlikely because the risk is now depth post removal. As
8 we mentioned earlier, we did remove surface soils that
9 were PAH impacted with the highest PAH concentrations.

10 There are no significant risks to ecological
11 receptors at site 25.

12 The proposed remedial goals are put forth in
13 the feasibility study for the site. The purpose is to
14 protect receptors from any potential future unacceptable
15 exposures.

16 And we assess the alternative's ability to be
17 protective of human health in the feasibility study by
18 evaluating against a number of criteria.

19 The Remedial Action Objective for the soil is
20 to prevent human exposure to soil containing PAH
21 concentrations above the concentrations that are
22 representing a lifetime cancer risk exceeding the risk
23 management range or a non-cancer hazardous index greater
24 than one.

25 The feasibility study screening and provide

1 detailed evaluation of alternatives. The alternatives
2 were compared against criteria in the national
3 contingency plan -- it's a National Oil and Hazardous
4 Substances Contingency Plan.

5 And this is a brief summary of what these
6 alternatives were.

7 We evaluated no action, which is required by
8 CERCLA.

9 We evaluated institutional controls.

10 We also evaluated IC's and soil excavation from
11 zero to two feet in depth in parcels for which there was
12 not a previous removal.

13 The -- alternative four with soil excavation to
14 four feet in depth. This also included IC's for
15 developed areas.

16 And alternative five, excavation to eight feet
17 in depth, which included IC's for developed areas as
18 well.

19 For purposes of the detailed evaluation, we
20 focused primarily on the first three alternatives, as
21 you can see here.

22 We had screened out the previous alternatives
23 four and five based on decreased effectiveness. And
24 basically based on the high cost and still -- the
25 requirement of IC's at those sites.

1 So we took the first three alternatives and
2 evaluated them against all of the criteria in the
3 National Contingency Plan. And this chart shows the
4 ranking of these three alternatives.

5 And it highlights in green the alternative
6 which was selected as the preferred alternative in
7 conjunction with input from the regulatory agencies.
8 That's alternative two, the institutional controls,
9 which, again, is the preferred alternative post removal
10 of the contaminated soil that was the highest across the
11 site.

12 Again, the alternative two uses IC's to manage
13 any potential long term risk.

14 It minimizes exposure to soil which is at a
15 depth of four feet or deeper in undeveloped areas.

16 And it also manages potential risk beneath
17 hardscape and buildings.

18 This alternative is protective of human
19 health. It is the most appropriate and feasible and
20 cost effective remedy. And again, we mentioned, it's
21 protective of human health, which is the last bullet.

22 Next slide.

23 So, in summary, we conducted two phases of
24 response to this site. The first phase was the removal
25 of the 66,700 some cubic yards across the 26 acres.

1 The second phase is the institutional controls
2 for depths four feet and deeper, and the hardscape and
3 areas under buildings.

4 We are currently in a public review period.
5 This ends September 20th.

6 There are a number of ways outlined in the
7 proposed plans to provide comments, as Thomas documented
8 earlier.

9 We also have input from the public
10 opportunities at monthly RAB meetings, and there are
11 information repositories available with additional
12 documents and information for your review.

13 Any questions?

14 HEARING OFFICER MACCHIARELLA: Thank you, Ms.
15 Parker.

16 We are now at the part of the agenda seeking
17 clarifying questions before we open it up for public
18 comment.

19 Does anybody have any questions or any
20 details?

21 Okay. Then we shall move forward to the
22 agenda -- on the agenda, the item for public comments.
23 We will be here as long as it takes between now and 8:30
24 to receive all comments, and we can begin now.

25 Do you have any?

1 MR. LYNCH: My name is Patrick Lynch.

2 HEARING OFFICER MACCHIARELLA: Welcome,
3 Patrick.

4 MR. LYNCH: I had two questions about specific
5 soil samples that were collected from the Estuary Park
6 portion of site 25.

7 One of 'em is labeled sample 182-4, and it was
8 essentially the sample that led to further sampling and
9 identified this as an IR site. It was collected outside
10 the northern boundary that is shown on the figure in the
11 proposed plan. And this sample, again, was taken over
12 twelve years ago.

13 And I'm just wondering what action has been
14 taken by, either the Navy or one of the other regulatory
15 agencies involved in this cleanup, to address that
16 contamination in that area since it is not being
17 addressed by this proposed plan.

18 The other sample I have an issue with -- and
19 I've raised it numerous times and I've never received a
20 response, was sample 182-11. And this particular sample
21 was originally reported in a draft report as containing
22 a concentration of a -- I believe 200 parts per million
23 of pentachlorophenol.

24 Now, the final version of that environmental
25 baseline survey says that a particular sample result for

1 pentachlorophenol, in that one particular sample,
2 182-11, was rejected.

3 Normally when a sample result is rejected, it
4 is maintained in a data table; it is given a flag
5 showing that it's rejected; and an explanation of what
6 quality assurance or quality control criteria was not
7 met is provided. In this case, the data was simply
8 removed from the table. There's no explanation or a
9 statement in the text that that value has been rejected.

10 They do -- the EBS goes on to not recommend any
11 further sampling for pentachlorophenol because the site
12 is part of the Installation Restoration Program. But I
13 don't see any subsequent investigation being conducted
14 for pentochlorophenyl.

15 So there is an issue, again, that was
16 originally in a draft report as a verified analytical
17 result, a positive detection, that was later removed.

18 My last -- or the concerns, I guess, are the
19 decision areas. One would have to do with the area of
20 Singleton Avenue which is not included in -- or I guess
21 it is included -- no, it's not. It's not included in
22 any of the decision areas. And, basically, I don't
23 believe any samples have been collected from Singleton
24 Avenue.

25 And Singleton Avenue contains a storm drain or

1 a storm sewer that is failing. And it's very evident
2 that the pavement on Singleton Avenue is going to fail
3 in the near future. And those storm sewers are going to
4 be serving a public elementary school and a daycare
5 center that is located on the adjacent toxic waste site.

6 And I believe that's an issue that's not going
7 to wait until the property is transferred where there's
8 going to be soil excavation, and I think it should be
9 addressed by the proposed plan.

10 The other issue I have is with the costs that's
11 included. One -- for two reasons.

12 There seems to be an assumption that PNA's are
13 not mobile in the environment, and I see no data to
14 substantiate that.

15 Principally, if we look at the rationale behind
16 the marsh crust hypothesis, is that these materials
17 floated into a wetland, were later deposited on the
18 wetland surface during low tide. And it doesn't agree
19 with the hypothesis that the fill was contaminated by
20 PAHs which would have had to sink through a water column
21 to contaminate the underlying fill.

22 An equally likely explanation is that the
23 material in the marsh crust is floating up in the
24 groundwater, and contaminating soil above.

25 And I believe that some type of monitoring of

1 the site is necessary to rule out that these
2 contaminants are migrating, potentially into the clean
3 fill that has been placed on some of these sites.

4 And I think the cost is also underestimated
5 because, based on sampling results, the area in decision
6 areas four, five, and seven, the soil beneath the
7 hardscape is contaminated to a depth of two feet. And,
8 at minimum, the cost to remediate that soil should be
9 included in the proposed plan since it's recognized that
10 the remediation will be required once the hardscape is
11 removed.

12 HEARING OFFICER MACCHIARELLA: Thank you very
13 much.

14 MS. SMITH: I have some comments. My name is
15 Dale Smith, I'm a RAB member.

16 I do not support the acceptance of alternative
17 two. The RAB has spoken on many occasions that they are
18 not happy with excavation to two feet, especially where
19 you're concerned with chemicals such as PAHs. We have
20 always preferred four feet.

21 And it has been my experience as a RAB member
22 on the Treasure Island RAB, that institutional controls
23 do not work when it's only a two foot remediation level.

24 On Treasure Island they have had to excavate to
25 four to six feet just because people are constantly

1 digging holes and putting trees and things in there,
2 even though they sign documents saying that they
3 understand that they cannot do that.

4 In fact, one person had her backyard paved
5 because she insisted on ignoring those restrictions, the
6 institutional controls.

7 And I think the only safe way to ensure that
8 people do not ignore the institutional controls, which
9 are a reasonable method for inhibiting people from
10 exposure to chemicals of this sort, is the plastic
11 barrier.

12 So what I would actually do -- in spite of the
13 fact that it costs more -- accept either alternative
14 three or alternative four. And I understand alternative
15 four is not being considered, but we have always -- the
16 RAB has always felt that two feet of remediation is not
17 adequate, especially when you're going to have families
18 and children living in those buildings, or at least
19 that's what we think is going to happen.

20 HEARING OFFICER MACCHIARELLA: Thank you very
21 much.

22 Anymore comments? Okay. Then we will stick
23 around for a little while longer to see if anybody else
24 shows up. In the meantime, we will adjourn.

25 Thank you very much for coming, everybody, and

1 providing your comments. We will supply a response in
2 the summary to the comments received in our record of
3 decision.

4 Thank you very much.

5 MS. SMITH: Thank you.

6 (Thereupon the foregoing was concluded
7 at 7:30 p.m.)

8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

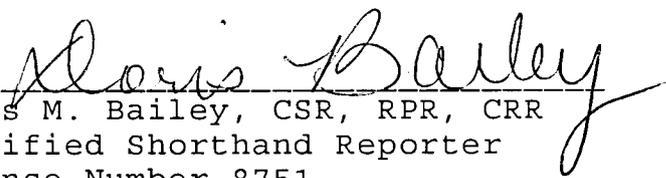
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF CERTIFIED SHORTHAND REPORTER

I, DORIS M. BAILEY, a Certified Shorthand Reporter and Registered Professional Reporter, in and for the State of California, do hereby certify that I am a disinterested person herein; that I reported the foregoing proceedings in shorthand writing; and thereafter caused my shorthand writing to be transcribed by computer.

I further certify that I am not of counsel or attorney for any of the parties to said proceedings, nor in any way interested in the outcome of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand as a Certified Shorthand Reporter and Registered Professional Reporter on the 19th day of September, 2006.


Doris M. Bailey, CSR, RPR, CRR
Certified Shorthand Reporter
License Number 8751

Sign-In Sheet Public Meeting for Former NAS Alameda Site 25, Alameda Point, California – September 12, 2006

Name Resident or Affiliation	Address (Optional)	How Did you Hear About this Meeting? (✓)				
		Mailer	Notice in the Alameda Journal	Notice in the Oakland Tribune	Word of Mouth	Other (Please list)
Name Mary Parker Navy	Street 1455 Frazee Rd City, State and Zip San Diego, CA 92108					
Name Thomas Marcharella NAVY	Street 1455 Frazee Rd City, State and Zip San Diego CA 92108					
Name DALE SMITH ALAMEDA RAB	Street City, State and Zip	✓				RAB
Name Michael Allen CDM-Fed	Street 9444 Farnham Suite 210 City, State and Zip San Diego Ca 92123					Navy contractor
Name Dot Lofstrom DTSC	Street 8900 Cal center Dr City, State and Zip SACRAMENTO CA 95826					
Name Judy C. Huang SF Bay RWQCB	Street City, State and Zip					
Name Erich Simon SF Bay RWQCB	Street 1515 Clay St Suite 1400 City, State and Zip Oakland, CA 94612					
Name Anna-Marie Cook U.S. EPA R9	Street 75 Hawthorne St City, State and Zip SF, CA 94105					
Name Peggy Russell ARRA	Street 440 Nova Alton Way City, State and Zip SAN RAFAEL, CA 94903					

