

NAVAL AIR STATION (NAS) ALAMEDA RESTORATION ADVISORY BOARD  
MEETING SUMMARY

Building 1, Suite #140, Community Conference Room  
Alameda Point  
Alameda, California

Tuesday, 02 February 1999

**ATTENDEES:**

See the attached list.

**MEETING SUMMARY**

**I. Approval of Minutes**

Jo Lynn Lee, Community Co-Chair, began the meeting at 7:07 p.m. and welcomed all attendees. She called for changes to the minutes. Mary Rose Cassa, Department of Toxic Substances Control (DTSC), cited the following changes: On page 9, 7th paragraph, the end of the 2nd sentence should read [all changes are in italics]: "...the EPA and the DTSC's comments to the Navy were also sent to the *team leader of the Radiological focus group.*" On page 10, 2nd paragraph, the last sentence should read: "For example, they had just received a *verbal* report back from the consultant on the Annex on the groundwater migration." On page 13, 2nd paragraph, the 2nd sentence should read: "This background determination method is applied to *polycyclic* aromatic constituents."

Michael Torrey moved to accept the minutes with the proposed changes, and all were in favor.

**II. Co-Chair Announcements**

Steve Edde, Navy Co-Chair, distributed the 02 February 1999 Alameda Point Monthly Activity Report which reported the following:

- Groundwater Intrusion to Storm Drain - On Friday, January 8th, IT Corp. struck a brick manhole leading to the storm drain and Outfall A during their soil removal operation north of Hangar 20. This manhole was not indicated on the drawings. Groundwater with petroleum constituents entered the storm drain and traveled to the Oakland Inner Harbor. Between IT Corp., the Navy, Foss Environmental and the Coast Guard, the release was contained and cleaned up and the manhole was repaired. The total amount of petroleum that reached the harbor is estimated to be less than 30 gallons.

Ken Kloc inquired about the extent of the Regional Water Quality Control Board's (RWQCB) involvement. Mr. Edde replied that the RWQCB conducted a review of the cleanup. Mr. Kloc inquired whether this accident will result in an update of a storm water pollution prevention plan. Mr. Edde replied that he is unsure if that update is part of accident prevention procedure, but that the appropriate agencies (such as the Coast Guard) were notified according to standard protocol. He added that he would check if such updates are also part of standard protocol.

Daniel Zerga inquired about the cost of the cleanup. Mr. Edde replied that he did not see the bill; however, IT Corp. has contingencies with their contractor for such occurrences. He added that Foss Environmental was probably paid by IT Corp., who in turn was paid by the Navy.

Doug deHaan asked if the manhole was tied to existing drains. Mr. Edde stated that the Navy was aware of the old drain system, but not the manhole.

- St. Mary's College Tour - Steve Edde conducted a base tour highlighting the cleanup project to 20 students and two professors from St. Mary's College on Wednesday, January 26th. The class is studying the cleanup and reuse of former military bases. They also met with ARRA, Calstart and the USS Hornet staff.
- EBMUD HAZCOM Update Brief - The Navy environmental staff at Alameda Point gave a hazardous materials communication briefing to employees of EBMUD on Thursday, January 21st. They were updated on the cleanup project and the digging protocol, among other items.
- Lisa Fasano's Baby - Lisa Fasano, EFA West, gave birth to a 9 pounds, 11 ounce baby girl on Saturday, January 9th. The new baby's name is Lucille Lillian Fasano. Ms. Fasano will be back to attend RAB meetings by May 1999.

Mr. Edde announced that last week, the Navy received a briefing from SSPORTS Environmental Detachment, the contractors doing the survey at the landfill at Installation Restoration (IR) Site 1. The unexploded ordnance (UXO) has been collected and detonated. An 8-acre area within Site 1 was labeled for unexploded ordnance due to the presence of 20 millimeter projectiles. The projectiles are about two and one-half to three inches long, some of which included high explosives.

For years, the Navy had tested gun systems as part of the overhaul and repair of aircraft. The guns would be fired into water tanks and the projectiles would be collected and buried in the landfill. About 98 percent of the projectiles were found near the small arms range in that site. The site is now fenced and the locks have been changed, with access being restricted to Navy employees and to contractors who need access to check monitoring wells.

Training is required prior to entering the site. The first training session of about 30 participants took place earlier in the day. Mr. Edde stated that he and Patricia McFadden, EFA West, are certified to enter the site and to conduct the training sessions as well.

Regarding the map that Mr. Kloc requested during the previous RAB meeting, Mr. Edde stated that it will be ready for the March meeting. Mr. Edde assured the RAB that the map will cover the residual contamination left after the fuel line removal project and the underground storage tank (UST) removal project. Mr. Kloc thanked Mr. Edde for addressing his request.

Mr. Edde also stated that the gravel at the excavations on Sites 5 and 7, as well as Area 37, created no pathways for the volatiles to escape to the atmosphere. The sites were either paved, covered with asphalt, or the gravel had 95 percent compaction. In addition, a type of geotextile material was wrapped around the gravel for the tank pulls.

Mr. Edde announced an upcoming RAB newsletter created by Ms. Fasano with the assistance of Gutierrez-Palmenberg, Inc. (GPI) that will feature the radiological removal action, the UST fuel line project, and the lead-based paint and housing issues. It will be carried as an insert in the *Alameda Journal* by the end of February.

The U.S. Fish and Wildlife held a public meeting on 14 January at the Historic Alameda High School. Two Navy members, as well as Ms. McFadden, staffed a table and answered questions about the cleanup project.

Mr. Edde announced that Dina Tassini was sitting in for Elizabeth Johnson, ARRA.

On behalf of the RAB, Mr. Edde presented a plaque to John Spafford to honor him for his leadership as Community Co-Chair during the previous year.

Ms. Lee asked RAB members to consider moving the meeting time from 7:00 p.m. to 6:30 p.m. in order to allow the regulators to answer questions between 8:30 p.m. to 9:00 p.m. She circulated a sheet on which members can write their input regarding the proposed time change.

Ms. Lee stated that she had attended the National RAB Caucus meeting hosted by Arc Ecology. She passed out some agendas. The meeting was a prelude to the Defense Environmental Response Task Force (DERTF) meetings held on 1 and 2 February at the Cathedral Hill Hotel in San Francisco. Mr. Kloc noted that the next National RAB Caucus meeting will be held in May. He apologized that RAB members did not receive notice of the recent meeting; it was an inadvertent oversight.

Ms. Lee announced that she also attended a DTSC meeting held by Arc Ecology. She stated that Arc Ecology will assist with a workshop regarding the legal ramifications of the RAB. The workshop

will either be a half-day session held on a weekend, or for a couple of hours on a week night. She stated that it will not be incorporated into a RAB meeting due to lack of time.

As an action item, Ms. Lee announced that Mr. Kloc will provide a brief overview on the health risk assessment which he provided at the RAB Caucus meeting. The summary overview will serve as a background to the pending review of remedial investigation (RI) on Operable Unit (OU) 2 and OU-3, which are two of the three newly-formed focus groups.

A three-volume report on OU-3 (Site 1) has just been released. Ms. McFadden stated that the 45-day comment period is from 29 January until 25 March. Ms. Lee stated that Mr. Kloc has volunteered to sit on that team, but not as team leader. OU-3 reports were distributed to Mr. Kloc and Mary Sutter for review.

Ms. Lee stated that currently, there are no volunteers for OU-2, which includes Site 14 and Estuary Park. She remarked that it was important to begin OU-2 team meetings now to become familiar with the RI prior to the issuance of the document. In addition, it may take a couple of weeks to receive TAPP funds. Ardella Dailey and Kurt Peterson volunteered for OU-2, with Ms. Dailey being the team leader. Mr. Kloc suggested that Mary Masters, TOSCA, might be able to participate in one of the new focus groups.

The third newly-formed focus group is Administration. This group will address RAB organization issues, including recruitment and orientation of new members, and setting agenda topics. Lynn Stirewalt had been handling the new member recruitment; Ms. Lee conceded that this was a very big task and encouraged other RAB members to help out or take over for Ms. Stirewalt. Dana Kokubun, Ms. Stirewalt's proxy, announced that Ms. Stirewalt is interested in continuing in her current capacity.

Ms. Lee announced that Steve Krival has requested a four-month leave of absence. He agreed to review the OU-3 report. She added Mr. Krival to the OU-2 and OU-3 project teams.

Mr. Spafford inquired if any RAB members had volunteered to be Ms. Lee's understudy. Mr. Torrey expressed his interest.

### **III. FFSRA Update**

Ms. Lee explained that the long-awaited Federal Facility Site Remediation Agreement (FFSRA) is the partnership between the Navy and the DTSC that provides timetables and outlines relevant issues, such as the dispute resolution process. In October 1997, RAB members were informed that the FFSRA for North Island was in process. This initial FFSRA was intended to be used as a model

for the remaining bases in California. Letters announcing completion of the North Island FFSRA were included in the mid-month mailing.

Ms. Lee stated that according to Stan Fellippe, DTSC, the RAB will be provided with copies of the FFSRA. Ms. Cassa stated that to her knowledge, their office does not have a signed copy of the FFSRA and she will look into making it available to the RAB.

Ms. Cassa displayed slides during her update of the FFSRA.

#### **Jurisdiction**

- DTSC and Navy enter into agreement pursuant to:
  - Resource Conservation and Recovery Act (RCRA) sections 3006, 6001 (42 USC sections 6926 and 6961) and Chapters 6.5 and 6.8 of Division 20 of the California Health and Safety Code
  - CERCLA sections 120 (a)(4), 120(f), 121 (42 USC sections 4321 *et seq.* Defense Environmental Restoration Program, 10 USC sections 2701 *et seq.*, Executive Order 12580)

#### **Purpose**

- Satisfy the Navy's corrective action obligations required by its RCRA permit
- Avoid the expense of litigation
- Ensure that environmental impacts associated with past and present activities are thoroughly investigated; appropriate corrective, removal and/or remedial actions are taken as necessary to protect public health, welfare, and environment
- Provide for operation and maintenance of any remedial action selected and implemented pursuant to the Agreement
- Coordinate the Navy's satisfaction of its corrective action obligations under RCRA and California health and safety code section 25200.10 with its responsibilities under CERCLA section 120(I), Executive Order 12580, the Defense Environmental Restoration Program, and the NCP

#### **Process**

- Formal process
  - adhere to the Agreement
- Responsibilities and authority of project managers
- Document review and approval
  - DTSC shall approve or disapprove a draft final document within 30 days after receipt; a final document is not necessary if the DTSC determines that the draft final document has accomplished all objectives
- Emergencies and Removal Actions
- List of guidance documents

- "If there are differing standards, requirements or protocols, the more stringent standards shall apply"

#### **Site Management Plan (SMP)- Section 12 and Attachment C**

- Actions necessary to mitigate any immediate threat to human health or the environment
- Map(s) and list of all sites covered or identified pursuant to FFSRA
- Activities and schedules for corrective actions
- Amended on a yearly basis; updates are to be inserted in the BRAC Cleanup Plan (BCP)
- Near-term milestones - current fiscal year, budget year (FY+1), planning year (FY+2)
- Out-year milestones - until completion of cleanup or phase of cleanup (FY+3 and beyond)
- Project end dates for completion of major portions of cleanup or entire cleanup

#### **SMP Priorities**

- Relative risk
- Potential or future use
- Ecological impacts
- Intrinsic and future value of affected resources
- Cost effectiveness of proposed activities
- Regulatory requirements
- Environmental justice considerations
- Actual and anticipated funding levels

#### **Budget Development**

- Funding Sources (Department of the Navy (DoN) budgetary process)
- Fiscal Controls (Future Year Defense Plan)
- Funding Levels (developed jointly by BRAC Cleanup Team (BCT))
- Amend (update) SMP by June 15 each year

#### **Other Issues**

- Dispute resolution
- Enforceable schedules
- 90-day notice to DTSC prior to sale or transfer of property
- California Environmental Quality Act
- Public participation
- State support services and state oversight costs

Walter McMath requested an example of a typical dispute resolution. Ms. Cassa mentioned the previous dispute over which human health risk assessment to use, wherein the state preferred the state's methodology and the Navy preferred that of the U.S. Environmental Protection Agency (EPA). The result was the use of both methods, referred to as "dual track."

She explained that the disputes governed by the FFSRA are those between the two signatories, the Navy and the DTSC. Unresolved disputes would be referred up the management chain of both entities. Lynn Suer, EPA, asked who makes the final decision. Ms. Cassa replied that she will look into the matter.

Mr. deHaan inquired if the dual track method is still in place, as he was under the impression that one method will be used. Ms. Cassa confirmed that only one method will be used, but she stated that this topic will be covered later on in the meeting.

Ms. Cassa stated that the first FFSRA negotiation meeting will be held on 3 February. The North Island document will serve as a boilerplate document that will be revised accordingly. The SMP is scheduled to be completed by the end of March. Ms. Lee announced that the RAB is very pleased with and supports this development. She thanked Ms. Cassa for the presentation.

#### **IV. Project Teams, Round the Table**

Ms. Lee called for reports from project team leaders.

##### **Radiological**

Tony Dover distributed e-mail from George Kikugawa, EFA West, which delineates the following:

- Sites 1 and 2 Landfill - Backpack surveys are continuing. Some small areas of landfill Site 1 will need to be resurveyed to cover missed areas.
- Building 5 (where the radium dial painting occurred in the late 50s and early 60s) - Additional surfaces are being decontaminated. Floor coverings need to be removed before the final survey. All exposed piping has been removed and replaced. Pipe trenches have been backfilled and will be concreted over after survey data has been reviewed.
- Building 400 (IR Site 10, across from Building 5) - All surfaces have been decontaminated and exposed piping removed and replaced. Work that needs to be done is to investigate and remove the industrial waste line extending under the building and the underground radium filter line that was connected to the removed industrial waste line.
- Storm Drain system - Contamination of soil at the bottom of the pipe trench from manhole 6F (at the 90 degree turn South toward the Seaplane Lagoon) to 5F is being investigated. Modified shoring may be required to remove this contamination.
- Because of construction problems, new contamination, additional surveys and other issues, the cost of the removal action will exceed the available funding. The regulatory agencies and Navy met on 26 January to discuss the future course of the removal action based on the new conditions and available funding.
- The basic direction is to clean up what can be easily decontaminated; defer some actions based on highly complex issues; investigate areas of unknown contamination, i.e., the

abandoned line in Building 5; consider cleaning underground storm lines instead of removal; and identify a stopping point until continuation of the removal action is more definitive and can be funded. Information regarding continuing actions will be provided for RAB input in the future.

#### **UST/Fuel Line Removal**

According to Mr. Palsak, the original contract on the inactive fuel lines is approximately 99 percent complete, with projected completion by the end of February. A pipe of approximately 200 feet is being removed. The contract is being negotiated. There are three small buildings to be demolished. Regarding the recently discovered manhole, Mr. Palsak noted that prior to putting in a paved area or building, the Navy's standard practice is to run the storm drains and place the manholes. This manhole could be from one of the buildings that was never built because the funding ran out after the storm drain system was built.

#### **EBS/Tiered Screening**

There was no update on the EBS/Tiered Screening topic.

#### **OU-1 RI**

Mr. Kloc stated that recommendations will be issued on the second draft and the draft final OU-1 RI. They will present an official letter to the RAB.

#### **New and Emerging Issues/Community Concerns**

No report on this topic.

#### **Site 25/Estuary Park/Community Outreach**

Mr. Kloc stated that a meeting was held in Mr. Peterson's home. Some West End residents attended. There was a cleanup update with a focus on the sites that are closest to the West End community. There was also a discussion regarding groundwater, as many base residents have shallow groundwater wells. Ms. Kokubun reported on landfill analysis and possible alternative remedial strategies.

Mr. Peterson stated that attendees expressed concern for more extensive community outreach. He suggested that Group 6 use a newspaper column to better inform the public. Ms. Lee passed around a Mare Island RAB newsletter. Ms. Sutter asked if RAB members would be amenable to listing their names and telephone numbers in the newspapers. Ms. Lee asked members to call her with any objections.

Ms. Kokubun remarked that attendees expressed their difficulty with the acronyms and technical language used. She suggested that any informative literature for the general public should use plain language so as to facilitate public understanding and interest. Mr. Kloc replied that this concern will be addressed further.

On the same vein, Mr. Peterson stated that since signs were posted regarding hazards, the general public should be better informed in newsletters that use plain language. Mr. McMath asked an open question regarding what legal responsibilities to the public are involved regarding posting such signs. Mr. McMatch remarked that the many comments and concerns expressed thus far deal with interrelated issues; therefore, there should be more of an attempt to synthesize related issues and to disseminate information through the media. Ms. Lee acknowledged his concerns and added that as a community member, he can speak to the media as an individual.

Mr. Torrey stated that a RAB telephone number was previously made available to the public, but that it was discontinued when the telephone system was changed. He recalled that *Alameda Journal* reporter Laurie Yates used to report on RAB meetings in 1995, 1996 and part of 1997, when Lieutenant Commander Mike Peteuoff was Navy Co-Chair.

According to Mr. Peterson, a reporter for either the *Alameda Journal* or the *Times Star* attended RAB meetings prior to the cleanup process. Ironically, Mr. Peterson pointed out, the reporter ceased to attend when the cleanup began. Ms. Dailey explained that when the RAB meetings were moved to the first Tuesday of the month, it coincided with the City Council meetings and the reporter was covering the latter.

Ms. Cassa inquired if either newspaper would accept material from a community member, and Ms. Dailey confirmed that either entity would accept the information. Mr. Edde recalled that reporter Laura Counts attended some RAB meetings and is also on the RAB mailing list. Reporters who are listed receive the minutes from the RAB meetings.

According to Ms. McFadden, the Site 25 soil sampling data is now available in the public library; the recommendations will be incorporated in the RI. Mr. Kloc and Ms. Suer requested a copy of the document for review and would report back to the RAB.

#### **Ecology Focus**

No report on this topic.

#### **V. Virtual Tour of the BCP**

Ms. Cassa distributed copies of her slide presentation and a BRAC Cleanup Plan (BCP) information handout.

#### **BCP**

- Compile and consolidate existing restoration and compliance plans

- Document status and develop strategy for expedited environmental cleanup (redirect, accelerate, optimize)
  - living document (regular update/revision)
  - minimum of jargon
  - handy reference (maps, tables, references glossary)
  - planning/prioritizing
  - anticipate obstacles
  - avoid opposition
  
- Basic “recipe”
  
- Executive Summary
  - Vision
    - Protect human health and the environment
    - Focus on community reuse priorities
  - Goals
    - Favor early action and cleanup
    - Introduce innovative technologies early
    - Promote active public involvement
    - Emphasize cost-effectiveness while remaining protective of human health and the environment
    - Meet the needs of the present without compromising the needs of the future
  
- Chapter 1: Introduction
  - Purpose and Format
  - BCT
  - Environmental Response Objectives
  - Installation Description - hydrogeology, base history, hazardous waste generation, waste disposal and storage activities
  
- Chapter 2: Environmental Categorization of Base Property
  - Environmental Baseline Survey (EBS) Process
  - Figure 2.2: Parcels and Zones
  - Table 2-1: Zone Designations (EBS)
  
- Chapter 3: Status and Strategy of Property Conversion and Reuse
  - Reuse Planning Organizations
  - Community Reuse Plan
  - Relationship to Environmental Programs
  - Property Conversion
  - Figure 3-1: Integrating Cleanup and Reuse (flowchart)

- Chapter 4: Community Involvement
  - Restoration Advisory Board (RAB)
  - Community Reuse Plan
  - Strategies for Addressing Community Concerns
    - “The Navy is committed to maintaining community involvement that goes well beyond the basic requirements”
  
- Chapter 5: Environmental Restoration Program
  - Introduction and History
  - Installation Restoration Program
    - Status, Strategy, Site Summaries, Site Location Map
    - Attachment A: IR Site Summaries
  - Compliance Program
    - Status Strategy, Site Summaries, Site Location Map
  
- Chapter 6: Technical and Other Issues to be Resolved
  - Data: Usability, Management, Gaps
  - Investigation: Risk Assessment, Groundwater
  - Remedial Action Strategy
  - Program and Communication
  - Early Transfer Opportunities
  
- Appendices
  - Environmental Programs Master Schedules, main ingredient of the FFSRA schedule
  - Fiscal Year Funding Requirements
    - Costs TBD
  - Parcel Cross Reference Table
    - Parcel #, Acres, Zone #, IR Sites, OU #, Buildings, USTs
  - RAB Mission Statement and Charter
  - Finding of Suitability to Lease (FOSL) and Finding of Suitability to Transfer (FOST) Guidance
  - Glossary
  
- What Next?
  - Browse/Read
  - Use what you can; rearrange, add, subtract to suit your needs
  - Identify information that makes the BCP a useful document, as in additions/deletions/reorganization
  - Participate in update/revision process
  - Focus Group?

Mr. Torrey asked when the next version will be issued, and Ms. Cassa replied that updated inserts will be issued, rather than whole BCP versions.

Ms. Sutter asked to whom she should direct questions regarding the BCP. Mr. Edde replied that she can ask any of the BCT members: Ms. Cassa, Ms. Suer, Ms. Cook, and himself. Ms. Lee added that the RAB can also address them through a weekend presentation.

Mr. Peterson thanked Ms. Cassa for the presentation. In reference to Figure 2-2 on the BCP handout, "BRAC Cleanup Team Relationships to Other Disposal and Reuse Entities," he asked who the Project Team members are. Ms. Cassa replied they are BCT members whose organizations form an extended team, the Department of Defense (DoD) and RAB members, the Community Co-Chair, the regulators and the Base Transition Coordinator (BTC).

Ms. Cassa stated that the BTC does not have a very high profile with respect to the RAB and the BCT. Mr. Peterson asked who is the BTC. Mr. Edde replied that the former coordinator, Norma Bishop, was high profile and very active, noting that she was both a RAB and BRAG member. David Haase is the new BTC, however, the role has been lessened because he does not attend RAB meetings nor participate in RAB activities.

On the same diagram (Figure 2-2), Ms. Cassa clarified that the Community Reuse Committee is the BRAG, which is separated from the RAB so as to not have one group driving the other, and also so that the BCT can ensure that cleanup alternatives are addressed prior to addressing reuse. Ms. Lee noted that a common question of new members is the extent of interaction between environmental and reuse concerns. Malcolm Mooney added that there is communication between the BRAG and the RAB as he, Ms. Dailey and Mr. deHaan are members of both organizations.

As an action item, Ms. Lee suggested an every-other-month update on reuse, possibly by Ms. Johnson of ARRA. Mr. Mooney pointed out the advantage of having an ARRA representative in the RAB in that ARRA is actually involved in the leasing process, whereas the BRAG is an oversight group that ensures that the lease conforms with the established plans.

Mr. Peterson inquired about the process of transferring property. Mr. Mooney replied that either the U.S. Fish and Wildlife or the City will utilize the property. Eventually, the ARRA will disappear and the City will take over as the local reuse authority who will accept and transfer the property under a negotiated agreement.

Mr. Mooney gave the example that the FISC property is intended for the initial maximum new development. Currently, the existing facilities are being used. When the FISC property is transferred, it will be sold to the developers. The developers will then develop, sell and manage property similar to the way Marina Village has been developed. There will be various landlords, such as government agencies, the Navy and the City.

Mr. Peterson inquired about what happens to an IR site. Mr. Edde explained that a remediation alternative will be selected from the Feasibility Study (FS) and will be entered into a Record of Decision (ROD). The cleanup project will be constructed and demonstrated for about one year. If no further action is decided, then transfer can be completed. Ms. Tasini stated that she can provide an overview of the reuse plan.

## VI. BCT Activities

Ms. Suer gave a brief update of the previous month's BCT activities:

- Issues Resolution meetings are being held regarding individual Bay Area bases, during which the Navy and agency managers hear and try to resolve significant issues that cause delays. Prior to the meeting for NAS Alameda, facilitators from Tetra Tech EM Inc. met with BCT representatives and other agencies (such as the RWQCB) to identify the relevant issues. A conference call and a pre-meeting were held on 12 and 13 January that resulted in issue papers. There were about 25-30 participants from the Navy, various agencies, the City of Alameda, the City Attorney, as well as Ms. Tasini. All of the agencies and the Navy felt the need for a schedule to increase accountability. Further, the agencies were concerned regarding what transpires when the EBS identifies problems with a parcel. The issues identified are:

### *Marsh crust*

There will be a meeting on 3 February to further discuss the Marsh crust resolution, which will be considered in the Annex FS and ROD. Alameda is on a tight schedule and there is some concern that this will cause delay. According to Ms. Cook, the Alameda Point ROD will refer to the Alameda Annex ROD in terms of the language used.

### *Human health risk assessment (dual-tracking)*

The Navy agreed that they would do route-to-route extrapolation and proposed that the DTSC toxicity values be used.

### *Implementation, enforceability and cost-effectiveness of institutional controls*

The City and the agencies will discuss the different types of institutional controls with consideration of effectiveness and pertinent case law.

### *Management issues*

### *Parcels*

Upon discovery of significant contamination in parcels not previously included in the IR program (such as Site 25), additional samplings would be taken to determine if the parcel

should be formally included in the IR program, or should simply be incorporated in the IR program.

- RPM Meeting - The Navy developed a new RPM activities tracking sheet that is organized by site. There were updates on the radiological removal action, Seaplane Lagoon and UST removals. There was a presentation on surfactant-enhanced dense non-aqueous phase liquid (DNAPL) removal, a method that uses soap that causes DNAPL to solubilize. It is then pumped out and treated. The consultants are very optimistic that they could get a high removal rate. Ms. Suer was concerned that the results of the steam-enhanced and surfactant-enhanced technologies would overlap if used concurrently on the same plume. This would make it more difficult to gauge the effectiveness of each method.

Because of the steam-enhancement project, detailed information is now available about concentrations of trichloroethylene (TCE), Dichloroethylene (DCE) and solvents at Site 5 that are not part of the IR program. These concentrations were higher than those found in the IR program, which is beneficial in that the treatment is more effective at higher concentrations. The project will take 20 days and will be completed by midsummer, prior to the start of the steam-enhancement project.

Mr. Mooney inquired if the shallow quality of the groundwater impacts the efficiency of the steam-enhanced method. Ms. Suer suggested that the Berkeley Environmental Restoration Center (BERC) give a presentation on both the steam-enhanced and surfactant-enhanced methodologies.

Ms. Suer added that neither of the projects has yet begun, but that the surfactant project will be the first implemented. Ms. Cassa stated that the BERC is preparing to utilize this technology at McClellan AFB and that it has already been tried at various sites in Oklahoma as well as a site on the banks of Lake Michigan.

- Seaplane Lagoon (OU-4) - A meeting was held on 21 January to address the issue that the Navy's evaluation of the ecological risks of the lagoon and the West beach landfill did not take into account the effects on birds and fish. The Navy proposed to redesign the ecological risk assessment by redefining the assessment endpoints, or species to be included in the assessment. The BCT is currently reviewing a proposed assessment endpoints document and will respond to the Navy in about a week.

Ms. Suer stated that there are ten BERC documents currently available for review. The documents outline work at Seaplane Lagoon such as the acoustic imaging of the sediments and toxicity testing. These are treatability studies which will be used in decision-making during the FS phase. Ms. Suer suggested that interested members contact the Navy's project manager Ron Yee. Ms. McFadden stated that the documents will be available in the library.

- On 26 January, the Radiological Sampling meeting was held, which discussed the points delineated above by Mr. Dover of the Radiological focus group.
- Some BCT members attended a two-day RCRA training course.

## **VII. Community and RAB Comment Period**

Ms. Lee called for any comments or suggestions from the RAB.

Having reviewed the recent sampling data from Parcel 182, Patrick Lynch commented that the BCT used poor discretion in leaving the park unfenced for the last ten months. Further, he stated that the fence was also installed on the wrong location, as the contamination is clearly not limited to that parcel. He hoped that by next month, there will be some plans for sampling in the closed-off housing area. Mr. Lynch stated that the decisions made in the EBS seem to be contradicted; therefore, he questioned if the EBS could actually be used for safe property transfer.

Ms. Cassa announced that the Navy is preparing to close a hazardous waste storage area called Annex Area 37. It is an open-sided, corrugated shed that is 40 feet by 40 feet, North of Building 168. It is not in any IR site. There will be a public notice and a 30-day comment period for the negative declaration and the draft closure. Under RCRA, the closure plan is synonymous to the site investigation plan.

Ms. Kokubun encouraged members to read an article in the previous Sunday's issue of the San Francisco Chronicle regarding remediation alternatives for IR Site 2, which is of great concern to the Friends of the Alameda Wildlife Refuge.

She also encouraged members to be cognizant of the community members when using acronyms that could hinder public understanding of the topics at issue.

Ms. Lee concluded the meeting at 9:30 p.m.

***The next Restoration Advisory Board Meeting will be held at 7:00 p.m. on Tuesday, 02 March in Building 1, 1st floor, Suite #140, Community Conference Room, Alameda Point.***

ATTACHMENT A

NAVAL AIR STATION ALAMEDA  
RESTORATION ADVISORY BOARD MEETING AGENDA

February 02, 1999

# RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

## AGENDA

FEBRUARY 2, 1999 7:00 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>
7:00 - 7:05	Approval of Minutes	Jo Lynne Lee
7:05 - 7:15	Co-Chair Announcements	Co-Chairs
7:15 - 7:30	FFSRA Update	Jo Lynne Lee Mary Rose Cassa
7:30 - 8:10	Project Teams, Round the Table	Team Leaders
8:10 - 8:40	Virtual Tour of the BCP (Bring your BCPs)	Marry Rose Cassa
8:40 - 8:50	BCT Activities	Lynn Suer
8:50 - 9:00	Community & RAB Comment Period	Community & RAB

**ATTACHMENT B**

**SIGN-IN SHEETS**

**ALAMEDA POINT  
RESTORATION ADVISORY BOARD  
Monthly Attendance Roster for 1999**

Date: 2-2-99

*Please initial by your name*

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>COMMUNITY MEMBERS</b>												
Robert E. Berges	P	REB										
Horst Breuer	A											
Saul Bloom/Ken Kloc	P	SK										
Ardella Dailey	P	AD										
Douglas deHaan	P	DD										
Tony Dover	P	TD										
Karin King	A											
Stephen Krival	A											
James D. Leach	P	ABSENT CALLED BY TKP										

\* denotes excused absence

Revised 01/19/99

Name	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Jo-Lynne Lee	P	<i>Jo-Lynne</i>										
Malcolm Mooney	P	<i>Malcolm</i>										
Walter D. McMath	P	<i>WDM</i>										
Bert Morgan	P											
Ken O' Donoghue	P											
Tom Palsak	P	<i>TMP</i>										
Kurt Peterson	P	<i>K.P.</i>										
Michael Polenz	P	<i>MP</i>										
John Spafford	A	<i>JS</i>										
Lyn Stirewalt	A	<i>LS</i>										
Mary Sutter	P	<i>MS</i>										
Michael Torrey	P	<i>14701-5 M.S.T.</i>										
Dr. Patrick Walters	A	<i>PW</i>										
Robert L. Whited	P											
Daniel P. Zerga	P	<i>DZ</i>										

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>REGULATORY &amp; OTHER AGENCIES</b>												
Ravi Arulanantham												
Claire Best												
Mary Rose Cassa	MRC											
Anna-Marie Cook		AMC										
David Cooper												
Jim Haas												
Elizabeth G. Johnson	Dina Tashi	DT ES										
Michael Martin												
Steve Schwarzback												
Lynn Suer		LS										
Laurie Sullivan												
Sandre R. Swanson												
Joyce Whiten												
Dave Wilson												

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>U.S. NAVY</b>												
Steve Edde	<del>SE</del>	<del>SE</del>										
Lisa Fasano												
George Kikugawa												
Patricia McFadden	PMCF	<sup>harc</sup> PMCF										
CDR Scott Smith												
Dennis Wong												
Warren Yip												
<b>TETRA TECH</b>												
Marie Rainwater												
<b>GPI</b>												
Maria Villafuerte	MV	MV										
Barry Robbins	BR	BR										

**ATTACHMENT C**

**NAVAL AIR STATION ALAMEDA  
RESTORATION ADVISORY BOARD  
MEETING HANDOUT MATERIALS**

Alameda Point Monthly Summary of Activity 02/02/99  
Update via email from George Kikugawa, EFA West, regarding radiological  
removal action, 02/02/99  
Federal Facility Site Remediation Agreement (FFSRA) summary  
BRAC Cleanup Plan (BCP) summary  
BCP Process



Dover, Tony

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om: gkikugawa@efawest.navfac.navy.mil  
ent: Tuesday, February 02, 1999 12:49 PM  
To: tdoover@fugro.com  
Cc: cook.anna-marie@epamail.epa.gov; deinnocentiisv@raso.navy.mil; mcassa@dtsc.ca.gov;  
pamcfadden@efawest.navfac.navy.mil; sledde@efawest.navfac.navy.mil  
Subject: RADIOLOGICAL REMOVAL ACTION UPDATE

Tony,  
Here is the Radiological Removal Action Update

Sites 1 and 2 Landfill. Backpack surveys are continuing. Some small areas of landfill Site 1 will need to be resurveyed to cover missed areas.

Bldg. 5. Additional surfaces are being decontaminated. Floor coverings need to be removed before the final survey. All exposed piping has been removed and replaced. Pipe trenches have been backfilled and will be concreted over after survey data has been reviewed.

Bldg. 400. All surfaces have been decontaminated and exposed piping removed and replaced. Work that needs to be done is to investigate and remove the industrial waste line extending under the building and the underground radium filter line that was connected to the removed industrial waste line.

Storm Drain system. Contamination of soil at the bottom of the pipe trench at manhole 6F (at the 90 degree turn South toward the Seaplane Lagoon) to is being investigated. Modified shoring may be required to remove this contamination.

Because of construction problems, new contamination, additional surveys and other issues, the cost of the removal action will exceed the available funding. The regulatory agencies and Navy met on 26 January to discuss the future course of the removal action based on the new conditions and available funding.

The basic direction is to clean up what can be easily decontaminated. Defer some actions based on highly complex issues (Site 1). Investigate areas of unknown contamination, i.e. the abandoned line in building 5. Consider cleaning underground storm lines instead of removal. Identify a stopping point until continuation of the removal action is more definitive and can be funded. Information regarding continuing actions will be provided for RAB input in the future.

# Federal Facility Site Remediation Agreement

Alameda Naval Air Station  
Restoration Advisory Board  
February 2, 1999

## FFSRA - Jurisdiction

- DTSC and Navy enter into agreement pursuant to:
  - RCRA sections 3006, 6001 (42 USC sections 6926 and 6961) and Chapters 6.5 and 6.8 of Division 20 of the California Health and Safety Code
  - CERCLA sections 120(a)(4), 120(f), 121 (42 USC sections 4321 *et seq.*, Defense Environmental Restoration Program, 10 USC sections 2701 *et seq.*, Executive Order 12580)

## FFSRA - Purpose

- Satisfy the Navy's corrective action obligations required by its RCRA permit
- Avoid the expense of litigation
- Ensure that environmental impacts associated with past and present activities are thoroughly investigated; appropriate corrective, removal and/or remedial actions are taken as necessary to protect public health, welfare, and environment

## FFSRA - Purpose, continued

- Provide for operation and maintenance of any remedial action selected and implemented pursuant to the Agreement
- Coordinate the Navy's satisfaction of its corrective action obligations under RCRA and California health and safety code section 25200.10 with its responsibilities under CERCLA section 120(I), Executive Order 12580, the Defense Environmental Restoration Program, and the NCP

## FFSRA - Process

- Formal process
  - adhere to the Agreement
- Responsibilities and authority of project managers
- Document review and approval
  - DTSC shall approve or disapprove a draft final document within 30 days after receipt
- Emergencies and Removal Actions
- List of guidance documents
  - “If there are differing standards, requirements or protocols, the more stringent standards shall apply”

## FFSRA - Site Management Plan

### Section 12 and Attachment C

- Actions necessary to mitigate any immediate threat to human health or the environment
- Map(s) and list of all sites covered or identified pursuant to FFSRA
- Activities and schedules for corrective actions
- Amended on a yearly basis

## FFSRA - SMP, continued

- Near-term milestones - current fiscal year, budget year (FY+1), planning year (FY+2)
- Out-year milestones - until completion of cleanup or phase of cleanup (FY+3 and beyond)
- Project end dates for completion of major portions of cleanup or entire cleanup

## FFSRA - SMP Priorities

- Relative risk
- Potential or future use
- Ecological impacts
- Intrinsic and future value of affected resources
- Cost effectiveness of proposed activities
- Regulatory requirements
- Environmental justice considerations
- Actual and anticipated funding levels

## FFSRA - Budget Development

- Funding Sources (DoN budgetary process)
- Fiscal Controls (Future Year Defense Plan)
- Funding Levels (developed jointly by BCT)
- Amend (update) SMP by June 15 each year

## FFSRA - Other Issues

- Dispute resolution
- Enforceable schedules
- 90-day notice to DTSC prior to sale or transfer of property
- California Environmental Quality Act
- Public participation
- State support services and state oversight costs

# BRAC Cleanup Plan

Naval Air Station Alameda

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Alameda Point

# BRAC Cleanup Plan

- Compile and consolidate existing restoration and compliance plans
- Document status and develop strategy for expedited environmental cleanup (redirect, accelerate, optimize)
  - » living document (regular update / revision)
  - » minimum of jargon
  - » handy reference (maps, tables, references glossary)
  - » planning / prioritizing
  - » anticipate obstacles
  - » avoid opposition
- Basic "recipe"

## BRAC Cleanup Plan

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### □ Executive Summary

- » Vision
  - » Protect human health and the environment
  - » Focus on community reuse priorities
- » Goals
  - » Favor early action and cleanup
  - » Introduce innovative technologies early
  - » Promote active public involvement
  - » Emphasize cost-effectiveness while remaining protective of human health and the environment
  - » Meet the needs of the present without compromising the needs of the future

## BRAC Cleanup Plan

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### □ Chapter 1: Introduction

- » Purpose and Format
- » BRAC Cleanup Team
- » Environmental Response Objectives
- » Installation Description
  - hydrogeology, base history, hazardous waste generation, waste disposal and storage activities

## BRAC Cleanup Plan

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- Chapter 2: Environmental Categorization of Base Property
  - » Environmental Baseline Survey Process
  - » Figure 2-2: Parcels and Zones
  - » Table 2-1: Zone Designations (EBS)

## BRAC Cleanup Plan

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- Chapter 3: Status and Strategy of Property Conversion and Reuse
  - » Reuse Planning Organizations
  - » Community Reuse Plan
  - » Relationship to Environmental Programs
  - » Property Conversion
  - » Figure 3-1: Integrating Cleanup & Reuse (flowchart)

## BRAC Cleanup Plan

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### □ Chapter 4: Community Involvement

- » Restoration Advisory Board
- » Community Reuse Plan
- » Strategies for Addressing Community Concerns

"The Navy is committed to maintaining community involvement that goes well beyond the basic requirements"

## BRAC Cleanup Plan

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### □ Chapter 5: Environmental Restoration Program

- » Introduction and History
- » Installation Restoration Program
  - Status, Strategy, Site Summaries, Site Location Map
  - *Attachment A: IR Site Summaries*
- » Compliance Program
  - Status Strategy, Site Summaries, Site Location Map

## BRAC Cleanup Plan

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- Chapter 6: Technical and Other Issues to be Resolved
  - » Data: Usability, Management, Gaps
  - » Investigation: Risk Assessment, Groundwater
  - » Remedial Action Strategy
  - » Program and Communication
  - » Early Transfer Opportunities

## BRAC Cleanup Plan

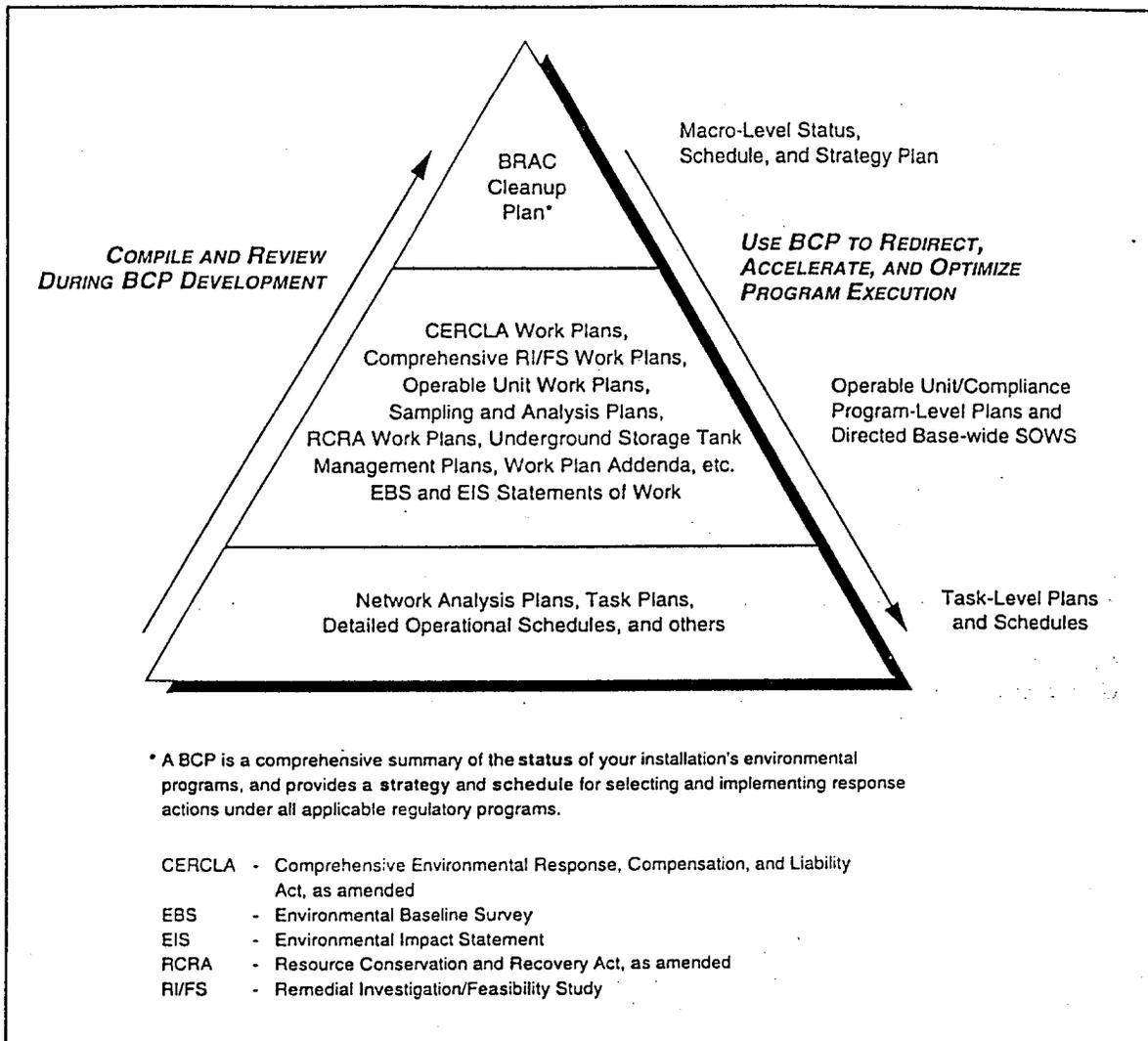
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- Appendices
  - » Environmental Programs Master Schedules
  - » Fiscal Year Funding Requirements
    - Costs TBD
  - » Parcel Cross Reference Table
    - Parcel #, Acres, Zone #, IR Sites, OU #, Buildings, USTs
  - » RAB Mission Statement and Charter
  - » FOSL and FOST Guidance
  - » Glossary

## BRAC Cleanup Plan

### □ What Next?

- » Browse / Read
- » Use what you can; rearrange, add, subtract to suit your needs
- » Identify information that makes the BCP a useful document - additions / deletions / reorganization
- » Participate in update / revision process
- » Focus Group?



*Figure 1-1  
Relationship of a BCP to Other Environmental Plans*

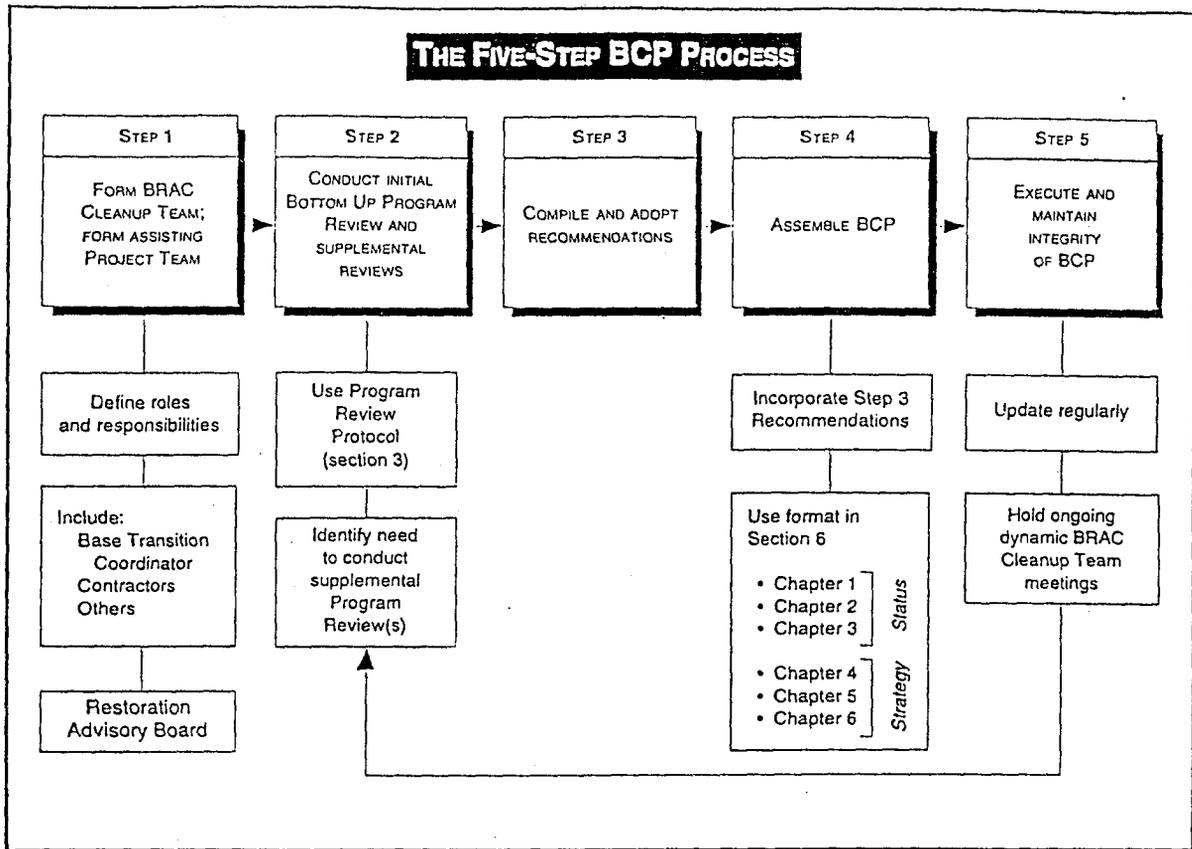


Figure 1-2  
Overview of the Five-Step BCP Process

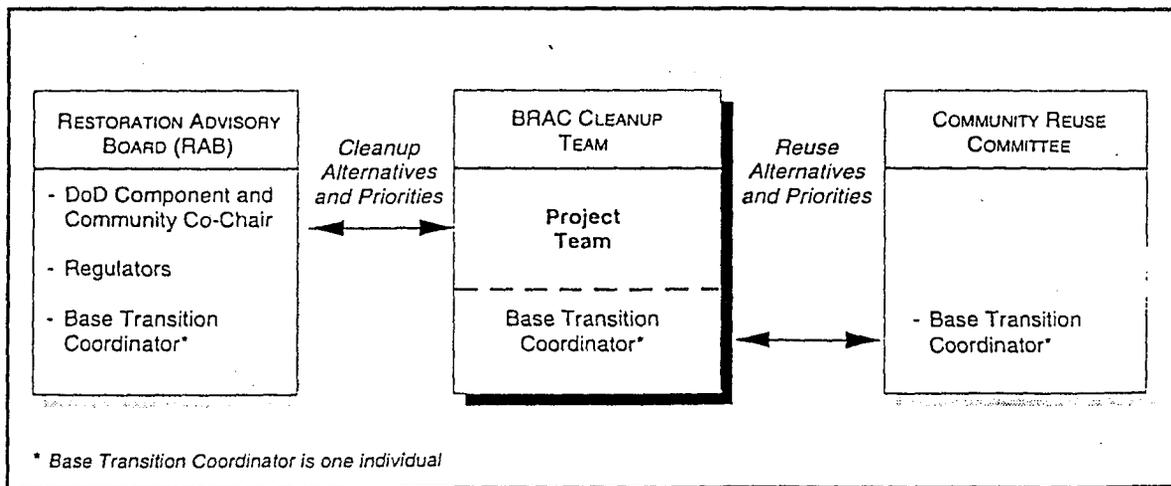


Figure 2-2  
BRAC Cleanup Team Relationships to Other Disposal and Reuse Entities