

**FINAL
NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD
MEETING SUMMARY**

<http://www.efdsww.navfac.navy.mil/environmental/AlamedaPoint.htm>

Building 1, Suite 140, Community Conference Room

Alameda Point

Alameda, California

July 1, 2003

ATTENDEES

See attached list.

MEETING SUMMARY

I. Approval of Minutes

Bert Morgan, Community co-chair, called the meeting to order at 6:30 p.m.

Mr. Morgan asked for comments on the June 3, 2003, Restoration Advisory Board (RAB) meeting minutes. The minutes were approved, with the following corrections:

Dale Smith, made the following comment:

- On Page 5 of 10, third paragraph, "... non-native invasive." Should be revised to "...non-native invasives."

George Humphreys, Co-chair, made the following comment:

- On Page 7 of 10, first paragraph, add the following statement: "Mr. Humphreys asked about sand lenses in bay mud and if the integrity of the mud would be maintained."

II. Co-chair Announcements

Mr. Morgan made the following announcements.

The following documents are available for review in the Repository:

- Final Remedial Investigation (RI) Sites 14 & 15, Volumes I and II
- Draft Site Specific Environmental Baseline Survey (SSEBS) Parcel EDC-18A
- Final Sampling and Analysis Plan, Pilot Test for Terrain Conductivity Mapping for Site 13

Mr. McClelland made the following announcements.

Transitions Relating to Staff

- Heather Imgrund will be returning to graduate school in August 2003. Lona Pearson will be replacing Ms. Imgrund, and taking meeting minutes during the RAB meetings.
- Steve Edde is retiring at the end of July 2003, after 34 years of service with the Navy and Alameda Point. Mr. Edde he has been involved with the RAB and Alameda Point cleanup since February 1996.

Early Transfer

Mr. McClelland stated that Navy headquarters officially has terminated negotiations regarding early transfer of property to the City of Alameda. Meaningful negotiations are not possible, because there is too much of a difference between the Navy's cost estimate for cleanup of the property and the proposal from the City and the developer. The Navy will continue with cleanup and will continue to prioritize the work to accommodate the City's reuse schedule. As part of the Navy's lease and furtherance of conveyance with the City, sites will be transferred to the City after they are clean. Further discussions will be conducted between the Navy and the Early Transfer Hub (ETH), a group from the Navy South Division in Charleston, South Carolina. However, no formal talks are scheduled.

Mr. Morgan asked how this will affect Parcel 18A. Mr. McClelland explained, that the Navy has a lease and furtherance of conveyance, which means the Navy cleans the sites to the satisfaction of the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substance Control (DTSC), and Regional Water Quality Control Board (RWQCB) and the property transfers to the city.

Ms. Smith asked about the nexus of the controversy between the Navy and the City. Mr. McClelland stated that the Navy's published cost to complete the cleanup of the property is approximately half of a billion dollars lower than the City's estimate of the funding they would need to complete the cleanup of the property. The Navy wanted the early transfer to save money and to transfer the property to the future landowner more quickly. The published cost to complete the cleanup at Alameda Point is \$181 million, which includes Fed-to-Fed property, Coast Guard Housing (CGH) areas not included in the early transfer proposal, and Site 2, which is the Navy's most expensive site. The City proposed that the Navy pay the City \$568 million to complete the cleanup of Alameda Point, with the exception of Fed-to-Fed properties and the CGH. Navy headquarters believes that there was too much of a difference between the City's proposal and the Navy's published cost to complete. Ms. Smith asked if the Navy felt they could cleanup Alameda Point for \$181 million. Mr. McClelland explained that the Navy currently estimates that \$181 million is required for cleanup of the entire base, but understands that this estimate may change.

Previous RAB Member

Mr. Edde stated that a previous RAB member, Michael Polance, contacted him through the Sweeneys. He had found their name on the Internet through the RAB meeting minutes.

Mr. Polance is applying to the State of Washington to become a licensed geologist.

Meeting Schedules

Mr. McClelland suggested moving the September RAB Meeting from the first Tuesday of the month, September 2, 2003, to the second Tuesday of the month, September 9, 2003, due to the Labor Day holiday; there were no objections.

Mr. McClelland stated that the June 2003 RAB meeting included a discussion about holding the next meeting in the Alameda Point Collaborative (APC) conference room. However, it was decided that this change should begin in August, because there was not enough time to make this change before the July meeting. Mr. Morgan stated that he was uncertain about whether the RAB was committed to meet at the APC after the August meeting, or whether the RAB was testing the APC location for one meeting. Mr. Edde stated the meeting room is larger than the current meeting room and can accommodate more people. It was also suggested that more residents would attend if public announcements were made. The RAB agreed to conduct the August meeting in the APC conference room. A note will be included with the mid-monthly mailing on the meeting location change. Kevin Reilly asked if the meeting announcements have been listed in the Alameda Journal or the Sun. Mr. Edde stated that Kurt Petersen typically posts the announcement in the paper. Jean Sweeney indicated that she has not seen it recently in either paper. Mr. McClelland stated that he would arrive early for the August meeting and place notes on the doors indicating the location change.

III. West Housing Soil Removal Update

Mr. Edde provided a quick overview of the two public meetings conducted prior to the start of the soil removal action in the West Housing Area (WHA). The first meeting was held on Thursday night, May 8, 2003, in the RAB meeting room. In attendance were 12 adult residents, 3 children, Glenna Clark, Mark Ripperda (EPA), Mr. Edde, Tracy Craig (Tetra Tech EM Inc. [TtEMI]), Linda Hunter (a toxicologist from Bechtel), and a contractor from Foster Wheeler. Because the meeting was held on short notice, a second meeting was scheduled for a later date. The main environmental concerns that emerged during the first meeting involved the uptake of chemicals from fruit trees, plants, and vegetables. The Navy provided answers for most, but not all, of the questions that were asked at the meeting. The Navy agreed to research the unanswered questions, and report the results at the second meeting. Between meetings, Ms. Clark and Mr. Edde talked individually to some residents that had specific concerns about their backyards. At the first meeting, a map was presented that indicated the preliminary areas where soil removal is planned. The Navy did not have a specific schedule at the first meeting, but provided a general overall completion date. The Navy promised to provide a specific area-by-area schedule at the second meeting. The second meeting was held on May 27, 2003, in the APC conference room. There were about 40 people in attendance, including 19 residents, the APC, and the contractor. There were many different questions, and the Navy was able to answer most of them. Ms. Hunter, the toxicologist, presented the results of a study that was conducted in Denmark, and involved the uptake of polycyclic aromatic hydrocarbons (PAH) in plants, vegetables, and fruits. Her presentation appeared to alleviate many of the participants' concerns. At the second meeting, the Navy presented a more refined map of the areas that require the soil removal action. Mr. Edde indicated that the soil removal action areas were highlighted in purple on the refined map.

The Navy provided the soil removal contractor Foster Wheeler, a sequence for the soil removal action to be completed in the six different purple areas located in WHA. The soil removal action is ahead of schedule; the last area should be completed by the end of July 2003.

Rick Weissenborn provided a presentation entitled "West Housing Area Soil Removal Update" to address the concerns and questions that had been raised by the residents. The residents had four basic concerns:

1. Excavation grid size: the residents were told that a 58- by 58-foot grid of soil would be excavated each day; however a smaller area was excavated on the first day.
2. Exclusion zone fence: the residents thought there would be privacy-type screening on the chain link exclusion zone fence around each excavation area.
3. Exposed windows: the Navy indicated that plastic sheeting would be taped over the windows while soil was excavated near the structures. Some windows were not covered during excavation.
4. Air monitoring: air-monitoring instruments were not in place at the start of the project.

Mr. Weissenborn provided the following responses to the residents concerns: (1) Excavation activities began late on the first day; therefore, a 58- by 58-foot grid could not be completed. All subsequent excavations conformed to 58- by 58-foot grids, with the exception of areas such as sidewalks, streets, and pavement. Mr. McClelland stated each grid was excavated and backfilled the same day, even on the first day. (2) An exclusion fence is used to isolate work areas and typically is not privacy screened. Basically, a fence was constructed to demarcate safe areas from unsafe areas. It is a common construction practice and is also a hazardous waste site requirement to delineate an exclusion zone. Mr. Weissenborn stated that the screening is now in use. Any area where excavation will take place has a screened exclusion zone fence. (3) Exposed windows will be covered. Mr. Weissenborn stated the previous statement regarding the criteria for providing window covering was incomplete, and that the statement should have been more specific. It was stated that windows would be covered when excavations occur against a building. When residents observed the excavation, they believed their windows should be covered, which was not the intent of the statement. Mr. Weissenborn explained whenever any work is done within 10 feet of a structure, whether the digging is towards the structure or away from the structure, all ground floor windows of that structure will be covered. (4)

Mr. Weissenborn stated that the work began without the air monitoring station in place; however, he also noted that handheld monitors (particulate meters) were in use at that time, and that they continue to be used every day. The air monitoring station is now in place; samples from the monitoring stations are sent to an off-site lab, which provides results in one or two weeks. One air monitoring station is portable and is placed downwind of the current work area. There is also a background station in place that is located downwind of the entire work area; it began monitoring air one week before construction started to establish a baseline, and it will collect air samples and provide chemical data on dust samples and air quality samples throughout the removal process. Ms. Sweeney asked if dust was a real problem. Mr. Weissenborn stated there have been some dust issues. He stated the contractor was instructed to stop work if there was visible dust. Most of the dust issues have occurred when the contractor was using a standard street sweeper to clean around soil stockpiles. Mr. Humphreys inquired about the use of water sprays. Mr. Weissenborn stated the contractor is now using more water sprays to control dust, and is slowing down operations that tend to generate dust. Water is sprayed on the excavated soil to minimize the dust before the soil is loaded onto a truck. Mr. McClelland stated that he had observed that the contractor used more water than previously to wet down the soil on the day after the June 2003 RAB meeting. The contractor also has begun using an improved street sweeper to control dust.

Mr. Weissenborn explained the excavated topsoil has been replaced with sand, which drains well. The sod also has been replaced, and is starting to blend in with the landscape. The APC and the residents are doing a good job of watering and maintaining the new sod.

Mr. Weissenborn discussed the next step in the PAH removal action. He indicated that the Navy will collect step-out samples within the green areas of the map that was shown earlier by Mr. Edde. If any new hot spots are detected, the contractor is ready to remove them. Mr. Weissenborn stated that it is better to be thorough with the removal than come back at a later date and find a problem. If the Navy does not find additional PAH contamination, then, at least they will have provided a lot of samples on a small grid for the RI report. Ms. Sweeney asked if one sample is collected per grid. Mr. Weissenborn stated that four samples are collected per 58-by-58-square foot grid and homogenized over depth. This is identical to methods that were used for the basewide PAH sampling. The reason the Navy is excavating to 2 feet instead of 4 feet is to protect human health. The Navy has placed orange construction fence at the limits (sides and bottoms) of all excavated areas to serve as visible markers. The intent is to prevent people from digging below any orange fences in their yards. Jeffery Thomas asked about the time that will be required to complete the new soil sampling. Mr. Weissenborn stated the new soil sampling will require 3 or 4 weeks, and is scheduled to start on July 7, 2003. Mr. Thomas asked if the Navy would notify the residents about the new sampling. Mr. Weissenborn stated he is trying to provide such notification.

Mr. Reilly asked about the purpose and effect of collecting the air samples. Mr. Weissenborn explained such sampling provides counts of airborne dust particles in the air over various time periods. The health and safety plan requires the stoppage of work whenever the particulate count reaches a predetermined level. Mr. Reilly stated he was referring to the air samples that are sent to the lab. Mr. Weissenborn stated the samples provide data on the distribution and chemical composition of the soil particles that are in the air. Mr. Reilly asked about the purpose of this information. Mr. Weissenborn stated that this information becomes part of a record that is presented in a closeout report for the site; it allows for a comparison of air quality before, during, and after construction. The information also supplies documented evidence that no impacts have occurred to air quality. Mr. Reilly asked about the meaning of the green squares on the map. Mr. Weissenborn stated the green squares indicate areas where PAH concentrations are between 620 and 1,000 micrograms per kilogram ($\mu\text{g}/\text{kg}$). EPA, DTSC, and the Navy have agreed upon 620 $\mu\text{g}/\text{kg}$ as the screening level for PAHs in soils at Alameda Point.

Neil Coe asked how the 58-foot grid was established, and if it is an arbitrary number. Mr. Weissenborn stated it was not arbitrary, that it was selected because 58.1- by-58.1- by 2-foot yields 250 cubic yards of soil.

Ms. Sweeney asked Mr. Weissenborn to provide an example on the map of where the Navy intends to conduct more sampling. Mr. Weissenborn stated sampling is planned in all areas that are not yellow, green, or purple. Mr. Ripperda asked where the APC garden is located on the map. Mr. Weissenborn stated the garden is in Area 3 and that it already was sampled. Ms. Smith asked if lead was analyzed in the samples from that area. Mr. Weissenborn replied that there was a lead issue in soil near the west end of the community garden, and that the area will be addressed in the RI report. A pesticide shed removal action was conducted in the area about a year ago, which addressed lead in the soil.

H. S. Zulu, a resident, stated he has two issues, (1) communication with the community and

(2) concerns about the exposure of children and pregnant women to hazardous chemicals. He explained that there is a lot of tension in the community, because many people do not know what is going on in the community. Mr. Zulu stated that people have questions, but they do not know where to go for the answers. He stated that whoever is responsible for communication with the public needs to address this issue. Mr. Weissenborn stated he appreciates the comment and that it will be addressed. Mr. Zulu stated that the reason he is attending the meeting is because he is a father of five children who may have been exposed to things he is not aware of. Most of the research is based on adults over a 30-year period. He stated that he is concerned about what affect this exposure will have on children and pregnant women living in the housing for a 2- to 3-year period.

For the benefit of the RAB members and the others in attendance, Mr. Weissenborn stated that he and Mr. Zulu had discussed these issues already, and that he does not know if data are available to address Mr. Zulu's concerns. Mr. Weissenborn stated that, to the best of his knowledge, the Navy does not have short-term exposure data or child specific exposure data for PAHs. Mr. Weissenborn stated he has provided Mr. Zulu with EPA contacts, ARC Ecology contacts, and other contacts that may be able to provide information on PAH toxicology. Mr. Ripperda stated that toxicology is complicated and suggested Mr. Zulu call EPA toxicologist Sophia Serda. Mr. Zulu stated that Mr. Weissenborn had provided him with a lot of contacts. Mr. Ripperda suggested that a Navy toxicologist should write up a fact sheet for the residents on the toxicological effects of PAHs. Mr. Thomas suggested monitoring the health of the children who have lived in the area to determine if there have been any effects. Lea Lozios stated that, although we do not have current toxicological information about the effects of PAHs on children, we do have risk assessment models, which could provide some level of confidence, using factors for children. Patrick Lynch stated there are tests that could be conducted on any individual to indicate an exposure. Mr. Zulu asked if the City is aware of the risks to children and pregnant women. Ms. Johnson stated the City is not an environmental health organization, and that the county of Alameda handles those issues. For environmental concerns residents should contact the county.

Mr. Zulu repeated his concerns that the children are being exposed to PAHs, and that there is limited toxicological information regarding PAH exposure in children. Ms. Sweeney stated that she was a teacher at Miller School for three years, and that she had neither observed nor obtained knowledge of adverse effects of exposure to the children, including leukemia, lymphoma, birth defects, spontaneous abortions, etc.

Ms. Smith suggested that it would be helpful to provide people with a handout that is worded in everyday language. Ms. Smith stated that there is a website named Toxnet by the National Institute of Health (www.toxnet.nlm.nih.gov) that she visits frequently. Ms. Smith stated that the site provides a number of studies concerning PAHs and children. Ms. Smith also stated that the language in the studies is quite technical; therefore, it would be helpful if a toxicologist could summarize one or more of the studies for the residents.

Mr. Thomas requested that Mr. McClelland respond to Mr. Zulu's concerns, specifically including Ms. Smith's suggestion of reviewing Toxnet, and asked if the Navy would coordinate some research about the short-term health effects of PAHs. Mr. McClelland replied that the Navy recommends a couple of sources. One is the Naval Environmental Health Center (NEHC) in Virginia. They are the Navy's center of expertise for environmental health issues and they have a lot of people willing to help, including toxicologists. Mr. McClelland stated that the Navy would contact them to obtain a summary of relevant PAH studies, and potentially obtain a commitment

from one or more NEHC representatives to address the residents, possibly at a RAB meeting. Mr. McClelland stated that another source is the Agency of Toxic Substance and Disease Registry (ATSDR) who are also interested in the site; they are presently doing a public health assessment for the entire base, which includes PAHs. The Navy will determine where they are in that process, and potentially get both agencies to come out and provide some information.

Mr. Zulu stated that the Navy's proposal would be a good start, and asked if the Navy also would consider sources outside of the Navy. Mr. McClelland stated that the ATSDR is an independent agency that is not affiliated with the Navy or EPA, and that they can be called to address specific issues like this one independently from the Navy. As mentioned earlier, Alameda County also addresses environmental health issues.

Mr. Thomas asked when the Navy could get back with the information. Mr. Weissenborn stated Thursday of next week (7/10/03). Ms. Johnson stated that she was enlightened by Dr. Serda's discussions concerning risk, the decision processes used by agencies to set risk factors, and the issue of explaining toxicology to the general public. Ms. Johnson suggested having Dr. Serda come and give another discussion. Mr. McClelland stated that he is sure he could arrange for NEHC to attend a meeting, but could not define a time frame. Mr. Weissenborn stated that Dr. Serda and the Navy contract toxicologist might be available on shorter notice than NEHC, however he was unsure of Dr. Serda's schedule. Mr. Weissenborn stated that he referred Mr. Zulu to many different agencies and individuals, because he wanted Mr. Zulu to have information sources other than the Navy.

Mr. Ripperda stated the Navy will issue a written notice in the next two weeks, and that he would determine whether Dr. Serda is available for the next RAB meeting, or a public meeting.

Mr. Weissenborn asked Mr. Zulu and Mr. Thomas whether they could ensure the attendance of more than 12 persons, if the Navy made arrangements for the toxicologists to attend a meeting. Mr. Zulu stated he would get the word out provided that the toxicologists will present new information and not a rehash of what has already been said. Mr. Zulu stated he does not want a meeting thrown together for the sake of calming nerves, and that he would like the presenters to be prepared with the information concerning the children. Mr. Thomas stated more than 12 people are likely to attend, and that they will want to hear new information from the ongoing studies.

Mr. Weissenborn stated that a meeting would be arranged as described, but the arrangements would require some time, and that he would like Mr. Zulu and Mr. Thomas to spread the word around the community. Mr. Thomas stated that he would do that, and that he will be looking forward to an update at the August RAB meeting.

IV. Site 1 Update

Mr. Weissenborn provided a brief presentation on the preliminary response to comments on the Revised Draft Environmental Feasibility Study (FS) Report for Site 1, submitted on December 12, 2002. A handout was provided. Comments were received from the RAB, RWQCB, DTSC, EPA, and a few individuals. All of the comments are being addressed. There were two FS reports sent out at the same time, the geotechnical report and the environmental report, which caused some confusion. To remedy the confusion, the draft final FS report will have two volumes combining the geotechnical and the environmental in one deliverable. The reports primarily will remain separate, one volume for each report. There will be a recommendation

section for each document and each volume will contain identical recommendations. Mr. Weissenborn stated the Navy will make sure the recommended alternatives match in both volumes.

The Navy met with the agencies on May 15, 2003, for a preliminary discussion of comments to ensure a clear understanding of the agencies' concerns, and of the Navy's intentions. The main issues for the agencies were: presumptive remedy, landfill cap alternatives, future re-use, applicable relevant and appropriate requirements (ARAR), and institutional controls.

Ms. Sweeney asked for clarification on the definition of ARARs. Mr. Weissenborn stated ARARs are basically other environmental laws that need to be met when site remediation is performed.

Mr. Weissenborn discussed the presumptive remedy, including the concern that it is inappropriate for the site. Mr. Weissenborn described the presumptive remedy as a superfund cleanup model for landfills. Because landfills at different locations tend to be similar, a presumptive remedy involving containment generally applies to all of them, without the need for extensive investigation. He stated there are some problems with the Navy's approach, including a presumptive remedy is not used for sites where the buried wastes are in groundwater. He stated that groundwater at the site is present only because the land was constructed from bay fill material. Another concern was the definition of containment. The presumptive remedy is defined as containment of the landfill, and the Navy proposes to use a cap for this purpose. Since the presumptive remedy may or may not address the groundwater, treatment of groundwater is addressed as a separate issue.

Concerns with the landfill cap include the proposed thickness, areal coverage, and location. The Navy proposed a cap of 2 feet in thickness. The Navy's intent is a 2-foot thick cap with an additional 2 feet of soil placed on top for a golf course. The Navy and the City will need to discuss the construction of the cap before the draft final FS is prepared. The results of these discussions will need to involve commitments by the Navy and the City.

The areal coverage of the cap was another issue. The revised draft FS report recommended a 55-acre cap. The purpose for a 55-acre cap was to cover all of the old disposal area and all areas where radiological waste was detected above acceptable levels. The Navy is considering reducing the size of the cap. The location of the cap is another issue. A FS report is not a detailed design report; it only includes a conceptual design to be used for cost estimates. A detailed design report will be written and submitted at a later date.

The future reuse for this site as a golf course was considered in the remedial design. Restrictions, controls, land use covenants, and other institutional controls most likely will be needed for the site.

Mr. Weissenborn stated that there were concerns involving ARARs and the Resource Conservation and Recovery Act (RCRA). The Navy will revise the FS to clarify that the RCRA requirements will be met as ARARs.

The Navy and EPA reached an important agreement regarding land use covenants and institutional controls in April 2003. This agreement will be incorporated into the institutional controls the Navy proposes. The FS report will propose performance-based institutional controls such as preventing the use of groundwater and certain types of digging. Mr. Reilly asked if the

agreement is national in scope and whether it is a public document. Mr. Weissenborn stated that it is national in scope and that it will be appended to the draft final FS report as a formal agreement between the Navy and EPA on the implementation of institutional controls. Mr. Ripperda stated that, in addition to the EPA and Navy agreement, the State of California passed a land-use covenant that will keep them more involved in the process. Mr. Weissenborn stated that the agreement between the Department of Defense (DOD) and EPA explains how institutional controls will be implemented. This agreement allows the Navy to demonstrate that the institutional controls (IC) will be enforced for a 30-year period required under Comprehensive Environmental Resource Conservation and Liability Act (CERCLA).

The Navy met with the agencies on June 18, 2003, regarding geotechnical concerns. As with the environmental volume of the FS, the cost estimate in the geotechnical volume of the FS was based on a conceptual design. The FS does not present a detailed design, because the recommended alternative has not been confirmed.

Mr. Humphreys suggested contacting the US Nuclear Regulatory Commission (NRC) for radiological regulations pertaining to site cleanup for public access. Mr. Weissenborn stated that NRC contact is a part of Navy Radiological Operations Support Office duties. The Navy has added new staff to their radiological operations. More staff will be available now that a person has been assigned to the west coast region, rather than one person for the entire nation.

Mr. Reilly asked which RCRA requirements were of concern. Marcia Liao stated that RCRA groundwater monitoring regulations are of concern. The Waste Management Board (Title 23) also has landfill requirements, and RCRA (Title 22) addresses hazardous waste landfills. Title 22 and Title 23 requirements need to be compared to determine which are more stringent. Ms. Liao stated that the main difference in the requirements is in groundwater issues. Mr. Weissenborn stated that RCRA requires monitoring for hazardous waste compounds once a year, and that the Navy would conduct groundwater monitoring, as required, for any closed disposal area.

Ms. Smith asked for clarification of Ted Splitter's comment from the June 2003 RAB meeting that a monitoring plan would be needed if the Navy plans to leave unexploded ordnance (UXO) on the site. Mr. Weissenborn explained that UXO has been addressed to the Navy's satisfaction by the Ordnance Explosive Waste (OEW) characterization report and surficial OEW removal. The agencies and the Navy reached an agreement during discussions of that report. The most probable munition at this site is the 20-millimeter (mm) round. A 20-mm round is not likely to be discharged by compression; discharge would require a point impact. The work to be conducted at Site 1 is compaction work over a relatively large area, and thus should not affect the 20-mm rounds.

V. BRAC Cleanup Team Activities

Mr. McClelland stated that the June 2003 Base Realignment and Closure (BRAC) Cleanup Team (BCT) meeting was not held. Meetings that were held include an operable unit (OU)-3 response to comments meeting, as discussed earlier by Mr. Weissenborn. The Navy also met separately with DTSC to discuss comments on the draft final Sites 14 & 15 RI and FS. That meeting specifically pertained to the Navy's handling of RCRA requirements. Most RCRA and petroleum requirements are addressed under CERCLA. The Navy also had meetings over two days with Judy Huang (RWQCB), and Dan Murphy (DTSC). The Navy and the agencies reached an agreement on the Sites 14 & 15 RI, and plan to apply this agreement to future investigations.

VI. City Environmental Impact Report Update

According to Ms. Johnson, the city council recently certified the draft Environmental Impact Report (EIR) on the Alameda Point General Plan Amendment (GPA). The purpose of the GPA is to incorporate the Base Reuse Plan into the City of Alameda General Plan. The Draft EIR for the Golf Course Project (GCP) references research information that was done in the GPA document and subsequently the GCP document is proceeding slower than planned. Ms. Johnson stated that discussions with the City of Oakland, Chinatown Chamber of Commerce, and other groups within Chinatown regarding traffic and other potential impacts to the area have led to the extension of the legal challenge period for the GPA document from June 20, 2003, to July 20, 2003. Because of the extension, the GCP document is being held for a release date of September 1, 2003. The Northern Waterfront Specific Plan (NWSP) will be released in the interim. The NWSP will cover the area east of Mariners Square and addresses the redevelopment and potential impacts of that area, and the overall shape of the City. The findings of the NWSP will need to be compared to the GCP to be sure they are compatible.

Ms. Smith asked if there are plans to place those documents on the City's website. Ms. Johnson stated the General Plan EIR Amendment is on the City's website, and that the other documents would also be placed there.

VII. Community and RAB Comment Period

Ms. Lozios stated that the contractor selected for the Technical Assistance for Public Participation (TAPP) grant for the Site 25 FS and the OU-5 Coast Guard Housing FS had contacted her. Ms. Lozios stated the contractor has signed a contract, has not heard anything else, and is confused about what happens next. Mr. McClelland stated that the documents have not been released, but that the contractor will receive a copy of the OU-5 RI as soon as it is available. Ms. Lozios asked for the new proposed release date of the FS documents. Mr. Weissenborn stated that it is August 2003. Mr. Humphreys asked about the documents that are covered by the grant. Mr. McClelland stated that the grants cover three documents, including the OU-5 soil FS, the OU-5 groundwater FS, and review of the OU-5 RI as a background document. Mr. Humphreys asked the name of the contractor. Mr. McClelland stated that his name is Kenneth Connor. Ms. Lozios stated that he was the second option out of the three chosen by the RAB. Mr. McClelland stated that the selection process was based on technical proficiency and cost.

Patrick Lynch commented about a public relations release that was included in last month's RAB package, and talked about community involvement at Coast Guard Housing. He stated that contamination was discovered in the predominately vacant housing area and that the community became involved after families were moved into the vacant housing area. He also stated that the playground areas are not cleaned up, and that some of the highest concentrations of PAHs were found in a play area.

Mr. Lynch stated that there is a concern about PAHs at the Main Street soccer field, and that samples should be collected there. He stated that he would like to see the sampling go beneath 8 feet below ground surface, and would like the Navy to distinguish the PAH contamination from the underlying Marsh Crust contamination. He stated that the idea is to clean up the property before people move in.

Mr. Lynch stated that he would like to see sampling outside of the fence line to better characterize the extent of the contamination. Ms. Sweeney asked if samples have ever been collected outside

of the base. Mr. McClelland stated no, but if a plume is found, the Navy will follow it until they find the extent of the plume. An example of this is at Site 7, the former gas station, where the plume extends across the street.

The meeting was adjourned at 8:45 p.m.

ATTACHMENT

ATTENDANCE LIST

**01 JULY 2003 FINAL RESTORATION ADVISORY
BOARD MEETING SUMMARY**

**THE ABOVE IDENTIFIED ATTACHMENT IS NOT
AVAILABLE.**

**EXTENSIVE RESEARCH WAS PERFORMED BY
SOUTHWEST DIVISION TO LOCATE THIS
ATTACHMENT. THIS PAGE HAS BEEN INSERTED
AS A PLACEHOLDER AND WILL BE REPLACED
SHOULD THE MISSING ITEM BE LOCATED.**

QUESTIONS MAY BE DIRECTED TO:

**DIANE C. SILVA
RECORDS MANAGEMENT SPECIALIST
NAVAL FACILITIES ENGINEERING COMMAND
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ATTACHMENT A

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA
July 1, 2003**

(One Page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

1 JULY, 2003 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 - 6:40	Approval of Minutes	Bert Morgan
6:40 - 6:55	Co-Chair Announcements	Co-Chairs
6:55 - 7:30	Site 1 Update	Rick Weissenborn
7:30 - 8:05	West Housing Soil Removal Update	Rick Weissenborn Steve Edde
8:05 - 8:15	BCT Activities	Mike McClelland
8:15 - 8:20	City EIR Update	Elizabeth Johnson
8:20 - 8:30	Community & RAB Comment Period	Community & RAB
	RAB Meeting Adjournment	
8:30- 9:00	Informal Discussions with the BCT	

ATTACHMENT B

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING SIGN-IN SHEETS**

(Four Pages)

**ALAMEDA POINT
RESTORATION ADVISORY BOARD
Monthly Attendance Roster for 2003**

Date: July 1, 2003

Please initial by your name

RAB MEMBERS	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Ingrid Baur					X							
Ardella Dailey			*		X	X						
Neil Coe		X	X	X	X	X	X					
Nick DeBenedittis												
Douglas deHaan	X		X		X	X						
Tony Dover		X		X		X						
George Humphreys	X	X	X	X	X	X	X					
James D. Leach	X	X	X	X	X	X						
Jo-Lynne Lee												
Lea Loizos	X	X	X	X	X	X	X					
Bert Morgan	X	X	X	X	X	X	X					
Ken O' Donoghue												
Kurt Peterson			X	X	X	X						
Kevin Reilly	X	X	X	X	X	X	X					
Bill Smith		X			X							
Dale Smith	X	X	X	**	X	X	X					
Lyn Stirewalt												
Jean Sweeney	X	X		X	X	X	X					
Jim Sweeney	X	X	X	X	X	X	X					
Luann Tetirick	X			X		X						
Michael John Torrey	X	X	X	X		X	X					

* Denotes excused absence

COMMUNITY MEMBERS	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Debbie Collins	X		X			X	X					
Golden Gate Audubon Society												
Betsy P. Elgar												
Dana Kokubaun												
David Rheinheimer												
REGULATORY AND OTHER AGENCIES	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Susan Boyle (USCG)					X	X						
Anna-Marie Cook (EPA)	X											
David Cooper (EPA)		X	X		X							
Jesus Cruz (DTSC)					X	X	X					
Merry Goodenough (USCG)					X	X	X					
Judy Huang (RWQCB)	X	X	X	X		X	X					
Elizabeth Johnson (City of Alameda)	X	X	*	*	X	X	X					
Marcia Liao (DTSC)	X	X	X	X		X	X					
Laurent Meillier (RWQCB)					X							
Mark Ripperda		X		X	X		X					
Patricia Ryan (DTSC)	X	X										
Sophia Serda (EPA)												
Michael Shields (USCG)	X	X	X	X								

* Denotes excused absense

U.S. NAVY	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Glenna Clark												
Andrew Dick	X	X	X									
Steve Edde		X	X	X	X		X					
Greg Lorton												
Mike McClelland	X	X	X	X	X	X	X					
Lou Ocampo					X							
Tom Pinard	X	X	X	X								
Lee H. Saunders					X							
Rick Weissenborn	X			X			X					
TETRA TECH EMI	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Courtney Colvin	X	X	X	X								
Tracy Craig				X			X					
Corinne Crawley												
Beth Kelly				**		X	X					
Jim Helge												
Craig Hunter												
Heather Imgrund			X	X	X	X	X					
Lona Pearson							X					
Marie Rainwater												
Leah Waller												

* Denotes excused absence

OTHER	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Janet Argyres-Bechtel					X							
Aidan Barry - APCP												
Bart Draper-Bechtel												
Lee Dodge - LFR												
Bill Howell - 3-D Environmental												
Rezsing Jaulus-Alameda Point Coll.	X											
Jeffrey Thomas-Alameda Point Coll.			**		X	X	X					
Eric Johansen - Bechtel					X							
Bruce Marvin - IT, Aquifer Solutions												
Stephen Quayle-Bechtel												
Ron Rinehart, Pacific States												
Kent Udell	X											
Charlene Washington-EBCRC												
Abid Loan-Foster Wheeler			X									
Jim Barse			X			X						
Carol Yamane - Bechtel					X							

* Excused absence

** Attended but did not sign roster

* Denotes excused absence

ATTACHMENT C

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

- 1). Preliminary Response to Comments Operable Unit 3 Revised Draft FS Report presented by Rick Weissenborn. July 1, 2003.
- 2). West Housing Area Soil Removal Update presented by Rick Weissenborn. July 1, 2003.

**Preliminary Response to Comments Operable Unit 3
Revised Draft Feasibility Report**

10 Pages



**ALAMEDA POINT
ALAMEDA, CALIFORNIA**

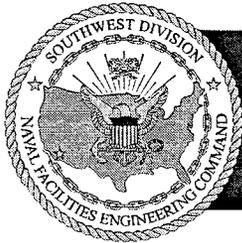


Preliminary Response to Comments

Operable Unit 3 Revised Draft FS Report

Rick Weissenborn
Remedial Project Manager
NAVFAC Southwest Division

June 3, 2003

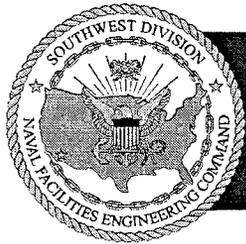


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SUMMARY

- Revised Draft FS Report 12-12-02
- Comments received from RAB, USEPA, DTSC, RWQCB
- Met with Agencies May 15, 2003

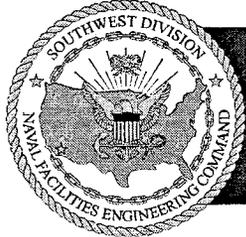


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Main Issues

- Presumptive Remedy
- Landfill Cap
- Alternatives Coordination
- Future Reuse
- ARARs
- Institutional Controls



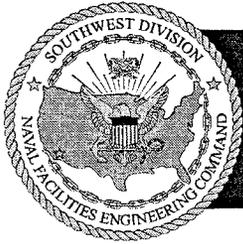
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Presumptive Remedy

- Appropriate for the Site?
- Definition of “Containment”?



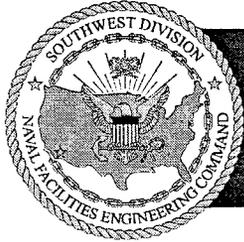


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Landfill Cap

- Proposed Thickness
- Areal Coverage
- Location

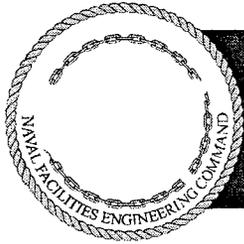


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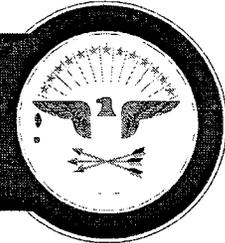


Alternatives Coordination

- Two FS Reports Submitted
- Revised Draft and Geotechnical
- Recommended Alternatives in Each
- Make Sure they Agree



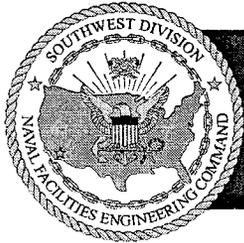
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Future Reuse

- Golf Course Planned
- Proposed Cap Considered Future Use
- Restrictions/Controls May be Needed





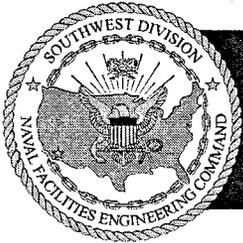
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ARARs

- Site Remediation Through CERCLA process
- Substantive RCRA Requirements as ARARs



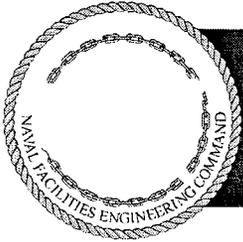


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Institutional Controls

- Navy and EPA April 2003 Agreement
- Performance Based ICs
 - Prevent Excavation
 - No Drinking Water
 - Mitigate Potential Irrigation Effects
- Mechanisms and Jurisdiction
 - Long-term permanence and enforcement of ICs



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Geotechnical

- Resolved Comments and Responses June 18
- Document was Based on “Conceptual” Design
- Draft Final Report in Two Volumes
 - Volume 1 “Environmental”
 - Volume 2 “Geotechnical”

West Housing Area Soil Removal Update

5 Pages



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West Housing Area Soil Removal Update

Rick Weissenborn
Remedial Project Manager
NAVFAC Southwest Division

June 3, 2003



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Resident Concerns

- Excavation Grid Size
 - Exclusion Fence Screening
 - Exposed Windows
 - Air Monitoring
-



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Grid Size

- 58' x 58' Grid Used for Preprofiling
 - First Day Excavation Started "Late"
 - Full Grids Completed Since
 - Exceptions in Paved Areas
-



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Exclusion Fence Screening

- Fence Used to Isolate Work Areas
 - Screening not typical
 - Screened Fence Now In Use
-



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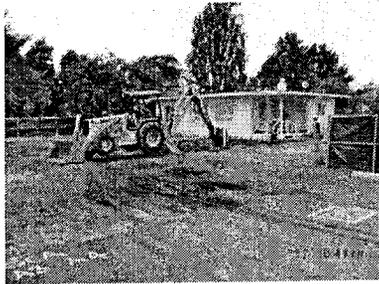


Exposed Windows

- “Windows will be covered.”
- Not Apparent on First Day
- Covered Within 10 Feet of Structures



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Air Monitoring

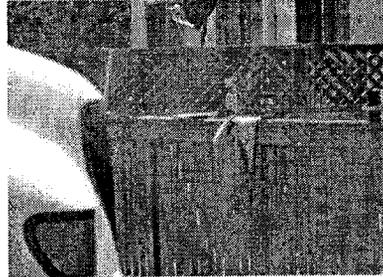
- Work Started Without Monitors in Place
- Hand Held, Real Time Monitors Used
- Mobile Monitoring Station Set up Before Digging



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Moving Forward

- Increased Dust Control Measures
- Improved House Keeping
- Restore Excavated Areas



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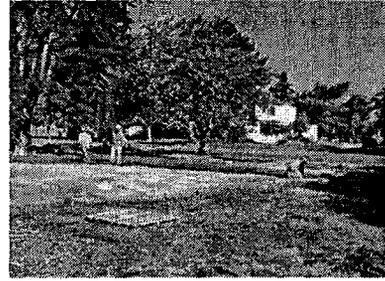




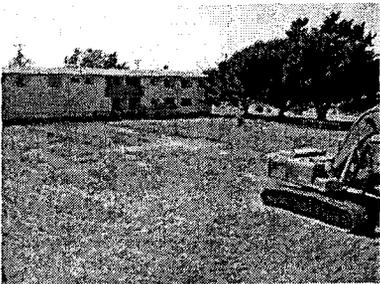
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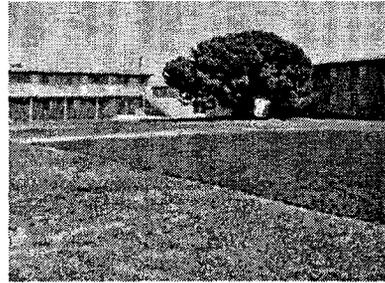
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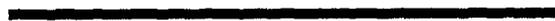
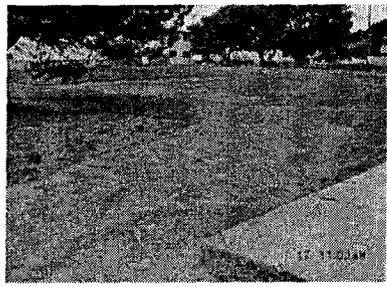


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SulTech

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

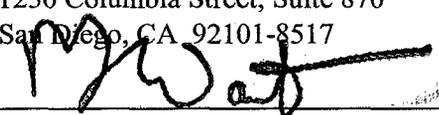
TRANSMITTAL/DELIVERABLE RECEIPT

Contract No. N68711-03-D-5104

Document Control No. TC . B010 . 10187

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

DATE: 04/09/04
CTO: 010
LOCATION:
Alameda Point, Alameda, California

FROM: 
Michael Wanta, Contract Manager

DOCUMENT TITLE AND DATE:
RAB Meeting Minutes July - Dec 2003
April 9, 2004

TYPE: Contractual Deliverable Technical Deliverable (DS) Other (TC)

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

ADMIN RECORD: Yes No CATEGORY: Confidential

SCHEDULED DELIVERY DATE: 03/25/04 ACTUAL DELIVERY DATE: 4/9/04

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