

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

<http://www.efds.w.navy.mil/environmental/AlamedaPoint.htm>  
Building 1, Suite 140, Community Conference Center  
Alameda Point  
Alameda, California

June 3, 2004

The following participants attended the meeting:

**Co-Chairs:**

Thomas Macchiarella      Naval Facilities Engineering Command, Southwest Division (SWDIV),  
Base Realignment and Closure (BRAC) Environmental Coordinator  
(BEC), Navy Co-chair

**Attendees:**

Steve Bachofer              St. Mary's College  
Doug Biggs                    Alameda Point Collaborative (APC)  
Susan Boyle                  U.S. Coast Guard (USCG)  
Neil Coe                        Restoration Advisory Board (RAB)  
Debbie Collins                Community Member  
Anna-Marie Cook              U.S. Environmental Protection Agency (EPA)  
David Cooper                  EPA  
Tracy Craig                    Tetra Tech EM Inc. (Tetra Tech)  
Ardella Dailey                RAB/Alameda Unified School District (AUSD)  
Doug Davenport                Tetra Tech  
Tony Dover                    RAB  
Arthur Feinstein                Golden Gate Audubon Society  
Judy Huang                    Regional Water Quality Control Board (RWQCB)  
George Humphreys              RAB  
Elizabeth Johnson              City of Alameda (City)  
James D. Leach                RAB  
Marcia Liao                    Department of Toxic Substance Control (DTSC)  
Lea Loizos                    RAB/ARC Ecology  
Patrick Lynch                  Community Member  
Bert Morgan                    RAB

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| Lona Pearson        | Tetra Tech                                   |
| Jim Pruett          | Community Member                             |
| Lee H. Saunders     | SWDIV  |
| Michael Schmitz     | RAB  |
| Dale Smith          | RAB  |
| Scott Standridge    | Shaw Environmental and Infrastructure        |
| Michael John Torrey | RAB/Housing Authority of the City of Alameda |
| Travis Williamson   | Battelle Memorial Institute                  |

The meeting agenda is provided in Attachment A.

## MEETING SUMMARY

### I. Approval of Minutes

Mr. Macchiarella, Navy Co-chair, called the meeting to order at 6:38 p.m.

Mr. Macchiarella asked for comments on the May 18, 2004, meeting minutes. Ms. Loizos and Mr. Humphreys provided the comments summarized below.

#### Ms. Loizos' Comments

- On page 9 of 9, fourth paragraph, sixth line, "(3) what is the status of the radiological HHRA [human health risk assessment] for OU-1 [operable unit -1] that were discussed," should be revised to "(3) what is the status of the historical radiological assessment (HRA) for Alameda Point that was discussed."
- On page 9 of 9, fifth paragraph, third line, "HHRA" should be revised to "HRA."
- On page 9 of 9, a response from Ms. Cook regarding question 2 in paragraph 5 by Ms. Loizos was inadvertently omitted. The following paragraph has been added after paragraph 6 on page 9 of 9: "Ms. Cook answered Ms. Loizos question 2 and stated that the ATSDR [Agency for Toxic Substances Disease Registry] report was probably in error when it mentioned PAH [polycyclic aromatic hydrocarbons] contamination at Marina Village Housing. Ms. Cook noted that PAH contamination was not realized as a potential problem at the base until 1998, and Marina Village Housing was not sampled for PAHs until recently. She stated that there are a lot of things wrong with the ATSDR report and that unfortunately, even though EPA commented extensively on the draft version sent to the agencies, none of our comments and concerns had been addressed."

#### Mr. Humphreys' Comments

- On page 6 of 9, fifth paragraph, third line, the repeated word "is" should be removed.

- On page 7 of 9, fifth paragraph, seventh line, “Ms. Johnson added that she is aware of storm drain sometimes flowing backwards from the SPL [Seaplane Lagoon]” should be revised to “Ms. Johnson added that she is aware that the storm drains sometimes flow backwards from the SPL.”
- On page 7 of 9, sixth paragraph, after the fifth sentence, add the sentence “Mr. Humphreys suggested a slurry cut-off wall be considered to stop the plume from flowing into the SPL.”

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

## II. Co-Chair Announcements

Mr. Macchiarella announced that RAB members Jean and Jim Sweeney (Community co-chair and vice Community co-chair) and Kevin Reilly would not be in attendance for the meeting.

Mr. Macchiarella provided the RAB with a list (see Attachment B-1) of upcoming significant Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) document submittals that are anticipated in June and July 2004. . The documents listed are: Site 2 (West Beach Landfill) draft remedial investigation (RI) workplan, Site 29 (Skeet Range) draft final RI report, Site 25 (Estuary Park and Coast Guard Housing Area) revised draft feasibility study (FS) for soil, Economic Development Conveyance (EDC)-5 site inspection (SI) report, draft site management plan (SMP) amendment, Site 28 (Todd Shipyard) draft final RI report, and Site 17 (SPL) draft final RI report.

Mr. Macchiarella stated that the Chief of Naval Operations would be sponsoring the second annual RAB co-chairs workshop in July 2004 that will be held in Salt Lake City, Utah; Mr. and Mrs. Sweeney will be attending the training workshop. If RAB members have topics they would like discussed during the training they should submit them to Mr. or Mrs. Sweeney.

Mr. Macchiarella stated that as noted in an e-mail sent to RAB members by Ms. Sweeney, the following documents are now available for review in the Information Repository.

- “Revision 0, Twelve Month Post Remediation JP-5 Hydrocarbon Spill Report at Building 397, April 27, 2004.”
- “Revised Draft Radiological Survey Workplan at Installation Restoration Site 1, the 1943 – 1956 Disposal Area, April 30, 2004.”
- “Revised Draft Radiological Survey Workplan at Installation Restoration Site 2 – West Beach Landfill, April 30, 2004.”
- “Draft Final RI Workplan Addenda Site 27, May 10, 2004.”
- Correction page letter for Table 4-13 of draft OU-1 RI Report Sites 6, 7, 8, and 16, April 6, 2004.
- Navy action memo to EPA regarding the time critical removal action (TCRA) at CERCLA Site 13, May 25, 2004.
- Navy memo to RWQCB regarding quarterly technical memoranda following petroleum remediation; full-scale dual vapor extraction (DVE) and biosparging at CAA-13 (Building 530) and CAA-11 (Area 37), May 25, 2004
- “Draft Final RI Report SPL, May 27, 2004.”

### Catellus Utility Construction

Mr. Macchiarella noted that Catellus Development Corporation provided a presentation at the Alameda Annex RAB, on their proposed sewer and storm drain underground utility construction. The presentation is also planned for the Alameda Point RAB during a RAB meeting in the next couple of months. The underground utility construction will cross the Alameda Annex Site 2 and Alameda Point Site 25 groundwater benzene plume. Mr. Macchiarella stated that Ms. Huang would provide more information on the proposed underground utility construction during the BRAC Cleanup Team (BCT) update portion of the meeting.

### Site Management Plan

Mr. Macchiarella provided an update on the Federal Facility Agreement (FFA) schedule, also known as the SMP. A handout of the Navy's project manager notes on the SMP was provided and is included as Attachment B-2. Mr. Macchiarella stated that the Navy has been working on the annual SMP update for the last few months and that a detailed presentation on the SMP is planned to be provided at the next RAB meeting. Mr. Macchiarella stated that the Navy is facing a funding shortfall for the remainder of fiscal year (FY) 2004 and FY 2005.

Mr. Schmitz asked for more detail on the funding shortfall. Mr. Macchiarella replied that a portion of the FY04 has been awarded and is being expended. The remainder of the FY04 funding will not be distributed locally. Mr. Schmitz asked if the undistributed funding was appropriated. Mr. Macchiarella replied that he is not sure, although several requests for funding were made throughout the year. Mr. Macchiarella stated that funding did not become available from land sales at other BRAC installations.

Ms. Cook commented that the EPA, at all levels, is extremely concerned that the Navy believes future land sales are an appropriate funding vehicle for their BRAC clean up activities.

Mr. Schmitz asked if there is any paper documentation of the funding shortfall so that he may get additional information on the issue. Ms. Cook and Mr. Macchiarella replied that they do not have any additional information.

Mr. Humphreys asked if there is any mechanism whereby an awarded contract could be cancelled. Mr. Macchiarella replied that the contracts are not awarded unless the funding is present; the funding for awarded projects cannot be rescinded. Mr. Humphreys asked if some of the projects that are funded could be dropped off or truncated so that funding could be diverted into higher priority sites. Mr. Macchiarella stated that funding could be diverted under special circumstances.

Ms. Cook asked if FY 2005 funding would be discussed also at this time. Mr. Macchiarella replied that it would not. Ms. Cook commented that it would be difficult to plan the SMP without knowing the FY 2005 budget. Mr. Macchiarella agreed and added that the Navy's Alameda team is anticipating the receipt of the FY 2005 budget value.

Mr. Macchiarella provided a general overview of each OU and requested that the RAB read the handout for more detailed information (see Attachment B-2) on funding and project status.

Mr. Macchiarella then discussed Site 30 (Miller School) in detail. He stated that a RI for Site 30 has been funded and a contract has been awarded. The Navy and agencies are working closely on an accelerated schedule to accommodate RI sampling during the summer recess. Ms. Dailey commented that she has a map from a recent PAH report that illustrates sample results at Site 30 (see Attachment B-3). She stated that the school district is very concerned with the results and would like to urge the Navy to consider a

TCRA. Mr. Macchiarella suggested that Ms. Dailey discuss the map and the sample results during the community comment period of the RAB meeting; Ms. Dailey agreed.

Mr. Macchiarella stated that the basewide groundwater monitoring is ongoing but may need to be scaled back. Mr. Macchiarella noted that if additional funding becomes available during FY 2004 there are several projects listed at the bottom of page 2 of the handout (see Attachment B-2) that are priority projects in line for the funding.

Mr. Schmitz asked when the FY 2004 funding would officially run out. Mr. Macchiarella replied that the money has run out. Mr. Schmitz asked in terms of the current projects, which ones are still funded and will continue to have ongoing work. Mr. Macchiarella stated that projects that are awarded and underway are funded, and any new projects that have not been awarded cannot be started.

Ms. Smith asked about the magnitude of the Navy's funding shortfall for FY 2004. Mr. Macchiarella replied that he does not have that information with him, but it is available.

Mr. Macchiarella stated that a detailed SMP presentation to the RAB is planned for next month. He noted that the draft SMP would be submitted to the agencies this month, that the draft SMP would be available in the information repository, and that the RAB is urged to review it and provide input. Ms. Cook asked if the RAB would even be interested in a presentation or if they would rather have a handout of the schedule. In response, Mr. Macchiarella asked the RAB how they would like the presentation, and added that the July RAB meeting would be an ideal time to present the SMP, since it will be in the middle of the agencies' review period. Ms. Dailey stated that she would appreciate a presentation early on, so she could match the schedule to the budget reports, which are not very specific about the spending allocation to each project. Mr. Macchiarella replied that the SMP is only a schedule and does not designate any financial information, yet funding is important to the SMP development because it is used to predict which projects can be started and which projects need to be delayed.

Mr. Humphreys asked if the draft SMP would be revised to reflect the budgetary shortfall. Mr. Macchiarella replied that this would be one of the intentions of the SMP update. Another intention would be to correct delayed projects or schedule in new sites, since the SMP gets updated only once a year. Ms. Cook noted that under the FFA, just having a funding shortfall is not a sufficient reason to push out deadlines that the Navy is obligated to meet. The Navy would need to hold another discussion and show additional efforts to secure funding so that the deadlines are not missed.

Ms. Loizos asked if the Navy would incorporate the RAB's review comments on the draft SMP schedule priorities into the SMP. Mr. Macchiarella stated that it would be better if the public provides input before the SMP goes draft on June 15, 2004. Ms. Cook recommended that the RAB review the handout (Attachment B-2), and e-mail their comments to her or Mr. Macchiarella before June 15, 2004; Mr. Macchiarella agreed that emailed comments would be helpful.

Mr. Morgan asked if the project end date of 2015 is still doable or if the date would be revised. Mr. Macchiarella responded that it is possible that a delay of a year or two could occur at some of the sites. As the schedule is developed, the Navy will evaluate the dates at which certain areas become available for transfer, which is another part of the Navy process to prioritize the projects.

Ms. Dailey thanked Mr. Macchiarella for providing the SMP handout and explanation of the process.

### **III. RAB Applicant Frank Mataresse Vote**

Ms. Johnson stated that Frank Mataresse is the proposed RAB representative to the City Council. Unfortunately Mr. Mataresse could not attend the RAB meeting due to a recently scheduled City Council budget session. She stated that Mr. Mataresse might discuss with the City Council their need for representation and designate a new member, although Mr. Mataresse is not withdrawing his application to the RAB at this time. Mr. Coe made a motion to table the vote until further notice. Mr. Morgan seconded and the RAB unanimously passed the motion.

### **IV. Presentation on the Site 2 RI Workplan**

Ms. Domingo briefly described the development process for the draft Site 2 RI workplan. She stated that in January 2004 the Navy, regulatory agencies, environmental groups, and support contractors held a scoping meeting to determine the data quality objectives for the Site 2 RI. Based on the comments received during the scoping meeting, the Navy determined the areas of concern and which data gaps remained after the original RI was conducted. The RI workplan was primarily designed by addressing the comments received from the scoping meeting attendees. Ms. Domingo introduced Mr. Williamson, an environmental engineer, to describe the contents of the Site 2 draft RI workplan. A handout was provided and is included as Attachment B-4.

Mr. Williamson stated that his presentation would provide an overview of the Site 2 RI workplan, which is currently under internal review, and that the workplan is consistent with discussions held during the January scoping meeting. Mr. Williamson discussed the workplan schedule as illustrated on Slide 3 of the handout.

Ms. Cook asked about the amount of time allowed for the RAB's review of the draft document. Mr. Williamson estimated that the Navy would have 3 weeks of review time and that the RAB would have 45 days. Ms. Cook commented that the review period would need to be shorter for the draft final work plan and response to comments (RTC) that would be submitted in early August 2004, as noted on Slide 3. Mr. Williamson replied that the schedule included within the draft document for RAB review will contain a detailed breakdown of due dates for comment and version submittals. He added that the review period for the RAB is a little aggressive, but not out of the question.

Ms. Smith commented that the RAB had significant comments on the previous Site 2 RI and will need to be sure those comments have been completely addressed. Mr. Williamson replied that during the scoping meeting in January, the Navy listened closely to comments by the regulatory agencies, Audubon Society, and others to ensure that the comments were addressed and incorporated into the new workplan.

Mr. Williamson stated that Slides 4 through 21 provide a general overview of the document. The actual document will provide more specific details when it is submitted.

Mr. Williamson discussed Slides 4 through 7, which describe the location of Site 2 on Alameda Point, its size, geotechnical and hydrogeological features, ecology, and physical features. Ms. Domingo noted that Site 2 is fenced and that there is no public access. Slide 8 shows three photos taken recently during a site walk at Site 2.

Mr. Williamson discussed the historical uses of Site 2, including suspected areas of discrete disposal activities (see Slides 9 and 10). During the discussion of Slide 10, Mr. Dover commented that there is a big difference between radioactive (RAD) waste storage and RAD waste disposal. He then asked if RAD

waste was disposed of near the RAD waste storage shack. Mr. Williamson replied that there have been a number of RAD surveys conducted throughout the site. As a result of the surveys, some of the most extensive removal activities were conducted in the area of the RAD waste shack. He added that an additional comprehensive RAD survey would be conducted within the landfill. Ms. Domingo stated that the RAD survey would be conducted to a depth of 1-foot and would begin in a week. Ms. Smith asked if the groundwater would also be analyzed for RAD. Mr. Williamson replied that it would be under the Site 2 portion of the basewide groundwater-monitoring program. Mr. Humphreys asked for clarification on the proposed depth of the soil survey. Mr. Williamson replied that the RAD soil survey would be conducted to a depth of 1-foot; however, the sampling and analysis plan (SAP) proposed subsurface soil and groundwater sampling for RAD compounds throughout the landfill area. Ms. Smith asked about subsurface sampling for other constituents. Mr. Williamson replied that other constituents also are included in the plan.

Mr. Williamson continued with the presentation and stated that closure of the landfill disposal area included capping, construction of a slurry wall to prevent wastes from entering the San Francisco Bay (Bay), and maintenance of the perimeter berm and the seawall. Mr. Feinstein asked where the slurry wall is located. Mr. Williamson replied he does not know the location of the slurry wall, but that he suspects it could be along the coastal margin. Mr. Morgan asked about the condition of the seawall. Mr. Williamson replied that the seawall was repaired according to 1983 RWQCB order during the installation of a gas venting system in 1986. He added that there might be some additional geotechnical work conducted on the seawall. Ms. Smith asked what construction materials were used for the seawall. Mr. Williamson replied that the seawall was constructed in 1956, but he does not know what materials were used. The RAB suggested that the material was riprap, and Mr. Lynch added that the material was slag from the historical borax plant. Ms. Huang commented that she remembers reading in her records that the seawall was constructed of sunken barges, riprap, and fill. Ms. Johnson replied that the Site 1 seawall and the Site 2 interior boundary were constructed from sunken barges, but that the Site 2 western shore was not constructed in that manner based on her interpretations of aerial photographs. Mr. Humphreys commented that the riprap could be observed in a photograph on Slide 8 of the handout. Mr. Leach stated that the RAB might be confused on the difference between a seawall and a slurry wall. A slurry wall is usually a continuous deep trench and filled with a flexible impervious material such as bentonite or clay.

Mr. Williamson continued with his presentation and briefly discussed the previous investigations conducted at Site 2 (see Slide 11). He added that the draft RI workplan would contain more detailed information on each previous investigation. Mr. Williamson discussed the number of samples collected during the previous investigations to characterize the soil and groundwater site-wide (see Slide 12) and surface water, sediment, and porewater in the area of the ponds (see Slide 13). Mr. Feinstein pointed out that samples collected during previous investigations could be meaningless, if they were not collected in the right places. He also noted that the Navy has conducted a lot of work, but it is not the right work. Mr. Williamson agreed that not all of the existing data may be relevant and stated the report summarizes all the previous investigations and includes a section that reviews all previous investigation data and identifies data gaps, which will be addressed in the SAP. Mr. Williamson stated that tissue sampling activities were conducted in the following three distinct habitats: upland/terrestrial, wetland, and open water (see Slide 14). In addition, reference sampling was conducted at Site 1 with composite invertebrate tissues. Mr. Feinstein commented that one of the Audubon Society's original RI comments had addressed the Navy's inappropriate use of reference samples from Site 1. Mr. Williamson replied that the Navy is actively looking into appropriate reference sampling sites. Mr. Williamson stated that the waste characterization and removal events are listed on Slide 15.

Mr. Williamson stated that, as mentioned earlier, the report will contain a section on data review that will compare the data to the RI methodology and will identify data gaps that need to be filled to complete the

RI. The major data gap encountered involved analytical detection limits for various compounds or environmental media that are inadequate to complete the human and ecological risk assessments. Sampling of subsurface soil within the landfill and wetland portions of the site also has been limited. Most of the subsurface sampling has focused on the periphery and boundaries of the site. Sampling will be proposed directly in the suspected disposal areas including the wetland and landfill areas. Another data gap is the lack of temporal or seasonal studies conducted on the ponds to identify salinity and water quality changes and effects to the habitat present in the ponds.

Mr. Williamson discussed the RI methodology and reasons for developing the sampling plan (Slide 16). The following activities would be conducted prior to conducting soil and groundwater sampling (see Slide 17):

- Geophysical surveying using ground penetrating radar and magnetometry to identify potential drum disposal areas or other disposal areas.
- Radiological surveying by a separate contractor and reporting of findings in the RI report.
- Habitat mapping, including digital aerial photography and on site visual inspections, during dry and wet seasons to identify the type and quality of habitat during each season.
- Water quality and hydrologic assessments of each pond by installing a sampling station with water quality meters that monitor water quality parameters (including dissolved oxygen, salinity, conductivity, pH, temperature) and pond depth. In addition, integration of groundwater elevation data collected from nearby monitoring wells for a better understanding of the interactions between surface water and groundwater throughout the year.
- Potential exploratory trenching to characterize the nature, type, and conditions of wastes disposed in the landfill area. The report currently presents a process to identify the placement and number of trenches to be excavated, which would follow the geophysical evaluation and dry season data review.

Mr. Feinstein commented that the Navy should consult with the refuge ecological services department prior to trenching to determine a time that would minimize impacts on the nearby population of nesting least terns. Mr. Feinstein also commented that raptors use the landfill as foraging grounds, and the trenching could upset ground squirrel populations, which are a good distraction for the raptors from the endangered least tern. Mr. Williamson agreed and stated that the Navy has also commented regarding being cognizant of the natural resources in the area and limiting the impact to the ecological balance of the site. The trenching schedules and other specifics would need to be worked out after the geophysical evaluations, data reviews, and ecological assessments. Mr. Morgan asked what size the trenches may be. Mr. Williamson estimated that the trenches could be 10 or 15 feet wide by 10 or 15 feet long to about 5 feet deep or until groundwater is encountered. Mr. Leach recommended that a monumented grid be used so that the survey points used for the trenching system could be relocated at a later date. Mr. Williamson replied that the current plan is to use a very sensitive global positioning system (GPS) backpack unit that has sub meter accuracy. Mr. Leach commented that the sole reliance on a sophisticated GPS unit would result in the need for the same level of sophisticated equipment to relocate the grid points. A physical monumented grid could allow for a permanent locator easily identified for everyday people without the expense of the sophisticated GPS unit. Mr. Williamson replied that he would certainly consider the ideas.

Ms. Liao asked why the trenching is referred to as potential; it was her understanding from the scoping meeting that the trenching was something the Navy was going to do for sure. Mr. Williamson replied that trenching depends on the results of the geophysical survey and review of data from samples taken inside the landfill. Trenching might not be needed based on the results from evaluating all of the other investigation factors. Data results will be presented to the regulatory agencies to determine trenching requirements.

Mr. Humphreys commented that if drums are located in the landfill, they are probably rusted out and emptied their contents into the groundwater. Mr. Williamson replied that the theory behind trenching is to uncover the drums as they exist and determine their condition, whether they retain their contents, or if they have leaked into the soil or groundwater.

Mr. Dover asked about the depth of the material in the landfill. Mr. Williamson estimated 3 to 5 feet since that is where groundwater is encountered. A review of the procedures used during disposal activities indicated that the Navy did not dig much deeper than the groundwater table. Once groundwater was reached the material was disposed and then covered. Ms. Loizos asked if the landfill was dug out or was the area filled with waste and then covered. Mr. Williamson replied that the area was generally filled with waste; however, to dispose of drums in particular, a trench was excavated, the drums were disposed of, and then they were covered with soil. Ms. Loizos suggested that Site 2 was created, as was Site 1, by emptying waste into open marshland and then covering it with soils. She added that groundwater levels, therefore, would not be as relevant as the depth of the waste materials. Mr. Macchiarella commented that in his experience at another Navy facility, to create land the Navy used construction debris and soils rather than municipal solid wastes or hazardous wastes, implying that municipal solid wastes and hazardous wastes were emplaced upon this new ground surface rather than directly into the water as a means to create land.

Mr. Williamson continued with his presentation and stated that a two-phased sampling approach is proposed in the report, one dry season event and one wet season. The reasoning is to get a good idea of the variability of the area of the ponds between the two seasons. He stated the dry season event would be the most comprehensive and mostly soil and groundwater data would be collected. Mostly biological samples and data from the ponds would be collected during the wet season event. The dry season event is planned for the September or October 2004 timeframe. The planned sampling activities are focused in the suspected disposal areas to characterize the nature and extent of those areas. Some samples are also planned between the landfill and the wetland to fill data gaps from the existing monitoring well network and to delineate the extent of waste between the wetland and landfill. The proposed number of samples and sampling areas are identified on Slide 18. The proposed comprehensive analytical suite includes volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, pesticides, polychlorinated biphenyls (PCB), and a subset of the comprehensive suite that includes tertbutyltin, dioxins and furans, total organic carbon (TOC), grain size and radionuclides. Mr. Feinstein asked why the subset is analyzed. Mr. Williamson replied that TOC and grain size distribution are physical parameters that are needed for potential future modeling purposes. The other constituents are suspected in the disposal areas, and, if found, can be added to the risk assessments. He noted that surface water, sediment, and porewater sampling locations would be collocated so that the data can be compared between each media.

Mr. Williamson stated the wet season sampling event is planned for spring 2005. See Slide 19 for sample locations, number of samples and proposed analytical suite. The subset of compounds for wet season sampling is sulfides and interstitial salinity, which are associated with sediment samples. Ms. Liao asked why the analytical parameters are less comprehensive during wet season than dry season.

Mr. Williamson replied that the wet season event would focus on tissue sampling. Mr. Feinstein asked if

during the wet season there would not be any soil boring sampling in the landfill. Mr. Williamson replied that during the wet season event soil boring samples would only be collected if data gaps were determined from the results of the dry season event. Mr. Feinstein also asked if any bird tissue sampling would be collected. Mr. Williamson stated that he does not recall if bird tissue sampling is proposed; impacts to birds are typically assessed by modeling what they eat. Sampling of small mammals (mice) is planned, but the extent of such sampling will depend on the availability of the small mammals at the site. Mr. Feinstein added that there are a lot of birds and that not evaluating them is a data gap. Unhatched eggs from nesting birds could at least be evaluated for certain chemicals. Mr. Williamson commented that he would discuss this with his risk assessor, because bird sampling and nest disturbance is a sensitive issue.

Mr. Williamson discussed background sampling and reference data compilation (Slide 20). He stated that published data can be used for many of the constituents but suitable reference sampling locations will need to be identified and some background data will need to be generated. Slide 21 illustrates the sampling plan schedule. Mr. Williamson added that the wet season sampling event task is missing from the table on Slide 21; it is planned to be conducted in April 2005.

Mr. Bachofer asked if there is any documentation showing septic fields or solid waste management units (SWMU) near the radiological waste storage shack or other buildings in the site. Mr. Williamson replied that he is not aware of it but that he would look into it further.

Mr. Feinstein asked if ambient areas like the Oakland Airport are being considered as reference sites. Mr. Williamson replied that an area near Tubbs Island in the Bay is being considered for the tissue samples since it is very similar to Alameda Point and contains ponds and a wetland. Ms. Smith asked if a landfill is present at Tubbs Island. Mr. Williamson replied that he did not know but that soil and radiological reference samples will still need to be collected.

Ms. Loizos asked how background soil would be determined for dioxins and furans when they are not naturally occurring and are a by-product of human activity. Mr. Williamson replied that there is background levels based on geological conditions and some site uses similar to PAH contamination. Ms. Smith added that the background levels have been too high and that those levels have been written off too easily, even when the levels are hazardous. Mr. Macchiarella replied that the Navy will take another close look at the background issues within the workplan.

### **III. Alameda Point Reuse Overview**

Ms. Johnson introduced herself as the base reuse planner for the City. The Alameda Reuse and Redevelopment Agency (ARRA) board has been negotiating with the Navy in closed sessions. She stated that the first ARRA open session was held on June 2, 2004. She stated that after the RAB discussions last month on Alameda Point's reuse, the City planning group decided to have Stephen Proud, the new chief negotiator for the City and Alameda Point project manager, give a presentation to the RAB; however, Mr. Proud was unavailable for this RAB meeting. Ms. Johnson stated that she would be providing an overview of the June 2 ARRA open session.

Ms. Johnson stated that the City has been in negotiation with the Master Developer and has taken over some of the Master Developer's planning processes since the early transfer by the Navy did not go through. The City has refinanced a bond on Alameda Point operations for 3 million dollars to conduct further technical studies and determine that the master plan is economically and environmentally feasible. At the same time the City went to the Navy with the master plan concept and with descriptions of the efforts that would be needed to clean the base to the master plan specifications. The Navy became

concerned about the City's EDC, which is the mechanism that allows the Navy to give the City the base at no cost. Because the market conditions have changed to favor residential property and early transfer is no longer an option, the Navy has requested that the City demonstrate that the conditions are still in place that govern the EDC. Mr. Feinstein commented that the City would have to pay for the property if it cannot conduct an EDC.

Ms. Johnson began her presentation and although handouts were not distributed during the meeting, a copy of the presentation has been attached to these minutes as Attachment B-5. She stated that the City has hired a new land use planner to interpret the master developer concept. The concept and which land uses can be supported, including infrastructure; will be presented to the Navy. The community will also be kept informed so that no one will be surprised and the community can provide input (see Slide 2).

Slides 3 and 4 discuss the City reengagement of negotiations with the Navy for transfer of the EDC parcels. The City lawyers will need to review each parcel and evaluate the land use plan. Mr. Feinstein asked if the City meetings would be open to the public. Ms. Johnson replied that most of the work would be conducted in internal staff meetings but that the concepts resulting from the meetings would be presented to the public. While referring to Slides 5 and 6, Ms. Johnson stated that the City not only plans to conduct meeting with senior Navy staff in San Diego to reengage the Navy in transfer discussions, but the City also has a lobbyist in Washington, D.C.

Ms. Johnson stated that Slide 7 illustrates the proposed Navy/ARRA working structure. She added that an additional outside consultant has been hired by the City to evaluate the reuse plans, transfer plans, and other environmental plans for the City to ensure that the property is cleaned up to the appropriate level. Slide 8 illustrates the status of the no cost EDC plan, which was based on the 1997 business plan that assumed property conveyance by 2000. Due to the changes in land use demand, the current land use plan and economic context is no longer applicable to the base.

Slide 9 illustrates the evolution of the land use plans at Alameda Point. The land use plan is based on the Community Reuse plan, which was the basis of the environmental impact report (EIR) and Environmental Impact Statement (EIS) and is part of the record of decision (ROD). To make any extreme changes regarding land uses, transportation, etc., the Navy would have to conduct a new EIS, which is required by the ROD. Recently, the general plan has been amended to incorporate the base into the City so that the City can be in charge of regulating the land use. Mr. Schmitz asked if the Navy is basing their economic substance on a one-time conveyance. Ms. Johnson replied that Slide 10 illustrates the different methods of conveyance, which are possibilities at Alameda Point. The City and its consultants are working with the Navy on the best offer for both entities. Slide 11 illustrates the Navy's proposed conveyance strategy discussions that will occur over the next 60 days. The business plan, land use plan, and environmental plan are being reviewed to determine the best approach.

Slide 12 provides an overview of meetings held between ARRA and the Navy in May 2004. As shown on Slide 13, the initial Navy disposal strategy report should be available this fall 2004 and the full disposal strategy report in spring 2005.

Mr. Feinstein commented that the U. S. Fish and Wildlife Service (FWS) might not take the refuge lands, and that if they do not, an environmental impact study would need to be completed. Ms. Johnson replied that an environmental impact study would be needed and everything could change. Ms. Johnson added that the City also has concerns about the FWS not taking the refuge land; the Navy could give it to the City, or conduct a general services administration (GSA) auction.

Mr. Lynch commented that the East Housing Development is not without environmental issues. He stated that the transfer of property to the City has been in violation of Resource Conservation Recovery Act (RCRA) Part B permit issued to the Navy in 1993, and the City subsequently violated RCRA again by stockpiling remediation wastes on the site while it was still a RCRA facility. He stated that correspondence between him and DTSC lately has left him with a low opinion of DTSC, and DTSC has quoted him inaccurate excerpts of regulations, provided false statements, and is clearly misrepresenting the law. The permit issued to the Navy in 1993 included a corrective action compliance schedule that should have required the sites to be cleaned up already. He stated that this is the first year the Navy has not received all of the money that they requested, and it should not be used as the justification. He stated that he feels the reason for the schedule delay is an absence of regulatory enforcement by DTSC. He requested that Ms. Liao explain to her office that an individual at Alameda Point believes that DTSC is a fraud at representing itself as an agency that regulates hazardous waste at this facility. He added that he hopes the next time this property is transferred the proper procedures are followed, the permit is modified before transfer of ownership takes place, and that no remediation wastes are stockpiled on the facility unless there has been a modification to the permit.

Ms. Liao responded that she has a clarification for Mr. Lynch. She stated that the RCRA corrective action is still ongoing and being integrated with the CERCLA cleanup process. Mr. Lynch stated that if the corrective action schedule for the 1993 permit was followed correctly, then all remedial investigations at the original 26 sites would already be completed. He stated that he works as a technical assistance provider at Kelly Air Force Base in San Antonio, Texas, and the regulators in Texas do a much better job of enforcing RCRA regulations. He stated that Texas regulators do a better job of protecting their citizens than California regulators.

Mr. Biggs asked about the impacts to the collaborative if the EDC does not take place, and whether the property would revert to the homeless conveyance. Ms. Johnson replied that her understanding is that the homeless conveyance has occurred and will continue, because it was part of a BRAC base in 1992, whether it is an EDC or not.

#### **IV. BCT Activities**

Ms. Huang presented an update of BCT activities from the previous month. A handout was provided and is included in Attachment B-6. Ms. Huang stated that the following two meetings were held the previous month: the BCT meeting on May 18 and the Site 30 Miller School soil RI strategy teleconference on June 2.

Ms. Huang stated that the May 18, 2004 monthly BCT meeting agenda items included the Catellus underground utility installation through Site 25, the update on the OU-5 soil FS and groundwater RI/FS, and the SMP updates. See Attachment B-6 for a summary of each agenda item discussion.

Ms. Huang stated that an accelerated schedule for Site 30, Miller School was discussed during the June 2 teleconference in order to complete soil sampling prior to school returning to session. The BCT has agreed that Site 30 is a top priority, and as such, it will be the subject of fast track regulatory reviews. See Attachment B-6.

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

Ms. Dailey commented that the map she handed out earlier (Attachment B-3) is a map of sample results from the basewide PAH investigation. She stated that the highlighted results indicate elevated concentrations in playground areas with exposed soil. The school district is concerned that the children at

both the school and childcare center are being exposed to PAHs. The school district is so concerned that they will request in writing, an immediate TCRA to remove the soils at the site with elevated PAH concentrations.

Mr. Pruett commented that his three daughters were previous attendees at Miller School, his family lived in the Coast Guard Housing for 3 years, and he used to walk by the childcare center everyday. He added that the pink highlighted areas on the map are surface soil results that exceed the 620 micrograms per kilogram screening level. The elevated concentrations are located in lawn areas with exposed soil and in the bark-filled playground areas. He stated that young children are there everyday playing and crawling around in the grass and playground areas. The childcare center is the only federally funded daycare center in the City of Alameda, and the majority of the kids are from disadvantaged families. He stated that the PAH levels might not be that high from the Navy's perspective, but since the locations are in surface soil and the grass they are a concern and need to be addressed. He stated that the playground bark pits at Miller School should also be addressed.

Mr. Lynch commented that Miller School and Childcare Center were constructed on top of the Fleet Industrial Supply Center (FISC) Defense Reutilization and Marketing Office (DRMO), which was the agency responsible for handling all of the waste produced by the Navy including hazardous waste. He added the hazardous waste produced from the Naval Air Station (NAS) Alameda was shipped across the street to the Defense Reutilization and Marketing Office (DRMO). He added that in one year, the DRMO had over 2,000 discrepancies with waste that was shipped from NAS than what was recorded received from the DRMO. He added that he believes the Navy was fully aware of the concerns at the schoolyard site because the finding for suitability of lease (FOSL) has a requirement that states the school district will maintain a sufficient thickness of bark chips in all playground areas to prevent exposure to bare soil.

Mr. Macchiarella replied to the comments, stating that the Navy will be in discussions with the regulators and would be reviewing all of the concerns. Ms. Dailey reiterated that the school district would be submitting their request for a TCRA in writing.

Mr. Schmitz requested that Ms. Dailey provide him copies of the leases and any other relevant documents that have been discussed. He stated that he is greatly concerned for the safety of the children and would like to ensure that the safety of the children is dealt with. Ms. Dailey agreed.

Mr. Morgan commended the Navy on the Spring Newsletter Alameda Point Focus. He added that the Navy did a great job. Mr. Macchiarella thanked Mr. Morgan and stated that there are extras in the back if everyone did not receive one in either their mailbox or in the newspaper.

Mr. Biggs reminded everyone of the APC Juneteenth Festival being held on June 12, 2004 on the lawn in front of City Hall West. The flyer is attached as Attachment B-7.

Mr. Torrey stated that he brought a schedule and registration form for a community emergency services training (CERT), if anyone is interested. The CERT schedule is included as Attachment B-8.

Ms. Loizos stated that a focus group meeting is planned for the draft OU-2B RI on June 9, 2004. She stated that Glenna Clark of the Navy would be in attendance. Ms. Loizos stated that she also has available, copies of comments on the draft OU-1 RI and the draft ATSDR report.

Mr. Macchiarella stated that the next RAB meeting would be held on Thursday July 1, 2004. The meeting was adjourned at 9:00 p.m.

**ATTACHMENT A**

**NAVAL AIR STATION ALAMEDA  
RESTORATION ADVISORY BOARD MEETING AGENDA  
June 3, 2004**

(One Page)

# ***RESTORATION ADVISORY BOARD***

***NAVAL AIR STATION, ALAMEDA***

## ***AGENDA***

**JUNE 3, 2004 6:30 PM**

**ALAMEDA POINT – BUILDING 1 – SUITE 140**

**COMMUNITY CONFERENCE ROOM**

**(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)**

| <b><u>TIME</u></b> | <b><u>SUBJECT</u></b>   | <b><u>PRESENTER</u></b>             |
|--------------------|---|-------------------------------------|
| <b>6:30 - 6:40</b> | <b>Approval of Minutes</b>  | <b>Jean Sweeney</b>                 |
| <b>6:40 - 6:50</b> | <b>Co-Chair Announcements</b>   | <b>Co-Chairs</b>                    |
| <b>6:50 – 7:00</b> | <b>RAB Applicant Frank Mataresse Vote</b>                               | <b>Co-Chairs</b>                    |
| <b>7:00 – 7:45</b> | <b>Presentation on the Site 2 draft Remedial Investigation Workplan</b> | <b>Claudia Domingo and Battelle</b> |
| <b>7:45 – 8:05</b> | <b>Alameda Point Reuse Overview</b>                                     | <b>Elizabeth Johnson</b>            |
| <b>8:05 – 8:15</b> | <b>BCT Activities</b>   | <b>Judy Huang</b>                   |
| <b>8:15 – 8:30</b> | <b>Community &amp; RAB Comment Period</b>                               | <b>Community &amp; RAB</b>          |
| <b>8:30</b>        | <b>RAB Meeting Adjournment</b>  |                                     |

## **ATTACHMENT B**

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

- B-1 List of significant Navy CERCLA program documents for June and July 2004, presented by Thomas Macchiarella, SWDIV. June 3, 2004. (1 page)
- B-2 Site Management Plan Schedule Status and Project Manager Notes. Presented by Thomas Macchiarella, SWDIV. June 3, 2004. (2 pages)
- B-3 Assessment of PAH Contamination at Site 30 Figure. Presented by Ardella Dailey, RAB. June 3, 2004. (1 page)
- B-4 Presentation of Installation Restoration Site 2 West Beach Landfill and Wetlands Draft Remedial Investigation Work Plan. Presented by Travis Williamson, Battelle. June 3, 2004. (22 pages)
- B-5 Alameda Point Progress Report and Reuse Update. Presented by Elizabeth Johnson, City of Alameda. June 3, 2004. (7 pages)
- B-6 BCT Activities Update for May 2004. Presented by Judy Huang, RWQCB. June 3, 2004. (1 page)
- B-7 Juneteenth Festival Flyer. Presented by Douglas Biggs, Alameda Point Collaborative. June 3, 2004. (1 page)
- B-8 Community Emergency Response Training Schedule and Registration Form. Presented by Michael John Torrey, RAB. June 3, 2004. (2 pages)

**ATTACHMENT B-1**  
**LIST OF UPCOMING CERCLA DOCUMENTS FOR JUNE/JULY 2004**  
(One Page)

**Alameda Point Restoration Advisory Board Meeting  
June 3, 2004**

*Significant Navy CERCLA program documents planned for  
June/July 2004*

- Site 2 (West Beach Landfill) Draft Remedial Investigation Workplan
- Site 29 (Skeet Range) Draft Final Remedial Investigation Report
- Site 25 (Estuary Park & Coast Guard Housing Area) Revised Draft Feasibility Study for Soil
- EDC-5 Site Inspection Report
- Draft Site Management Plan Amendment
- Site 28 (Todd Shipyard) Draft Final Remedial Investigation Report
- Site 17 (Seaplane Lagoon) Draft Final Remedial Investigation Report

**ATTACHMENT B-2**  
**SITE MANAGEMENT PLAN SCHEDULE STATUS**  
(2 Pages)

**Schedule Status**  
**NAS Alameda Project Manager's Notes**  
**June 2004**

OU-1 (Sites 6, 7, 8, 16) – Comments are being received from the agencies, and the Draft Final RI addendum is expected to be delivered to the agencies in late July. These sites are funded through the Draft FS.

OU-1 (Site 14) – Site 14 is currently funded through the ROD, however, the FS is likely to be redone to consider an additional alternative, and will require additional funding. A Draft Final version of the FS is planned for mid July.

OU-1 (Site 15) – The Draft Final Proposed Plan Site 15 is scheduled for the end of August. This site is funded through ROD.

OU-2A (Sites 9, 13, 19, 22, 23) – The Draft RI Report was completed at the end of February, and a request for extension of 45 days for the review has been informally made by DTSC and the RWQCB. The agencies have indicated that the comments are extensive, and that the progress on this OU will be delayed. OU-2A is currently funded through the FS.

OU-2B (Sites 3, 4, 11, 21) – The Draft RI Report was delivered several days late, but the delivery of the Draft Final RI is scheduled for late July. However, the agencies have indicated that the comments are extensive, and that the progress on this OU will be delayed. OU-2B funded through the Internal Draft FS.

OU-2C (Sites 5, 10, 12) – The effort to prepare the RI report is scheduled to begin in August, however, this OU is expected to be delayed to allow funding of other sites.

OU-3 (Site 1) – Revised Draft FS is delayed about seven months to incorporate a radiological survey. The expected delivery date is mid November. The project is funded into the FS, but additional money is needed to complete the FS.

OU-4A (Site 2) – The remedial investigation is approximately six months behind schedule due to additional sampling required. The Draft RI Work Plan is expected in late June. The expected delivery date of the Draft RI Report is August 2005. The radiological survey is approximately five months behind schedule. Removal actions originally planned for radiological contamination will be deferred to the remedial action stage. This site is funded through ROD.

OU-4B (Site 17) – The site is currently in the RI and the Draft Final RI was completed at the end of May. The Draft FS is scheduled for the end of September. Site 17 is funded through FS.

OU-4B (Site 24) – The site is currently scoped for an RI, however, only the prep work/workplans are funded.

OU-4C (Sites 20 and 29) - Site 29 is currently in the RI, and the Draft Final RI is scheduled to be delivered by June 11). We anticipate NFA following Final RI. Site 20 is currently scoped for an RI, however, only the prep work/workplans are funded.

OU-5 (Site 25) – Draft Final FS for groundwater and the Revised Draft FS for soil have slipped about seven months to respond to and incorporate agency comments and are now scheduled to be delivered in August. The Soil FS is funded into the ROD, the groundwater FS is funded to Final FS, however will likely require additional funding due to project delays.

OU-6 (Site 26) – The Draft FS is currently being revised to include an additional alternative. The expected delivery date is late July.

OU-6 (Site 27) – The Draft RI is delayed by one year due to more extensive contamination than originally anticipated. The Draft RI is scheduled to be completed in April 2005.

OU-6 (Site 28) – Agency comments on the Draft RI for the onshore portion of Site 28 are being received, and the Draft Final RI is scheduled for the end of August. The onshore portion is funded through FS.

Site 30 – The RI work plan is now being developed for the RI, and an accelerated schedule is planned to accomplish fieldwork during the summer.

Site 31 – The site is currently in the SI stage.

Site 32 – The RI work plan is currently being developed. This site is funded through RI.

Site 33 – The site is currently in the SI stage.

Site 34 – The site is currently in the SI stage.

Site 35 – The site is currently in the SI stage.

Basewide Groundwater Monitoring is ongoing.

Recently awarded and priority projects to be funded if additional FY04 funding becomes available:

- Site 30 RI
- Basewide GW monitoring
- Offshore Sediment Projects (workplans only)
- OU1 FS/PP/ROD (Sites 6, 7, 8, 16)
- OU 2B FS (Sites 3, 4, 11, 21)
- Current Projects requiring additional funding
- Site 35 RI (end of year swing project)

**ATTACHMENT B-3**  
**SITE 30 PAH SAMPLE RESULTS FIGURE**  
(One Page)

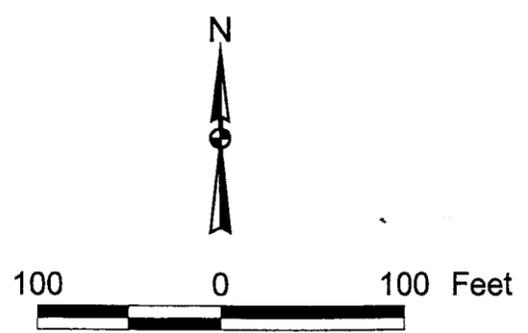


**LEGEND**

- IR SITE BOUNDARY
- BUILDING OR STRUCTURE (PRESENT)
- BUILDING OR STRUCTURE (FORMER)
- ROAD OR PAVED AREA
- PAH SAMPLING LOCATION AND B(a)P EQUIVALENT CONCENTRATIONS IN µg/kg
- 0-0.5 FOOT bgs
- 0.5-2 FEET bgs
- 2-4 FEET bgs
- 4-8 FEET bgs

**NOTES:**

- 640 GREEN INDICATES B(a)P EQUIVALENT CONCENTRATION GREATER THAN 620 µg/kg
- B(a)P BENZO(a)PYRENE
- bgs BELOW GROUND SURFACE
- µg/kg MICROGRAMS PER KILOGRAM
- NA UNABLE TO COLLECT SAMPLE
- OTH179 BUILDING NUMBER/IDENTIFIER



Assessment of PAH Contamination  
at Selected CERCLA Sites and EBS Parcels  
**Figure 3-16**  
B(a)P Equivalent Concentrations at IR Site 30  
Alameda, California

|   |                     |
|---|---------------------|
| <b>Bechtel Environmental, Inc.</b><br>CLEAN 3 Program | Date: 3/25/04       |
|   | File No.: 059L11822 |
|   | Job No.: 23818-059  |
|   | Rev No.: C          |

**ATTACHMENT B-4**  
**IR SITE 2 DRAFT RI WORKPLAN PRESENTATION**  
**(22 Pages)**



**Installation Restoration (IR) Site 2  
West Beach Landfill And Wetlands  
Alameda Point, California**

**Presentation on the Draft Remedial Investigation  
Work Plan**

**Travis Williamson  
Battelle**

*03 June 2004*



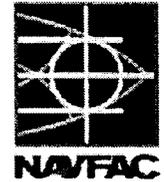
- **January 2004 scoping meeting held to discuss Remedial Investigation (RI) Work Plan for IR Site 2**

- **Participants**

- Navy
    - USEPA
    - RWQCB
    - DTSC
    - Audubon Society
    - USFWS
    - Battelle
    - Other support contractors

- **Draft RI Work Plan currently under development**
- **Work plan content is consistent with discussions during January 2004 scoping meeting**

## IR Site 2 RI Work Plan Schedule



| Task Description   | Target Date        |
|--|--------------------|
| Pre-Draft Submitted to Navy for Internal Review                          | April 28, 2004     |
| Draft Submittal for RAB Review   | Mid June 2004      |
| Draft Final Completed Following Review and Comment by RAB (and others)   | Early August 2004  |
| Final RI Work Plan Completed Following Review and Comment on Draft Final | Mid September 2004 |

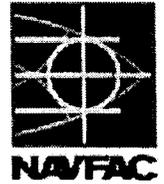
Note - Schedule is contingent on timely review and turnaround of comments by involved parties.

## IR Site 2 Description



- **Located on far southwestern tip of Alameda Point**
- **Bounded on north and east by runways/tarmacs**
- **Bounded on south and west by San Francisco Bay**
- **Approximately 110 acres**
  - **Approximately 77 acre landfill area (West Beach Landfill)**
    - traversed by network of former roads
    - surrounded by perimeter berm/seawall
  - **Approximately 33 acre wetland area (West Beach Wetlands)**
    - contains two ponds (North Pond and South Pond)
    - surrounded by perimeter berm/seawall
  - **Former radioactive waste storage shack area**

## IR Site 2 Description (continued)



- **Geology**

- Fill material and Bay Sediment Unit (BSU)
- Merritt Sand
- Yerba Buena Mud (a.k.a. Old Bay Mud)
- Alameda Formation

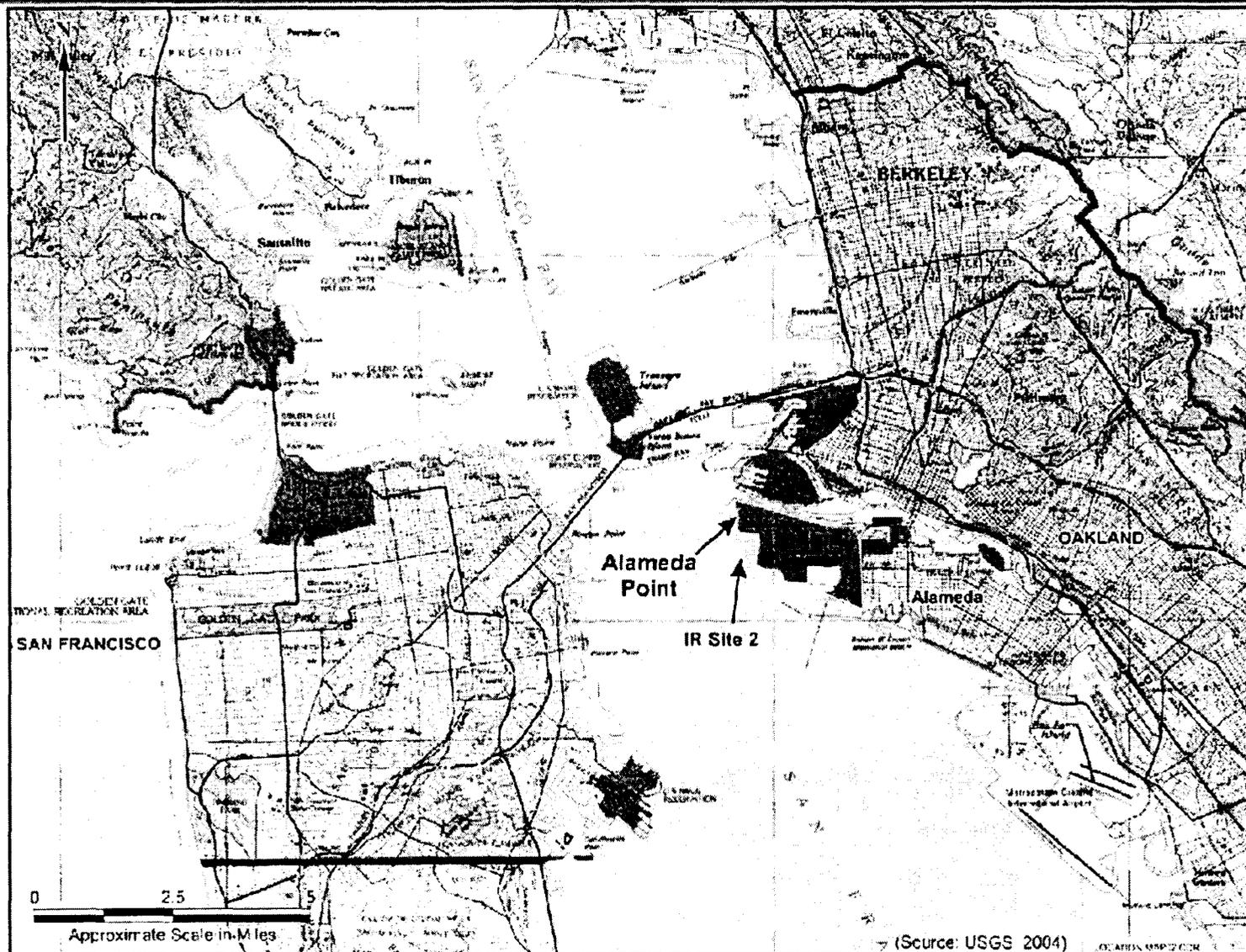
- **Hydrogeology**

- Shallow groundwater depth
- Relatively low flow velocities
- General flow towards west and south

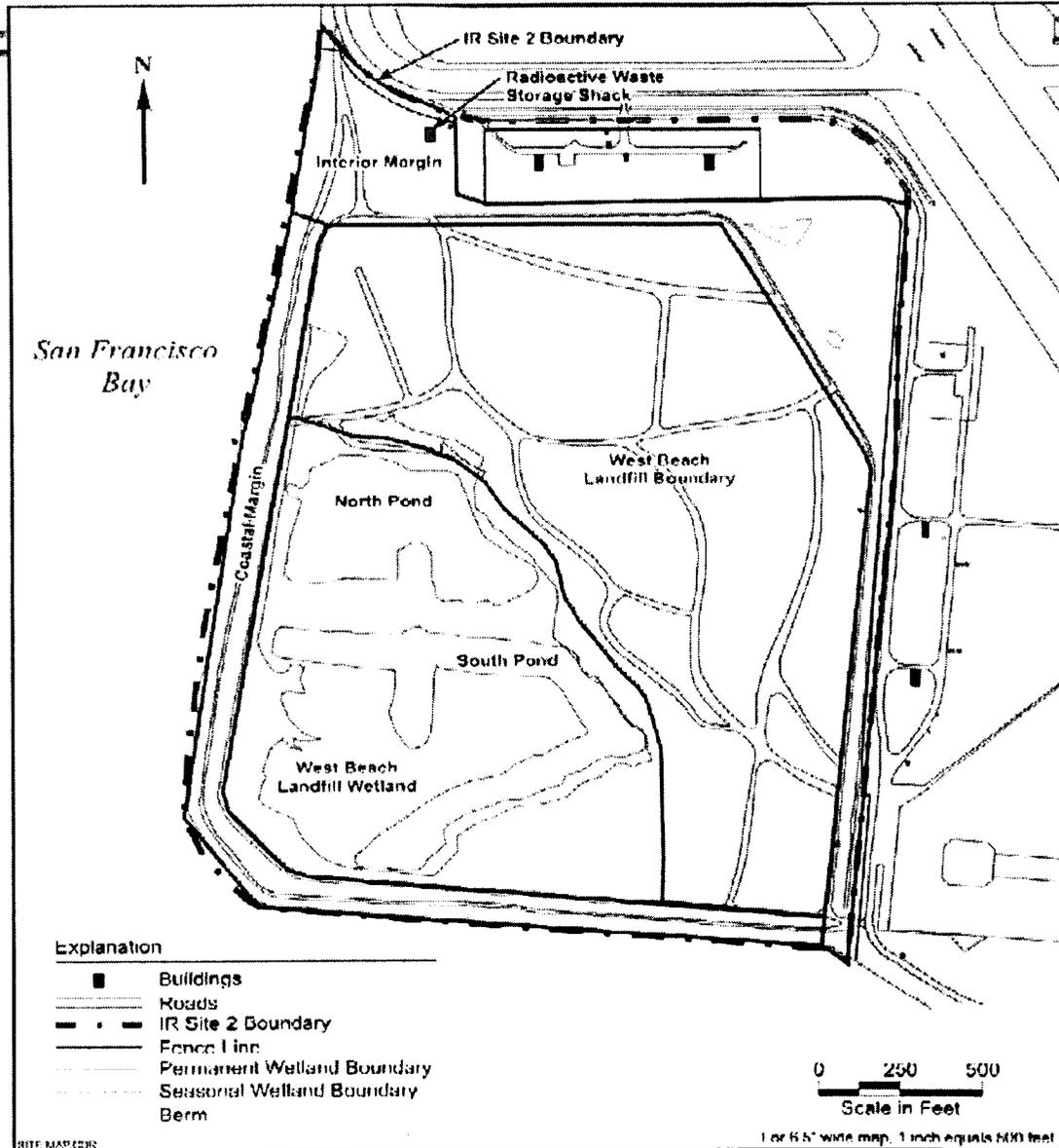
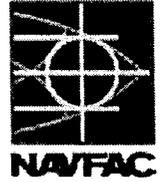
- **Ecology**

- **Upland/terrestrial habitat**
  - prairie/scrub characteristics
- **Wetland habitat**
  - coastal salt marsh; variable inundation
- **Open water (pond) habitat**
  - seasonal variability in water level/extent; North Pond connected to Bay by culvert

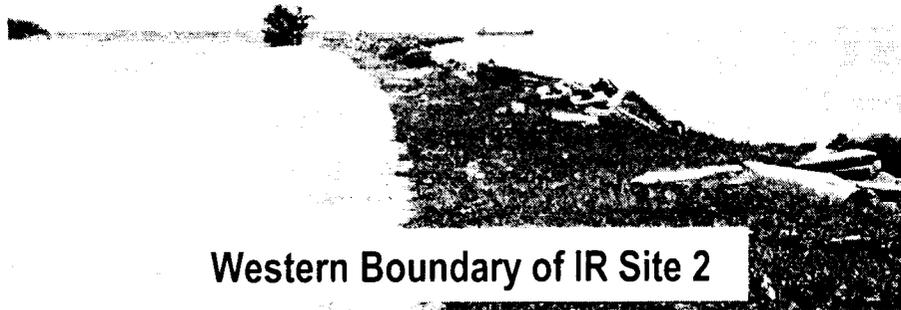
# IR Site 2 Location



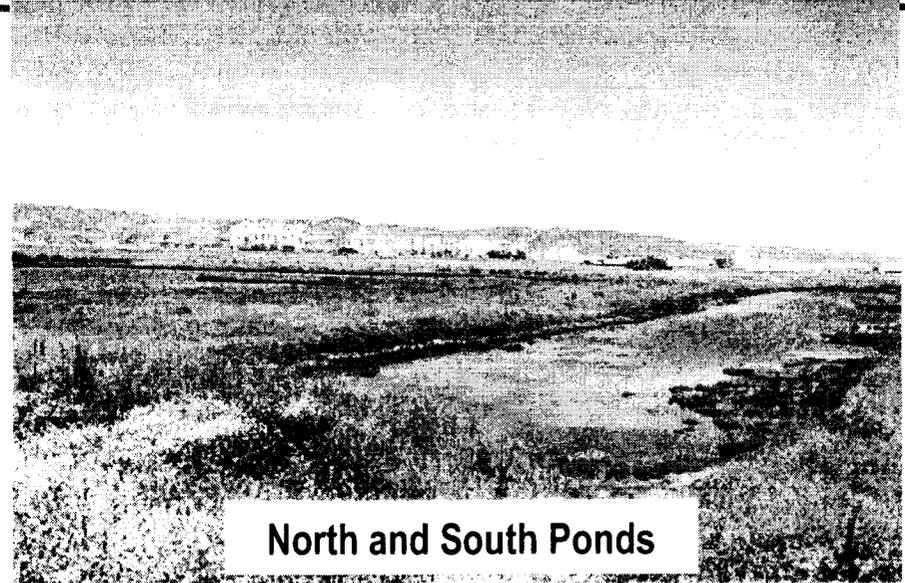
# IR Site 2 Layout



# IR Site 2 Photos



**Western Boundary of IR Site 2**



**North and South Ponds**

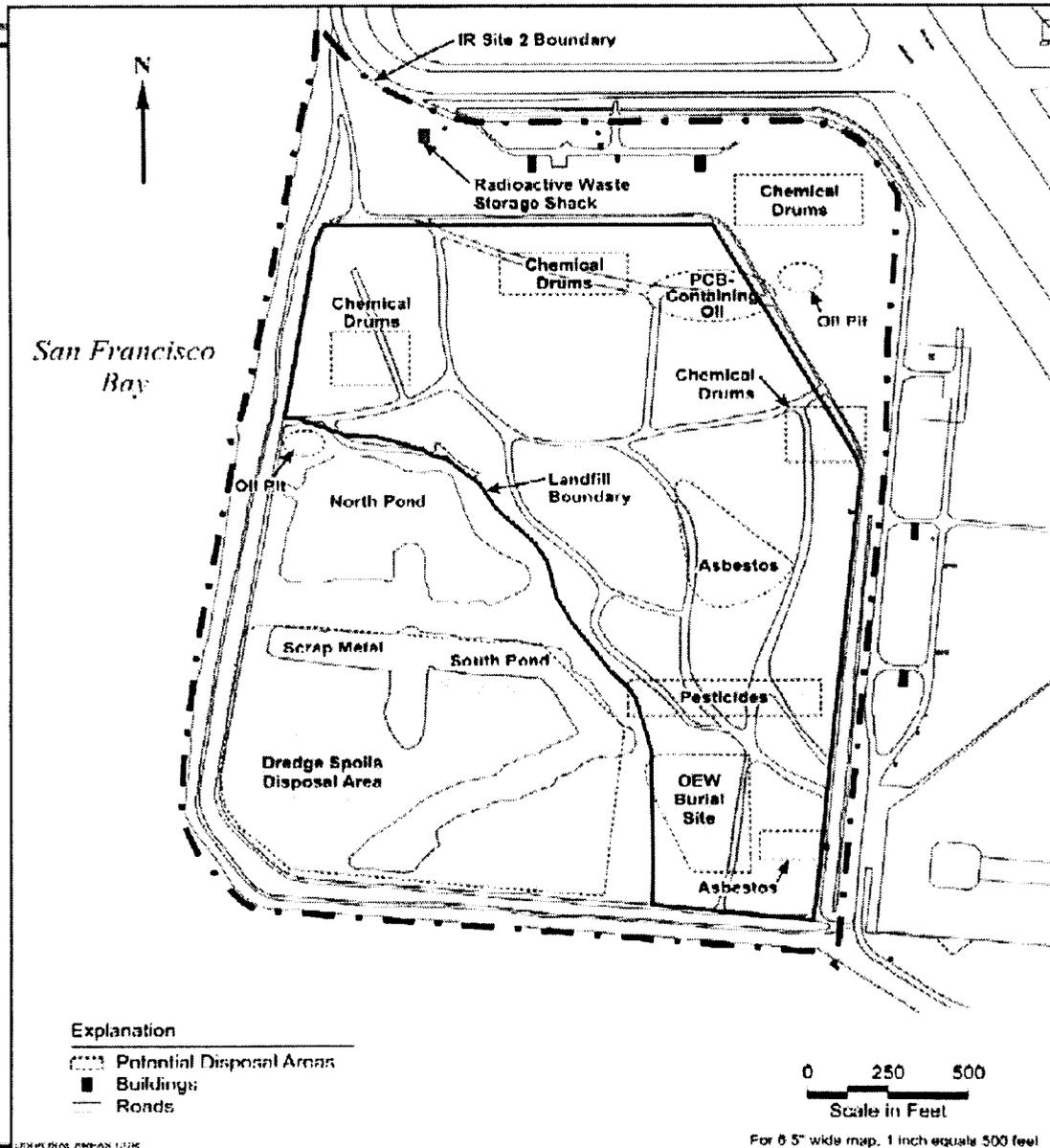


**West Beach Landfill**



- **Used for disposal of wastes generated at Alameda Point from 1956 to 1978**
- **Historical waste disposal**
  - **Generally commingled waste disposal throughout landfill**
  - **Potential discrete disposal areas**
    - chemical drum disposal areas (4)
    - pesticide disposal area (1)
    - asbestos disposal areas (2)
    - ordnance and explosives waste (OEW) burial site (1)
    - oil pits (2)
    - PCB-containing oil spreading area (1)
    - radioactive waste storage shack (1)
    - scrap metal disposal (wetlands)
    - historic dredge spoil disposal (wetlands)
  - **Closure included capping, slurry wall construction and maintenance of perimeter berm/seawall**

# IR Site 2 Disposal Areas



## IR Site 2 Previous Investigations



- **1990: Phases 1 and 2a Solid Waste Assessment Test (SWAT)**
- **1991: Phases 5 and 6 SWAT**
- **1991-1998: Groundwater monitoring**
- **1993: Ecological assessment; Wetland Evaluation Technique (WET) Assessment**
- **1994-1995: Field sampling in support of ecological evaluation**
- **1995-1999: Multiple radiological surveys**
- **1996-1997: Supplemental ecological assessment**
- **1998: Biological sampling**
- **2002-2003: OEW assessment and removal action; seismic and geotechnical studies**
- **2002-present: Quarterly groundwater monitoring**

## IR Site 2 Previous Investigations (continued)



### • Soil Characterization

#### –200+ surface soil samples 1990-1995

- 13 during 1990 SWAT
- 181 during 1991 SWAT
- 11 during 1994-1995 field sampling

#### –80+ subsurface soil samples 1990-1995

- 36 during 1990 SWAT
- 23 during 1991 SWAT
- 23 during 1994-1995 field sampling

### • Groundwater Characterization

#### –300+ groundwater samples 1991-1998

- 132 from 29 wells between 1991-1992 (3 events)
- 100 from 24 wells between 1994-1995 (4 events)
- 72 from 16 wells between 1996-1998 (5 events)

#### –Quarterly sampling at 42 wells since 2002

## IR Site 2 Previous Investigations (continued)



### • **Surface Water, Sediment and Porewater Characterization**

#### –**80+ surface water samples 1991-1998**

- 50 during 1991 SWAT
- 5 during 1996-1997 ecological assessment
- 30 during 1998 biological sampling

#### –**35+ sediment samples 1991-1998**

- 13 during 1991 SWAT
- 20 during 1993 ecological assessment
- 6 during 1996-1997 ecological assessment

#### –**80+ porewater samples 1996-1997**

- multiple samples from 3 locations each in the North and South Ponds during 1996-1997 ecological assessment



- **Tissue Characterization**

- **Upland/terrestrial habitat during 1996-1997 ecological assessment and 1998 biological sampling**
  - plant, invertebrate and small mammal tissues
- **Wetland habitat during 1996-1997 ecological assessment and 1998 biological sampling**
  - plant, invertebrate and small mammal tissues
- **Open water (pond) habitat during 1996-1997 ecological assessment and 1998 biological sampling**
  - submerged plant and fish tissues from North Pond
  - invertebrate and fish tissues from South Pond
- **Reference sampling at IR Site 1**
  - composite invertebrate tissue



### • **Waste Characterization/Removal**

- 1995: Near surface radiation survey of landfill
- 1996: Radiation survey of landfill and perimeter berm/seawall
- 1998-1999: Radiation survey at the former radioactive waste storage shack
- 2002-2003: OEW survey of landfill and perimeter berm/seawall
- 2002-2003: Time critical removal action (TCRA) at the potential OEW disposal site
  - 8,675 20-mm soft steel target practice rounds removed
- 2002-2003: Seismic and geotechnical surveys



- **Develop RI Sampling Plan to:**

- **Augment the existing dataset for IR Site 2, particularly by emphasizing characterization within the landfill and wetlands**
- **Generate appropriate background data at selected reference locations**
- **Comprehensively evaluate the nature and extent of contamination at IR Site 2**
- **Allow the completion of a comprehensive human health risk assessment (HHRA)**
  - Screening Level (SRA)
  - Baseline (BRA)
- **Allow the completion of a comprehensive ecological risk assessment (ERA)**
  - Screening Level (SLERA)
  - Baseline (BERA)
  - Toxicity and bioaccumulation testing
- **Allow the development of an appropriate remediation Feasibility Study**

## Proposed IR Site 2 RI Sampling Plan



- **Geophysical Surveying**
  - Ground penetrating radar
  - Magnetometry
- **Radiological Surveying (Tetra Tech)**
- **Habitat Mapping**
  - Dry and wet season
- **Water Quality And Hydrologic Assessment**
  - Surface water quality data from North and South Ponds
  - Assessment of groundwater flow using surface water and groundwater elevation measurements
- **Potential Exploratory Trenching**
  - In landfill area following geophysical evaluation and dry season data review

## Proposed IR Site 2 RI Sampling Plan (continued)



### • **Dry Season Sampling (Fall 2004)**

#### – **Landfill area**

- 40 soil sampling locations; surface and subsurface samples
- 13 groundwater sampling locations

#### – **Wetland area**

- 15 soil sampling locations; surface and subsurface samples
- 25 surface soil sampling locations
- 7 groundwater sampling locations
- 12 surface water samples (6 from each pond)
- 4 sediment samples (2 from each pond)
- 2 porewater samples (1 from each pond)

#### – **Comprehensive analytical program, including VOCs, SVOCs, metals, pesticides, PCBs, tertbutyltin, dioxin/furans, total organic carbon, grain size and radionuclides**

## Proposed IR Site 2 RI Sampling Plan (continued)



### • **Wet Season Sampling (Spring 2005)**

#### – **Landfill area**

- plant, invertebrate and small mammal tissue sampling

#### – **Wetland area**

- 12 surface water samples (6 from each pond)
  - 12 sediment samples (6 from each pond)
  - 6 porewater samples (3 from each pond)
  - plant, invertebrate, small mammal and fish tissue sampling
  - toxicity testing
  - bioaccumulation testing
- **Comprehensive analytical program, including VOCs, SVOCs, metals, pesticides, PCBs, sulfides and interstitial salinity**



### • **Background Sampling**

- **Use published reference data for many constituents**
- **Identify suitable and appropriate reference sampling locations**
  - upland/terrestrial
  - wetland
  - open water (pond)
- **Generate background data for dioxin/furan in soil (upland and wetland)**
- **Generate background data for tissue types (upland, wetland and open water)**
- **Collect reference samples for toxicity and bioaccumulation testing (sediment and surface water)**

## Proposed IR Site 2 RI Sampling Plan Implementation Schedule



| Task Description  | Target Date                  |
|---|------------------------------|
| Prepare for Dry Season Sampling Event   | July - September 2004        |
| Conduct Dry Season Sampling Event   | September - October 2004     |
| Evaluate Data Collected During Dry Season Sampling Event                              | November 2004 - January 2005 |
| Prepare for Wet Season Sampling Event   | January - March 2005         |
| Evaluate Data Collected During Wet Season Sampling Event and Prepare RI Survey Report | May - July 2005              |

Note - Schedule is contingent on timely review and approval of work plan.



## For More Information Contact:

**Claudia Domingo**

***Remedial Project Manager for IR Site 2***

**BRAC Operations Office**

**Southwest Division, Naval Facilities Engineering Command**

**1220 Pacific Highway**

**San Diego, CA 92132**

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*03 June 2004*

**ATTACHMENT B-5**  
**ALAMEDA POINT REUSE UPDATE PRESENTATION**  
**(7 Pages)**

# ALAMEDA POINT PROGRESS REPORT

Presented to the ARRA Board

June 2, 2004



## "New Beginnings"

- ✦ ARRA's New Lead Role and Relationship with the Master Developer – APCP
- ✦ Developing a Fresh Approach with the Navy to Resolve Outstanding Issues Related to the Conveyance of Alameda Point
- ✦ Engage the Community in a Collaborative Process to Prepare Plans for Implementation



## Principal ARRA Tasks Under the Conditional Acquisition Agreement (CAA)

### ▪ ARRA-Led Predevelopment Period

- *Prepare and Negotiate a Disposal Strategy for Alameda Point with the U.S Navy*
  - *Re-Engage the Navy in Transfer Discussions*
  - *Identify a Method of Conveyance, Timetable, and Prioritization Preference for the Delivery of Specific Parcels to the ARRA*
  - *Establish Defined Standards for Clean-up of Parcels that will Facilitate Implementation of a Preliminary Development Concept/Land Use Plan for Alameda Point*
  - *Formal Agreement that Informs Preparation of Transfer Documents*

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## Principal ARRA Tasks Under the Conditional Acquisition Agreement (CAA)

### ▪ ARRA-Led Predevelopment Period

- *Preliminary Development Concept*
  - *Plan for the Redevelopment and Reuse of Alameda Point Describing Location, Size, Type, Density and Intensity of Land Uses for Each Sub-Area*
  - *Developed Over the Next 12 Months*
  - *Plan is Informed Supporting Documents/Technical Studies (e.g., Reuse Plan, General Plan, and APCP Concept Plan)*
  - *Coincides with and Informs the Navy's Conveyance Plans*
  - *Basis for Completing Mitigation/Clean-Up of Environmental Hazards – Tied to Navy Environmental Program*

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## Key Activities During ARRA-Led Predevelopment Period

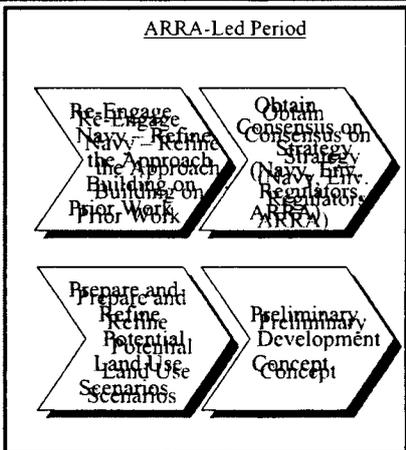
### ARRA Work Team Activities:

#### *Navy Disposal/ Remediation:*

Methodology for Conveyance  
 Coordinate with Navy Regarding Cleanup  
 Coordinate with Environmental  
 Regulators  
 Coordinate with State Lands Commission  
 Governmental Affairs Strategy (Navy,  
 Regulators, Elected Officials, etc.)

#### *Land Use Planning:*

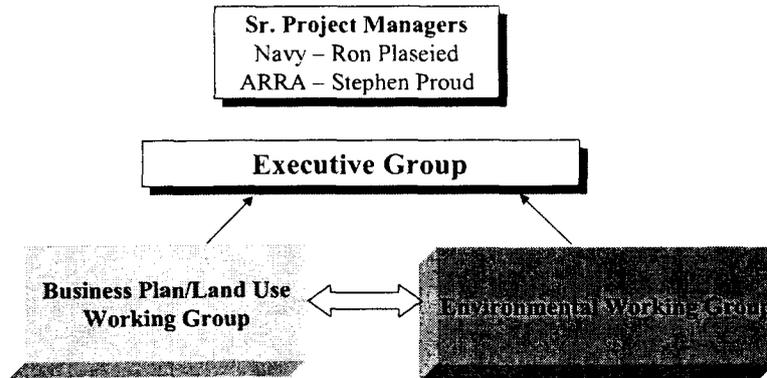
Land Use Planning  
 Technical Studies  
 Transportation Planning  
 Community Engagement



## Re-Engage the Navy in Transfer Discussions

- *Establish Relationship Between the City and Key Senior Navy Personnel in Washington DC*
- *Hold Meetings with Senior Navy Staff at Southwest Division in San Diego*
- *Conduct Workshops and Working Group Meetings w/Navy to Discuss and Resolve Key Issues*
- *Goal: Develop a Planning Framework that Provides "Value" to Both Parties and Advances the Conveyance Process*

## Proposed Navy-ARRA Joint Working Structure



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## Status of "No-Cost" EDC Business Plan

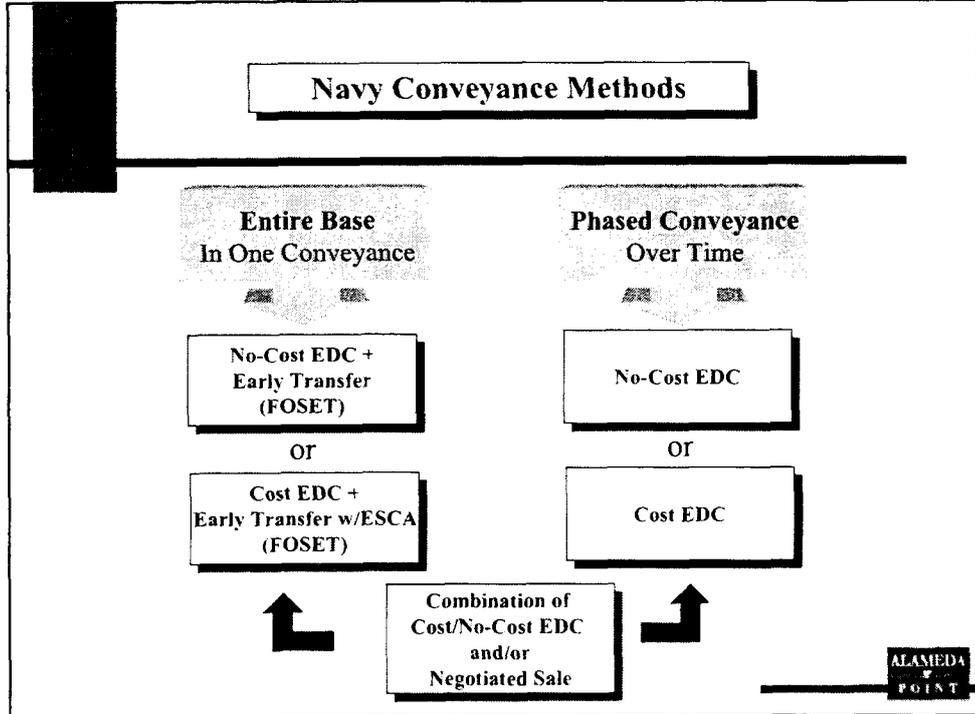
- ✦ 1997 Business Plan Assumed Conveyance by 2000 - Economic Context No Longer Applicable to the Property
- ✦ Dot-Com Bust Resulted in 100 Million Square Feet of Vacant Office/R&D space in the Bay Area. This is Estimated to Take 7-10 Years to Absorb into the Market
- ✦ Oversupply of Office/R&D Space that was Expected to Drive the Economics of Alameda Point Now Adversely Impacts the Project
- ✦ Strong housing demand has driven home prices in Alameda County from a median of \$211,000 in 1997 to \$405,000 in 2002, resulting in a 92 percent increase in home prices
- ✦ Substantial increase in infrastructure and environmental remediation costs

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### Land Use Plans for Alameda Point (1997 – 2003)

| <u>Land Use</u>        | <b>1997<br/>EDC</b>     | <b>1999<br/>Reuse Plan</b> | <b>2002<br/>General Plan</b> |
|------------------------|-------------------------|----------------------------|------------------------------|
| <b>Non-Residential</b> | 5.6 million<br>Sq. Feet | 5.5 million<br>Sq. Feet    | 2.3 million<br>Sq. Feet      |
| <b>Residential</b>     | 329 Units               | 1,171 Units                | 1,928 Units                  |

(APCP Portion Only)

## Navy Conveyance Strategy: Next 60 Days

|                | <b>Business Plan</b>             | <b>Land Use Plan</b>                | <b>Environmental</b>                    |
|----------------|----------------------------------|-------------------------------------|---|
| <b>June 8</b>  | Agreement on Assumptions         | Agreement on Project Constraints    | Identify Range of Potential Land Uses   |
| <b>June 29</b> | Review Preliminary Model Results | Review Draft Land Use Scenarios     | Identify and Conduct Data Gaps Analysis |
| <b>July 21</b> | Agreement on Model Values        | Develop Draft Conveyance Strategies | Prioritize Parcels for Clean-Up         |

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## Overview of May ARRA/Navy Meetings

- ✦ Meeting Dates – May 3rd-4th and May 18<sup>th</sup>
- ✦ Business/Land Use and Environmental Working Groups
- ✦ Discussed Format for Economic Analysis and Key Inputs
- ✦ Discussed Environmental Condition and Prospective Land Uses
- ✦ Provided Overview of East Housing Project
- ✦ Provided Information on Land Use Planning Process and Solicited Input on Key Factors Affecting Development

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## Moving Forward

- ✦ *Initial Navy Disposal Strategy: Fall 2004*
- ✦ *Full Navy Disposal Strategy: Spring 2005*
- ✦ *PDC Completed: June 2005*

▪

### *Next Three ARRA/Navy Meeting Dates*

*June 8, 2004*

*June 29, 2004*

*July 21, 2004*

**ATTACHMENT B-6**  
**BCT ACTIVITIES UPDATE**  
**(One Page)**

## May 2004 BCT Activities

### I. Monthly BCT Meeting, May 18, 2004

**A. Catellus Residential Housing Development Impact on Site 25 Groundwater:** Mike Blanchard of ERM and Phil Owen of Catellus presented the proposed sewer and storm drain utility installation plan from Catellus' new residential housing development through a portion of Alameda Annex IR Site 2. Mr. Blanchard provided an overview of the project and stated that the project will involve excavation to maximum depth of 20 feet below ground surface for installation of the storm drain system, sewers, and a pump station. In addition, he also stated that dewatering will be required as part of the construction. BCT members are concerned about the impacts of the construction on the Marsh Crust, the disposal of potentially contaminated groundwater, and impacts of the dewatering on the benzene plume. At the conclusion of the meeting Catellus has agreed to submit a Technical Memorandum for Navy and Regulators approvals that would include: design of sewer lines; map of utility system alignment and its elevation relative to the benzene plume; discussion of mitigation measures to minimize impacts to the Navy's RI/FS process, including pre- and post-construction plume assessment; Marsh Crust Ordinance compliance; Site Management Plan compliance; material handling and management procedures; site setup and security; health and safety procedures and air monitoring; and public involvement.

**B. OU-5 Soil Feasibility Study (FS) and Groundwater Remedial Investigation / Feasibility Study (RI/FS) Update:**

Darren Newton provided an update on the OU-5 soil feasibility study (FS) and the OU-5 groundwater RI/FS. He stated that the soil FS has some issues with clean fill risk calculations producing illogical results and will be revised with the help of an EPA toxicologist. Mr. Newton stated that he would be meeting with the groundwater contractor and that the RI/FS for groundwater would be moving forward.

**C. Alameda Point Site Management Plan Updates:**

Once a year, Navy is required to update the Site Management Plan (SMP) for Alameda Point to reflect any changes to the schedules established in the previous year and reprioritize the projects base on expected funding and current work progress. The draft SMP should be available by June 15, 2004, and the final SMP by August 15, 2004. The BCT discussed the schedule for each funded site. Some of the highlights of the discussions are:

- Due to funding limitations, remediation sites will be prioritized.
- Residential sites should be established as high priority sites.
- Site 30 (Miller School) will be funded.

### II. Miller School Soil Only RI Strategy Teleconference, June 2, 2004

Miller School Site has been placed on the accelerated schedule in order to complete sampling work prior to the return of teachers to the school for the new school year. The purpose of the teleconference is to discuss sampling strategy and work plan for Site 30 (Miller School), in order to expedite work plan review and approval.

**ATTACHMENT B-7**  
**JUNETEENTH FESTIVAL FLYER**  
**(One Page)**



**ATTACHMENT B-8**  
**C.E.R.T. TRAINING SCHEDULE AND REGISTRATION FORM**  
**(One Page)**

# Community Emergency Response Training

## Personal Preparedness and Hazard Mitigation

This is the introductory class of the series. The class will provide an overview of the entire series; and will provide information on how to prepare your home and your family. We will cover four important steps to take before the next earthquake.

## Hazardous Materials Awareness

This class will provide a basic understanding of what hazardous materials are, how to recognize a potential HAZMAT and what to do to protect yourself and others.

## Disaster Medical

Learn basic triage, the sorting and prioritizing of the sick and injured. Learn how to give initial care, use basic 1<sup>st</sup> aid techniques, and how to prepare for the extended care of a disaster victim. Learn the elements of critical incident stress.

## Damage Assessment and Disaster Search Techniques

Students will learn to recognize structural damage, how to make a systematic search for people who are unable to self evacuate and techniques to remove heavy objects that impede rescue.

## Fire Suppression & Exercise

Learn basic fire theory. The students will learn the elements of fire and what means can be used to extinguish fires of various combustibles. Students will learn how and when to use a fire extinguisher and how to protect other homes from impinging fire with fire hoses.

Classes are open to anyone, 18 or older, who lives or works in Alameda. You can register for classes by returning the form on the other side to:

City of Alameda  
Disaster Preparedness Office  
950 West Mall Square Suite 150  
Alameda, CA. 94501

Distributed By:



Michael Torrey  
174 Maple Way  
Alameda, CA 94501

C.E.R.T. Volunteer

For further information please call the CERT hotline at (510) 337-2127 or visit our web-site at <http://www.ci.alameda.ca.us/fire/cert.html>

# Community Emergency Response Training 2004 Schedule

## CERT - Winter Course

- |  |  |
|--|--|
| <input type="checkbox"/> Sat. - Jan 31 | <input type="checkbox"/> Sat. - Feb 28 |
| <input type="checkbox"/> Sat. - Feb 7  | <input type="checkbox"/> Sat. - Mar 6  |
| <input type="checkbox"/> Sat. - Feb 21 |  |

## CERT - Fall Course

- |  |   |
|--|---|
| <input type="checkbox"/> Thurs. - Oct 14 | <input type="checkbox"/> Thurs. - Nov 4 |
| <input type="checkbox"/> Thurs. - Oct 21 | <input type="checkbox"/> Sat. - Nov 6   |
| <input type="checkbox"/> Thurs. - Oct 28 |   |

## CERT - Spring Course

- |  |  |
|--|--|
| <input type="checkbox"/> Thurs. - Apr 29 | <input type="checkbox"/> Thurs. - May 20 |
| <input type="checkbox"/> Thurs. - May 6  | <input type="checkbox"/> Sat. - May 22   |
| <input type="checkbox"/> Thurs. - May 13 |  |

## CPR Class

- Thurs. - March 11, 2004
- Thurs. - May 27, 2004
- Thurs. - September 23, 2004

## CERT - Summer Course

- |  |   |
|--|---|
| <input type="checkbox"/> Thurs. - Aug 26 | <input type="checkbox"/> Thurs. - Sept 16 |
| <input type="checkbox"/> Thurs. - Sept 2 | <input type="checkbox"/> Sat. - Sept 18   |
| <input type="checkbox"/> Thurs. - Sept 9 |   |

## Shelter Operation Class

- Thurs. - March 18, 2004
- Thurs. - June 3, 2004
- Thurs. - September 30, 2004

Saturday classes are from 9:00am-1:00pm

Weekday classes are from 6:00pm-9:30pm

CERT is a 5-class series; in order to receive a certificate of completion you must attend all five classes.

## City of Alameda Disaster Preparedness Office Registration Form

All classes are free and are held at the Fire Department classroom training building:  
522 West Midway Ave. (located on the corner of West Midway and Stardust Pl.)  
Alameda, CA 94501

*Best  
Wishes*

Please choose course date/s above and mail to:

**Disaster Preparedness Office**  
950 West Mall Square #150  
Alameda, CA 94501  
(510) 337-2127



Name: \_\_\_\_\_ Day Phone \_\_\_\_\_

Address: \_\_\_\_\_ City/Zip \_\_\_\_\_

Email address: \_\_\_\_\_

# SulTech

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

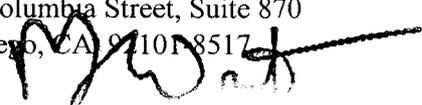
## TRANSMITTAL/DELIVERABLE RECEIPT

Contract No. N68711-03-D-5104

Document Control No. TC . B010 . 10237

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

DATE: 08/06/04  
CTO: 010  
LOCATION:  
Alameda Point, Alameda, California

FROM:   
Michael Wanta, Contract Manager

DOCUMENT TITLE AND DATE:

June 3, 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: 07/30/04 ACTUAL DELIVERY DATE: 08/05/04

NUMBER OF COPIES SUBMITTED TO NAVY: 0/5C/4E  
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