

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

<http://www.efds.w.navy.mil/environmental/AlamedaPoint.htm>

Mastick Senior Center

1155 Santa Clara Avenue, Alameda, California

December 2, 2004

The following participants attended the meeting:

Co-Chairs:

Thomas Macchiarella Base Realignment and Closure Program Management Office West, Base
Realignment and Closure (BRAC) Environmental Coordinator (BEC),
Navy Co-chair

Jean Sweeney Restoration Advisory Board (RAB) Community Co-chair

Attendees:

Neil Coe RAB

Anna-Marie Cook U.S. Environmental Protection Agency (EPA)

Ardella Dailey RAB/Alameda Unified School District

Tony Dover RAB

Tommie Jean Damrel Tetra Tech EM Inc. (Tetra Tech)

Doug Davenport Tetra Tech

Jennifer Gibson Tetra Tech

George Humphreys RAB

Craig Hunter Tetra Tech

Elizabeth Johnson City of Alameda (City)

James D. Leach RAB

Bert Morgan RAB

Darren Newton Naval Facilities Engineering Command, Southwest Division (SWDIV)

Kurt Peterson RAB

Kevin Reilly RAB

Michael Schmitz RAB

Dale Smith RAB/Sierra Club/Audubon Society

Jim Sweeney RAB Vice Community Co-chair

Luann Tetirick RAB

Michael John Torrey RAB/Housing Authority of the City of Alameda

The meeting agenda is provided in Attachment A.

MEETING SUMMARY

I. Approval of Minutes

Ms. Sweeney, Community Co-Chair, called the meeting to order at 5:35 p.m.

Mr. Sweeney asked for comments on the November 4, 2004 meeting minutes. Ms. Smith provided the comments summarized below.

Ms. Smith's Comments

- On page 3 of 8, fifth paragraph, third line, revise "to consider moving" to read, "to move."
- On page 4 of 8, first bullet, second line, revise "institutional controls (IC)" to read, "institutional controls (ICs)"
- On page 5 of 8, top of page, first line, revise "the historic channels" to read, "the historic watercourse channels of the marshes"

The minutes were approved based on incorporation of the comments summarized above.

Ms. Smith asked for clarification on the timeframe for funding of the additional sampling at Site 15 discussed in Section IV of the November minutes. Mr. Macchiarella responded that although this project was not included in the 2005 fiscal year budget, the Navy would try to obtain funding in the next few months.

II. Co-Chair Announcements

Mr. Macchiarella stated that the RAB meeting would end at 6:10 pm to enable the City of Alameda to adjust the room setup for the City meeting. Mr. Macchiarella stated that the holiday party would begin at that time.

Ms. Sweeney provided a list of documents and comments that she had recently received. Ms. Sweeney noted that she had also emailed the list to the RAB members.

- "In-Situ Chemical Oxidation Pilot Test IR [Installation Restoration] Site 9, October 12, 2004."
- "In-Situ Chemical Oxidation Pilot Test Plume 4-1 IR Site 4, October 18, 2004."
- "Final Status Survey Report for IR 30, November 3, 2004."
- "Spring Quarterly/Annual Groundwater Monitoring Report for IR Sites 1, 2, 3, 5, 6, 7, 8, 9, 14, 16, 25, 26, and 27, November 10, 2004."
- "Quarterly Technical Memo for CAA [Corrective Action Area] CAA 7 (Former Gas Station) Summarizing Results, November 10, 2004."
- "Quarterly Technical Memo for CAA 13 (Building 397) Summarizing Results, November 17, 2004."

- "Second Quarter Technical Memo CAA 4C, 11, and 13 (Former Gas Station, Building 530 and Area 37), November 17, 2004."
- "Additional responses to comments on RI [Remedial Investigation] for Site 2 and Technical Memo on RI sampling for Site 2, November 19, 2004."
- "Response to comments for Spring 2003 Alameda Point Quarterly Groundwater Reports, November 22, 2004."
- "Feasibility Study [FS] on Seaplane Lagoon, November 29, 2004."

Ms. Sweeney noted that the FS on Seaplane Lagoon was of particular interest and recommended that RAB members read this report.

III. Vote for RAB Community Co-Chair

Mr. Macchiarella stated that the Community Co-Chair nominations received during the November RAB meeting included Mrs. and Mr. Sweeney for Co-Chair and vice Co-Chair positions respectively, and Mr. Schmitz for Co-Chair. Mr. Schmitz thanked the RAB members but withdrew his nomination due to time constraints. The RAB passed a vote for Mr. and Ms. Sweeney. Mr. Torrey abstained from the Co-Chair vote.

IV. Vote for Approval of RAB Rules

Mr. Macchiarella stated that the proposed RAB rules were reviewed in detail in the November RAB meeting. The revised RAB rules were mailed to the RAB members. A signed copy of the RAB rules will be provided to the RAB following their approval.

Ms. Sweeney stated that she had several proposed changes to the revised RAB rules. These changes are summarized below.

- On page 2 of 5, Section C, number 3, third line, revise "Regulators affected by the change who are present" to read, "Regulators, affected by the change, who are present"
- On page 2 of 5, Section C, number 6, second line, revise "E.5" to "C.5"
- On page 3 of 5, Section C, number 12, add a phone number for the repository at the City Hall West Annex.

Mr. Macchiarella stated that he would look into a local Navy telephone number to include for questions regarding the Information Repository. Mr. Macchiarella will include his phone number if a more suitable telephone number is not found.

The RAB rules were approved based on incorporation of the comments summarized above.

Ms. Sweeney stated that the January RAB agenda would include a vote on a RAB application for Joan Konrad. Ms. Konrad is a member of the Fleet and Industrial Supply Center (FISC)/Alameda Annex RAB. Mr. Macchiarella stated that Ms. Konrad's application would be included in the mailing for the January meeting. Mr. Humphreys asked if a meeting would be held to review Ms. Konrad's application. Ms. Sweeney responded that although the rules allowed the Co-Chair to convene a meeting for this purpose, Ms. Sweeney had chosen not to convene a meeting. Ms. Sweeney stated that she felt it was unnecessary, as she had served on the FISC RAB with Ms. Konrad for about five years.

V. BRAC Closure Team Activities

Mr. Macchiarella stated that although Ms. Huang was unable to attend the RAB meeting tonight, she provided a handout that summarized the BRAC Cleanup Team (BCT) activities from the previous month. This handout is included in Attachment B-1.

Mr. Humphreys asked for additional information on IR Site 2. Ms. Cook responded that this site is southwest of the landfill. Ms. Smith stated that the RAB had provided numerous comments on the Draft RI Sampling Work Plan for this site and that no responses to the comments had been received. Ms. Smith asked if the RAB's comments had been included along with the regulatory comments. Ms. Cook responded that she would confirm this with Mark Ripperda, who is the EPA regulator for Site 2.

Ms. Sweeney noted that several metals were detected at Site 30. Mr. Macchiarella stated that the background comparisons for those metals are pending. Ms. Smith noted that she had reviewed federal documents that linked chemistry changes due to petroleum hydrocarbon products in the soil to potential arsenic releases into the groundwater. These conditions could result in elevated background levels. Ms. Smith stated that she is trying to get information from DTSC regarding potential elevated background levels due to releases of other contaminants. Ms. Smith stated that if background levels are elevated due to contamination, then these background levels should not be used for comparison purposes. Mr. Macchiarella noted that Ms. Smith had previously discussed her concerns regarding background levels.

Mr. Humphreys noted that the handout included a summary of the working meetings for economic development conveyance Parcel 5 (EDC-5). Mr. Humphreys stated that the anticipated future use of the sites adjacent to the Seaplane Lagoon would be changed, as was mentioned previously. Ms. Cook stated that a series of three meetings had occurred between the regulators and City of Alameda representatives. Ms. Cook stated that they performed a parcel-by-parcel evaluation to determine if the Navy's assessment of the parcel was suitable for transfer. The level of assessment for the majority of the parcels was determined to be suitable for transfer; however several parcels would require additional investigation. Ms. Cook noted that the proposed reuse of a site is considered in its evaluation, but decisions are not made based solely on proposed reuse.

Mr. Humphreys noted that a previous presentation had indicated the beginning of the investigation and cleanup of Operable Units (OU) 2A and 2B. Ms. Cook responded that these OUs were not a part of EDC-5. The purpose of the EDC-5 meetings was to determine which parcels were clean and ready for transfer. When a parcel is identified as being contaminated, it is designated as an OU.

Mr. Humphreys asked whether the level of cleanup for a parcel would be affected if there were a change in the proposed reuse of the parcel. Ms. Cook responded that EPA typically evaluates both residential and industrial scenarios for a site. If a site were used for industrial purposes, a restriction on residential development would be implemented to ensure protection of human health. Ms. Cook noted that the City's intended reuse is considered in this evaluation.

Mr. Reilly requested a copy of the results of the parcel evaluation. Ms. Cook agreed to provide this information.

Ms. Dailey asked for additional information on the status of Site 30. Mr. Macchiarella responded that the RI is currently being conducted. Mr. Newton stated that the report is scheduled for issue in Spring 2005.

Ms. Smith stated that she would like to be notified when the document is released. Ms. Smith would like to schedule a focus group with ArcEcology to review the document.

VII. Community and RAB Comment Period

Ms. Smith stated that institutional seats on the RAB board should be identified in the meeting minutes. For example, Ms. Smith noted that her affiliation in the meeting minutes should be listed as both Sierra Club and the Audubon Society. Mr. Macchiarella agreed to incorporate this change in future minutes.

Mr. Macchiarella distributed a handout (Attachment B-2) that summarized some of the accomplishments for the year at Alameda Point, including the quantities of contaminants removed, the number of projects, and the awarded budget for fiscal year 2004 and 2005.

There were no further comments. The meeting was adjourned at 6:10 p.m.

ATTACHMENT A

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA
December 2, 2004**

(One Page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

DECEMBER 2, 2004 5:30 PM

***** PLEASE NOTE LOCATION AND EARLY START TIME *****

**MASTICK SENIOR CENTER
1155 SANTA CLARA AVENUE, ALAMEDA, CA 94501**

***** ALSO NOTE THAT THE TIME PERIOD FOR THIS MONTH'S AGENDA IS REDUCED
TO ALLOW TIME FOR RAB MEMBERS TO ATTEND A CITY OF ALAMEDA MEETING
FOLLOWING THE RAB MEETING AT THE SAME LOCATION *****

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
5:30 - 5:35	Approval of Minutes	Jean Sweeney
5:35 - 5:40	Co-Chair Announcements	Co-Chairs
5:40 - 5:45	Vote for Community Co-Chair	Thomas Macchiarella
5:45 - 5:55	Vote for approval of RAB Rules dated November 24, 2004	Jean Sweeney
5:55 - 6:00	BCT Activities	Judy Huang
6:00 - 6:05	Community & RAB Comment Period	Community & RAB
6:05 - 6:10	The Year in Review (and begin Holiday Party)	Thomas Macchiarella
6:10	RAB Meeting Adjournment	
6:10 - 6:30	Informal discussions with BCT/RAB and Holiday Party*	

*** RAB members may bring small potluck items if they wish**

ATTACHMENT B

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

- B-1 November 2004 BCT activities update. Prepared by Judy Huang, RWQCB.
December 2, 2004. (2 pages)
- B-2 Alameda Point Environmental Program: The Year 2004 in Numbers. Prepared
by Thomas Macchiarella, BRAC Program Management Office West.
December 2, 2004. (1 page)

ATTACHMENT B-1
BCT ACTIVITIES UPDATE
(Two Pages)

November 2004 BCT Activities
(prepared for the Alameda Point RAB by Ms. Judy Huang, San Francisco Bay
Regional Water Quality Control Board)

I. Regulators and City Economic Development Conveyance Parcel 5 (EDC-5) Working Meetings, November 2, 8, 16, 2004

The overall goal of this process is to communicate to participants the contents of an exemplary Site Investigation Report (SI). On November 2nd, 8th, and 16th, regulators from EPA, DTSC, and Water Board meet with a City consultant, Peter Russell, to conduct an in depth parcel by parcel evaluation of EDC-5. For each parcel, the group evaluated all available data and potential future uses of each parcel to determine if the parcel is eligible for transfer or should be further investigated. A summary of results was provided

II. Site 2 Draft Work Plan Teleconference, November 8, 2004

The general purpose of the November 8, 2004 conference call amongst the Navy, Battelle, BBL, USEPA, RWQCB, DTSC, USFWS, and DFG was to discuss the regulatory comments on the Draft RI Sampling Work Plan for IR Site 2 to which no response had been received via the response to comment (RTC) process. It is anticipated that a revised RTC table will be submitted to the regulators. The revised RTC table will include responses to all comments provided to the Navy to date on the Draft RI Sampling Work Plan, and will also incorporate responses consistent with the content of the November 8, 2004 conference call

III. EDC-5 Meeting with Navy, November 16, 2004

On November 16th after the regular BCT meeting, Regulators and City consultant met with Navy representatives to discuss EDC-5 SI approaches. Regulators and City consultant provided Navy with previews of parcel summary reports prepared by the group and clarified what the work group considered as an appropriate path forward for this and all future SIs.

IV. Monthly BCT Meeting, November 16, 2004

- A. Site 30 RI Update:** Mr. Newton and Mr. Johansen presented an update on the RI for Site 30. Site 30 includes George P. Miller Elementary School and the Woodstock Child Development Center. In August 2004, Navy contractors collected thirty direct-push samples to a depth of eight feet below ground surface. The results show that:
- No VOCs were detected at concentrations exceeding residential preliminary residential goals (PRGs).
 - PAHs were detected and benzo(a)pyrene (BaP) equivalent calculations are pending.
 - Aroclor-1254 was detected above its residential PRG in one sample; no other pesticide or PCB exceeded comparison criteria.
 - Arsenic, cadmium, chromium, copper, lead, and iron were detected above criteria; background comparisons for these metals are pending.
 - VOCs and SVOCs were detected in groundwater samples.
 - Groundwater analytical results suggest that the onsite groundwater is consistent with the OU-5 groundwater plume, indicating that no additional source for groundwater contamination exists at Site 30.
 - Benzene and naphthalene detected in deep groundwater (16-20 feet bgs) corresponds to the area-wide plume

- Air Model calculations were performed using both EPA and Cal/EPA parameters. The preliminary results show that the expected risk from exposure to both indoor and outdoor air is below or within the risk management range (10^{-4} to 10^{-6}) for cancer and below the unacceptable hazard index of 1.

B. EDC-5 SI Path Forward: Please see item III above for more information.

C. Site 28 Draft Feasibility Study (FS) Presentation: Site 28 is about 2.9 acres and is located on the shoreline of Alameda Point. The site is mostly paved. The only structures are a fenced dog park and a paved parking lot for ferry service. The highlights of the presentation are:

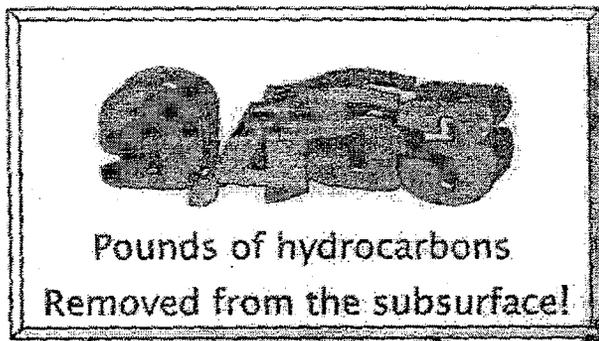
- The main chemical of concern (COC) for groundwater near the shoreline is copper.
- The main chemical of concern for inland groundwater is arsenic.
- The groundwater at Site 28 is tidally influenced.
- Although it is unlikely that the site will be used as a residential site, a human health risk assessment for a residential scenario was evaluated, as well as for an occupational and residential receptor.
- PAHs were identified as a risk driver for carcinogenic risks.
- HIs for both occupational and recreational receptors were below the target range of 1.
- The five soil technologies evaluated in the FS are:
 - i. Land-use controls (ICs)
 - ii. Capping and ICs
 - iii. *In situ* treatment (phytoremediation) and ICs
 - iv. Removal and ICs
 - v. *Ex situ* solidification/stabilization of soil treatment.
- The four groundwater technologies evaluated in the FS are:
 - i. ICs,
 - ii. Monitoring,
 - iii. *In situ* treatment (metals remediation compound), and
 - iv. Soil source removal. The source removal was for copper hotspot in soil near the shoreline.

D. OU-5 Site 25/Annex IR 02 Decision Documents:

The main issue is whether to combine the record of decision (ROD) with a remedial action plan (RAP). Mr. Macchiarella stated that the issue at sites OU-5 and Annex IR-02 is a benzene plume. OU-5 at Alameda Point is governed by the Federal Facility Assessment (FFA); Alameda Annex is governed by the Federal Facility Site Remediation Agreement (FFSRA). The Navy hopes to have one decision document to address the plume at both sites. This document would remove the responsibility for the groundwater plume from the Annex and handle it under Alameda Point, so that the Annex can be closed. The agencies had previously indicated that the decision document should be a RAP/ROD.

ATTACHMENT B-2
ALAMEDA POINT ENVIRONMENTAL PROGRAM:
THE YEAR 2004 IN NUMBERS
(One Page)

SITE 5 (PLUME 5-1): >99.9% REDUCTION IN TREATED AREAS USING 6-PHASE HEATING! 1,670,000 KWHR TOTAL POWER APPLIED. HELD AT 90 DEGREES CENTIGRADE (!) FOR AT LEAST 2 WEEKS.



**Pounds of hydrocarbons
Removed from the subsurface!**

*Removed about 1000 lbs
of VOCs from Site 5*

**Awarded
\$26.7 Million
in FY04
& FY05**

- 21 projects in FY04
- 4 so far in FY05
- 18 projects using \$5.8M of "old" money

**50,000
Fact Sheets
Served!**

6 million radiological data points collected at Sites 1 and 2

**Prepared
Approximately 100,000
pages of reports**

>1000 CDSI

**133,535
gallons of chemical
oxidant injected into
5 IR sites**

SuTech

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 . 10259

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

DATE: 03/07/05
CTO: 0010
LOCATION:
Alameda Point, Alameda, California

FROM:



Steven Bradley, Contract Manager

DOCUMENT TITLE AND DATE:

Final December 2, 2004 Restoration Advisory Board Monthly Meeting Minutes

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

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

ADMIN RECORD: Yes No CATEGORY: Confidential

SCHEDULED DELIVERY DATE: 1/27/05 ACTUAL DELIVERY DATE: 3/10/05

NUMBER OF COPIES SUBMITTED TO NAVY: 0/5C/4E
O = original transmittal form
C = copy of transmittal form
E = enclosure

COPIES TO: (Include Name, Navy Mail Code, and Number of Copies)

NAVY:	SulTech:	OTHER:
T. Macchiarella (BPMOW.TM)	File/Doc Control	
O/1E	1C/1E (w/QC)	
J. Howell-Payne (BPMOW.JH)	Doug Davenport	
1C + letter only	1C/1E	
Nars Ancog (03EN.NA)	Lona Pearson	
1C + letter only	1C/1E	
Diane Silva *(05GIH.DS)	Jennifer Gibson	
3C/3E	1C/1E	

Date/Time Received

March 9, 2005

Thomas Macchiarella
BRAC Environmental Coordinator
BRAC Program Management Office-West
1230 Columbia St., Ste 1100
San Diego, California 92101

Dear Mr. Macchiarella,

Please find enclosed the Base Realignment and Closure (BRAC) Cleanup Team (BCT) Final After Action Report for November and December 2004 and the Restoration Advisory Board (RAB) Final Meeting Summary for December 2004. Each report should be added to its respective report binder of minutes previously submitted for the months January through October 2004 (BCT) and January through November 2004 (RAB).

The submittal of these final reports will conclude the 2004 report binders. As requested, one copy of each report has been submitted on CD.

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

Sincerely,



Lona Pearson
Project Administrator
Tetra Tech EM Inc.

Enclosures