FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX (FISCA)
RESTORATION ADVISORY BOARD
MEETING MINUTES

JANUARY 10, 2007

These minutes summarize the discussions from the meeting of the Restoration Advisory Board (RAB) for the Fleet and Industrial Supply Center Oakland, Alameda Facility/Alameda Annex (FISCA). The meeting was held in the Alameda Point Main Office Building (Building 1) on January 10, 2007. The agenda and sign-in sheet are included as Attachment 1. The following participants attended the meeting:

Co-chairs:

Ken Hansen	RAB Community Co-chair
Thomas Macchiarella	Base Realignment and Closure (BRAC) Program Management Office (PMO) West, Navy Co-chair

Attendees:

Alona Davis	Sullivan International Group, Inc.
Joan Konrad	RAB Member
Nick Loizeaux	IRIS Environmental/Catellus
Mary Parker	BRAC PMO West
Mike Quillin	ERM/Catellus
Peter Russell	City of Alameda/Russell Resources, Inc.
Jean Sweeney	RAB Member
Jim Sweeney	RAB Member
Henry Wong	Department of Toxics Substances Control (DTSC)

1.0 WELCOME AND INTRODUCTIONS

The meeting began with introductions and a review of the agenda (see Attachment 1). Mr. Hansen welcomed the meeting participants and initiated a round of introductions.

2.0 APPROVAL OF MEETING MINUTES

Mr. Hansen requested comments and proposed changes to the RAB meeting minutes from October 4, 2006. There were no comments, and the minutes were approved as presented.

3.0 CO-CHAIR ANNOUNCEMENTS

Mr. Macchiarella announced that Mr. Lou Ocampo has retired from the Navy. He also announced that Mr. Greg Lorton has moved to an assignment with another team. Mr. Rich Pribyl will temporarily assume these responsibilities until a full-time replacement remedial project manager (RPM) is named.

Mr. Macchiarella announced that the information repository located on the second floor of the building has been moved from Rooms 240 and 241 into Room 240 only. Mr. Hansen asked if the information repository must be permanent. Mr. Macchiarella replied that he is not sure, but said that the administrative record in San Diego is maintained and kept for a long period. Mr. Wong commented that the information repository is set up to make documents available during the public comment period. He noted that if the public library can be used space is not otherwise available, and said there may not be a state requirement to retain the information repository. Mr. Macchiarella added that the new Alameda library would not house all of the Navy's documents, only the new documents. As space is taken, the older documents will be removed. Mr. Hansen asked who maintains the Navy's documents at the library. Mr. Macchiarella replied that the Navy and a contractor maintain them. He added that documents must be kept for a specified period under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

4.0 UPDATE ON OU-5/IR02 GROUNDWATER ITEMS

Ms. Parker provided a handout (Attachment B) on the Alameda Point Operable Unit 5 (OU-5) and FISCA Installation Restoration (IR) Site 02 groundwater update. The update included a review of milestones achieved and a discussion of upcoming work. Slide 2 showed a map of the site locations. The light yellow area on the map represents OU-5 and the orange area is the portion of the groundwater plume that covers IR sites on FISCA. Slide 3 showed the site features, including the boundary of the groundwater plume. The remedial goal for groundwater is 1 part per billion (ppb) for benzene, as noted in the draft record of decision (ROD).

Slide 4 showed the conceptual design diagram for remediation. Remediation will include biosparging and soil vapor extraction (SVE). Data will be collected to evaluate the need nutrient enhancement required for bioremediation. Probes will check for soil gas, and SVE wells will collect gases to protect nearby residents. She noted that the component for nutrient addition is not included on the diagram because it will depend on the data. Mr. Hansen asked if the equipment could be added to the biosparge system. Ms. Parker replied that nutrient addition may require additional well points, depending on the nature of the ultimate remediation system. Mr. Hansen asked if it may include drilling another point, and Ms. Parker replied that it may.

Recent milestones achieved were listed on Slide 5. The draft ROD was issued to the regulatory agencies for review on September 8, 2006. The draft pre-design work plan was issued to the regulatory agencies and RAB for review on October 20, 2006. The work plan includes a pilot-testing component for the biosparge SVE system and the data collection component for soil gas, soil, and groundwater to evaluate whether nutrient enhancement is needed. More data will be collected in the southwestern area of the site, where data are lacking. The results of the data collected will be used in developing the remedial design. Mr. Hansen asked if both the FISCA RAB and the Alameda Point RAB were reviewing the work plan and the timeline for the review. Ms. Parker replied that both RABs would review the document. She added that comments were originally due on December 20, 2006, but the U.S. Environmental Protection Agency (EPA) asked for an extension to January 20, 2007. Comments from the RAB can still be submitted. Mr. Hansen asked what comments could be submitted. Mr. Macchiarella responded that the draft pre-design work plan was sent to the co-chairs of both RABs. Mr. Hansen said that the other RAB members should have an opportunity to comment as well. Ms. Parker noted that this version of the document is not for public review but is intended for the RAB, so there is no 30-day public comment period. Mr. Hansen said that RAB members could comment individually but he would prefer that they develop comments and submit them as a consensus. Ms. Parker requested that the RAB provide comments by January 20, 2007. Ms. Konrad asked how the RAB could obtain the agencies' comments. Ms. Parker replied that the response to comments would be in the draft final version of the document. Ms. Konrad said she would like the RAB to see the agency comments before it submits comments.

Ms. Sweeney asked if the biosparge would be used at only three locations. Ms. Parker replied that additional data would be collected in the pre-design stage to help support the design and remedial action work plan. Comments have been provided by DTSC, but have not yet been received from the Regional Water Quality Control Board (Water Board) or EPA. The work plan includes some tasks that were discussed in the feasibility study (FS) phase, as well as other components such as a pilot test, which is planned for the Site 25 portion of the plume. Ms. Sweeney noted that, in the past, it was unclear whether the plume crosses under the road as it appears on the west side of the map. Ms. Parker replied that lines are dashed in that area. Mr. Macchiarella commented that part of the reason for the pre-design work plan is to fill gaps in areas of sparse data, such as the southwestern area on the map.

Ms. Parker noted that soil gas data would be collected to better place wells and probes. The pilot testing will promote a better review of the components of the remediation system. Mr. Hansen commented that the purpose of the RAB is to create a feedback system and a watchdog group on actions to correct problems. He added that the RAB is not a technical body, and that there is a provision in the RAB to retain a consultant for technical aspects. He said that in reviewing recommendations the RAB is considering only two matters: whether the plan appears feasible, and whether some aspect was omitted. Therefore, the RAB needs only a document that sets forth the status of the project and the recommendations. RAB members do not have the expertise to comment on a significant document such as the pre-design work plan. He suggested that the RAB members receive a synopsis of the recommendations and a timeline, and would be the subject of the RAB comments. Ms. Parker suggested that the RAB members read the executive summary of the document. Ms. Konrad repeated that she would like to see the comments from the agencies before making her comments and asked about the role of the RAB comments in the process. Ms. Parker

replied that the draft final version would include the agency comments and the Navy's responses to comments (RTCs). She said that the RAB comments are due at the same time as the comments from the agencies and added that the RAB comments need not be technical. Mr. Macchiarella said that the review process would take a long time if the RAB were allowed a comment period that began after the agency comment period. Ms. Konrad said that this is a weakness in the process. Mr. Hansen asked what the timeline is for the agencies to comment. Mr. Macchiarella replied that the regulators have 60 days to review primary documents, and the document is also forwarded to the RAB for review. These steps, associated with the Federal Facility Agreement at NAS Alameda and the Federal Facility Site Remediation Agreement surpass the standard requirements of CERCLA. In the standard CERCLA process, the public would not review until the proposed plan (PP) stage. Ms. Konrad said that she believes the regulatory agencies should provide the substantive technical comments. Ms. Parker replied that the RAB is not required to comment and that the Navy is not expecting the same type of technical comments as the agencies would provide. Mr. Hansen noted that comments could also be in the form of a question. He added that the RAB needs a more practical document for comments. Mr. Macchiarella asked if the RAB members would like to receive the executive summary, and the RAB members agreed. Mr. Hansen noted that the RAB should form its comments in an open meeting setting.

Ms Parker continued with the update for OU-5/IR02 groundwater. The final milestone was achieved in that the regulatory agency comments on the draft ROD were received on December 21, 2006. Upcoming milestones were listed on Slides 6 and 7. The agency and RAB comments are due on the pre-design work plan on January 20, 2007. Between January and February 2007, the Navy will work with the agencies to start pilot testing in February. The final ROD is scheduled to be issued on March 26, 2007. Between May and July, the Navy expects to mobilize and complete the remaining components of the pre-design field work. The preliminary design will be submitted to the agencies for review in October 2007. Groundwater remediation will begin in April 2008. The dates all depend on the agency reviews and on comment resolution with the agencies. Ms. Sweeney asked if the remediation would then continue for several years, and Ms. Parker replied that it would.

Mr. Macchiarella asked if the next document that will be submitted later in 2007would be the remedial design. Ms. Parker replied that it is scheduled for October, but may be delayed if the agencies request an extension on the comment period. Ms. Konrad asked how the 39-unit residential building is vented and about the design at Site IR02. Mr. Macchiarella replied that a presentation on the venting is included in the minutes from the last meeting. Mr. Russell noted that it is a sub-slab depressurization system and that he could e-mail the design to Ms. Konrad.

5.0 UPDATE ON BASEWIDE FS FOR PAHS IN SOIL

Mr. Macchiarella said that the Navy submitted the draft basewide FS for polycyclic aromatic hydrocarbons (PAHs) in soil; comments were received from the agencies, and the Navy issued the draft RTCs. DTSC will provide comments on the RTCs in February 2007 and then the Navy will finalize them. The comments include some minor and some substantial issues. The DTSC wants a new covenant in place instead of relying on the current version. DTSC also wants a certain regulation to be applicable. The City of Alameda commented that it wants the Navy to be careful in working with the DTSC so that the city does not acquire a financial burden through the selected

remedy. After the final FS, the PP and ROD will be issued in 2007 and will include the selected remedy for PAHs in soil. Another update will be provided at the next RAB meeting. Mr. Hansen asked if a PP has been drafted for remediation of PAHs. Mr. Macchiarella replied that the FS evaluates excavating the entire FISCA and also PAHs at FISCA as an alternative. There is also an institutional control (IC) alternative. Mr. Hansen asked if the PAHs are petroleum.
Mr. Macchiarella replied that the PAHs originated from the refineries and the coal gasification plant. Mr. Hansen commented that he remembers an issue with PAHs at Mare Island where the remedy was to use "some kind of bugs" to remediate the oil, and that the remedy was effective. Mr. Russell commented that it may have been bioremediation for total petroleum hydrocarbons (TPH) because PAHs are resistant. Ms. Sweeney asked if the Navy has selected a preferred remedy. Mr. Macchiarella replied that most parties involved prefer the IC alternative because excavation would be very difficult to implement, among other things. Ms. Konrad asked if that alternative would include excavating the whole of FISCA. Mr. Macchiarella replied that it would, and said if all of FISCA were not excavated then ICs would be required for areas that were not excavated. He added that ICs are the likely outcome. Mr. Loizeaux asked if excavation and ICs may be combined. Mr. Macchiarella replied that he expects the Navy's remedy will be ICs, but that the future land owners may desire to excavate some areas for construction of housing. In that case, the cleanup goal would be negotiated between DTSC and the developers. The original land use covenant restricts residential use of the property until more information is available about PAHs. The Navy and DTSC would not lift the restriction if ICs were the selected remedy. The Navy and DTSC could lift the restriction on the clean portion of the property if areas were excavated or otherwise remediated in the future. Ms. Sweeney asked if the RAB would be involved in the decisions for excavation and building. Mr. Macchiarella replied that the Navy would be involved because the Navy would remove the land use restriction. Once the Navy selects its remedy — for example, the IC alternative —the Navy's involvement ends, except to maintain the ICs. The RAB would no longer be involved once the Navy's IR program ends. Most RABs dissolve once the remedial actions are in place. Mr. Sweeney asked about the timeline for the ROD and PP. Mr. Macchiarella said he was not sure of the dates, but that a PP could be finished by the end of 2007 and a draft ROD would be completed in 2008. He added that he would provide more specific information at the next meeting.

6.0 PROLOGIS/CATELLUS SAMPLING PROJECT UPDATE

Mr. Quillan introduced Mr. Loizeaux from IRIS Environmental. IRIS and ERM are working together to support Prologis, formerly called Catellus. The conclusion of the project is that the portion of the FISCA that is slated for reuse will be suitable for residential use if ICs or other remedies that are yet to be determined are put in place. Most recently, an investigation was implemented in December and early January to evaluate the north end, where Clif Bar, Inc., plans to build its headquarters and includes a day care. DTSC was concerned that the reuse may not be appropriate. The investigation included soil, groundwater, and soil gas sampling, and the results are pending. A meeting will occur with DTSC on February 5, 2007, to review FISCA historical data. Catellus has created a database, including maps that will be shared with the DTSC to evaluate whether follow-up investigations are necessary.

The sampling investigation has led Catellus to conclude that the land would be suitable for development of the Clif Bar headquarters. The data and the maps can also be shared with the RAB.

Ms. Sweeney asked about the status of the proposed housing at the previous warehouse location. Mr. Quillin replied that DTSC still needs to agree on the type of housing that is appropriate there and the remedies that would be necessary. The development schedule includes infrastructure in July 2007; vertical development of commercial buildings is planned to begin in August 2007. Clif Bar plans to begin construction in 2008.

Mr. Hansen commented that there had been a city council meeting regarding Catellus' development and asked if the city council is involved in selecting the final land use mix. Mr. Quillin replied that the meeting was to approve a proposal to allow Catellus to take over the development. He added that Catellus has not drafted a near-final development plan for Alameda land use, but was unsure about the degree of public input in the plan. Ms. Konrad noted that an area is planned for residential use in the northeastern corner of the site and asked if there would be other residential areas as well. Mr. Quillin identified one other area on a map that is also being considered for residential use, which extended into IR02. Ms. Konrad asked if there would be residential use along the estuary. Mr. Quillin said there would be no residential component on the northern end.

Ms. Konrad asked about DTSC's concern regarding reuse. Mr. Quillin replied that there are PAHs throughout the base and at elevated concentrations in some areas. DTSC was concerned about approving reuse with a day care center without a further evaluation of PAHs in the area. Catellus' investigation included drilling holes in the building and collecting soil gas samples. PAH levels were found to be well below standards defined for residential use. There were no detections in the soil gas and no detection of naphthalene.

Mr. Hansen asked if any structures would overhang the water. Mr. Quillin replied that there is much overhang and the entire wharf rests on piles. Mr. Hansen suggested that the value of property could be enhanced by designating berthing spaces for boats below the overhang and as was done along the Hudson River. Mr. Quillin noted that the conceptual development plan includes a water taxi area. He also noted that the piles and slab that currently support the buildings would remain intact, as requested by DTSC. One concern with PAHs and naphthalene in fill material is the indoor air pathway, so the open space between the water and the buildings indicates no complete pathway. Ms. Sweeney asked where the greenway would be located. Mr. Quillin said a park would be east of where the Clif Bar building is proposed. Mr. Macchiarella commented that an earlier map showed a waterfront park and promenade in the plan. He noted that he was unsure whether the reuse plan has been changed. Ms. Konrad said that there was a bike path in front of the planned location of the Clif Bar building. Mr. Loizeaux commented that additional greenways are planned. Mr. Quillin said that he did not have a map that showed the greenways and that he had not seen the latest reuse design plan. Mr. Macchiarella asked if the plan is the one before the city council. Mr. Quillin said that it is and that he believes that the conceptual plan has been finalized. Ms. Sweeney commented that it is a "flashy" plan, but that there was no limit on the size of the buildings because the council wants "big box" stores.

7.0 COMMUNITY AND RAB COMMENT PERIOD

Ms. Sweeney commented that she would like to merge the two RABs. Mr. Sweeney seconded.

8.0 ADMINISTRATIVE ITEMS

Mr. Hansen recommended that there only be two RAB meetings held each year, one in January and one in September. He commented that the RAB could decide during the meeting in January if an additional meeting is necessary for such actions as an on-site review or a field trip. He added that an additional meeting could be short or could be merged with the Alameda Point RAB. Ms. Konrad asked why the meeting should be in September and not June. Mr. Hansen replied that September worked best with his personal schedule and that the summer months are generally busy.
Ms. Konrad suggested that they merge with the Alameda Point RAB rather than go 9 months with no meetings. Mr. Hansen commented that it may be appropriate to dissolve this RAB. Ms. Konrad agreed that dissolving this RAB and merging with the Alameda Point RAB would be better because the concerns with the FISCA would not be overlooked for 9 months between meetings. She added that she would be concerned that issues with the FISCA may be overlooked in the Alameda Point RAB. Mr. Macchiarella suggested dedicating at least one meeting each year to the Alameda Annex issues. Mr. Hansen commented that he would not join another RAB if the two RABs merged. He suggested electing Ms. Konrad as president of the RAB so she could represent the Alameda Annex RAB at the merged meetings. Mr. Macchiarella suggested that the RAB attend the second FISCA meeting as scheduled. He said that he would discuss with Mr. Hansen and Mr. George Humphreys the process of closing out a RAB and would give an update at the September meeting. Ms. Konrad commented that the RAB would lose contact with the issues if it meets only once a year.
Mr. Macchiarella commented that the RABs could be combined and that a meeting for FISCA could be added if necessary. Mr. Sweeney noted that, given the ongoing construction, field trips would still be useful. Mr. Hansen noted that there may not always be enough issues at FISCA for a full agenda.

Mr. Macchiarella said that the tentative date for the next meeting would be September 12, 2007. He added that the executive summary of the pre-design work plan would be sent to the RAB members. Ms. Parker said that January 19, 2007, is the due date for comments. Ms. Sweeney asked if Mr. Wong would be the main regulator commenting on the plan. Ms. Parker replied that technical specialists from EPA, the Water Board, and DTSC would review the document.

Mr. Hansen commented that the RAB had an important purpose. He noted that this RAB has been viewed as a model in regards to how to move the process along in a timely manner and in that respect the members may be a useful addition to the Alameda Point RAB. He added that some of the original RAB members acted as “speed bumps” to development and the RAB has worked past similar issues.

The next RAB meeting is scheduled for 10:00 a.m. on Wednesday, September 12, 2007, in the first-floor conference room at Alameda Point, Building 1 (Main Office Building), 950 West Mall Square.

ATTACHMENT 1
AGENDA AND SIGN-IN SHEET

RESTORATION ADVISORY BOARD (RAB) AGENDA
For
INSTALLATION RESTORATION PROGRAM
At
FLEET INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX (FISCA)

January 10, 2007 (10:00 am – 11:30 am)
Alameda Point, Main Office Building (Building 1), Room 140
950 West Mall Square
Alameda, California

I. WELCOME AND INTRODUCTION – Ken Hansen, Community RAB Co-Chair, 10:00 am to 10:05 am

II. APPROVAL/REVIEW OF RAB MEETING MINUTES of October 4, 2006 - Ken Hansen/Thomas Macchiarella, 10:05 am to 10:15 am

III. CO-CHAIR ANNOUNCEMENTS
Co-Chairs, 10:15 am to 10:25 am

IV. UPDATE ON OU-5/IR-02 GROUNDWATER ITEMS
Navy, 10:25 am to 10:40 am

V. UPDATE ON BASEWIDE FS FOR PAHS IN SOIL
Thomas Macchiarella, Navy, 10:40 am to 10:55 am

VI. PROLOGIS/CATELLUS SAMPLING PROJECT UPDATE
Mike Quillin, ERM, 10:55 am to 11:10 am

VII. COMMUNITY AND RAB COMMENT PERIOD – Community and RAB
11:10 am to 11:20 am

VIII. ADMINISTRATIVE ITEMS – Thomas Macchiarella, Navy
11:20 am to 11:30 am
a. Proposed agenda items for the next RAB Meeting
b. Date for the next RAB Meeting

FLEET AND INDUSTRIAL SUPPLY CENTER, OAKLAND
ALAMEDA FACILITY/ ALAMEDA ANNEX

Restoration Advisory Board Meeting / Base Realignment and Closure Team Meeting

January 10, 2007

NAME	ORGANIZATION	E-MAIL ADDRESS	TELEPHONE NO.	FAX NUMBER
T. Macchiarella	U.S. Navy	thomas.macchiarella@navy.mil	619 532 0907	
Mary Paskey	"	mary.paskey@navy.mil	619 532 0945	
Joan Konrad	RAB Member	joanbonrad@comcast.net	510 522 3789	
Peter Russell	Alameda (RRI)	peterrussellresources.com	415 492 0540	
[illegible]	Rab			
[illegible]	"			
Henry Wong	DTSC	hwong@dtsc.ca.gov	510-540-3770	
Nick Loizeaux	IRIS Environmental / Catellus	nloizeaux@irisenv.com	510-834-4747 x14	
Mike Quillin	ERM / Catellus	mike.quillin@erm.com	925.946.0455	946.9968
Ken Hansen	Co Chair.		510-444-0515	444-0523

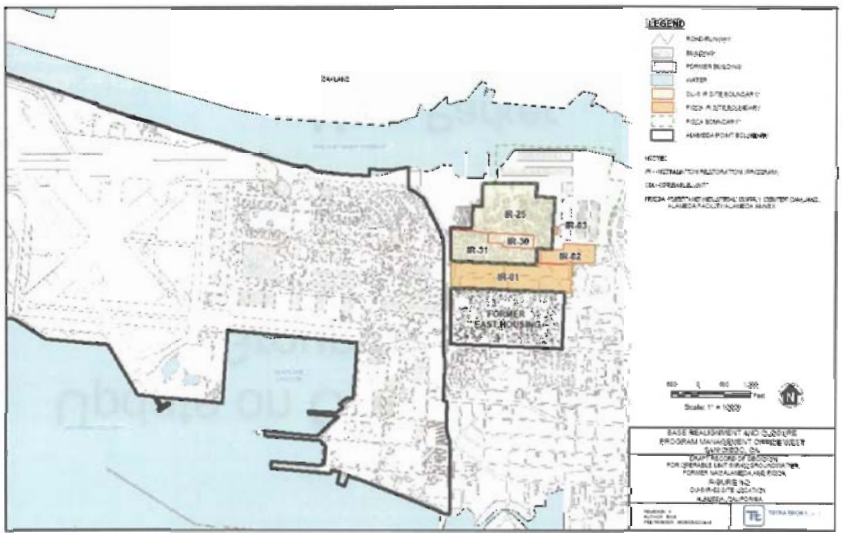
ATTACHMENT 2
UPDATE ON OU 5/IR-02 GROUNDWATER ITEMS

Update on Operable Unit 5/IR-02 Groundwater Items

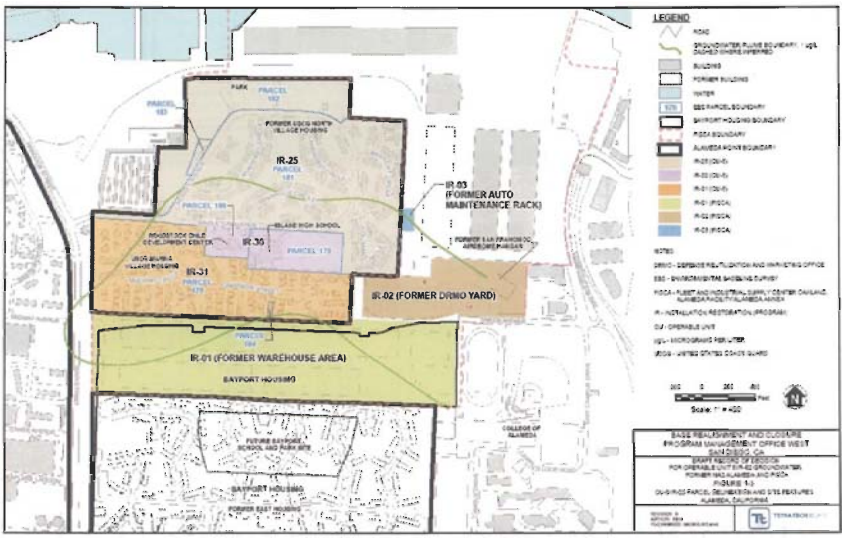
January 10, 2007

Mary Parker
Navy Project Manager

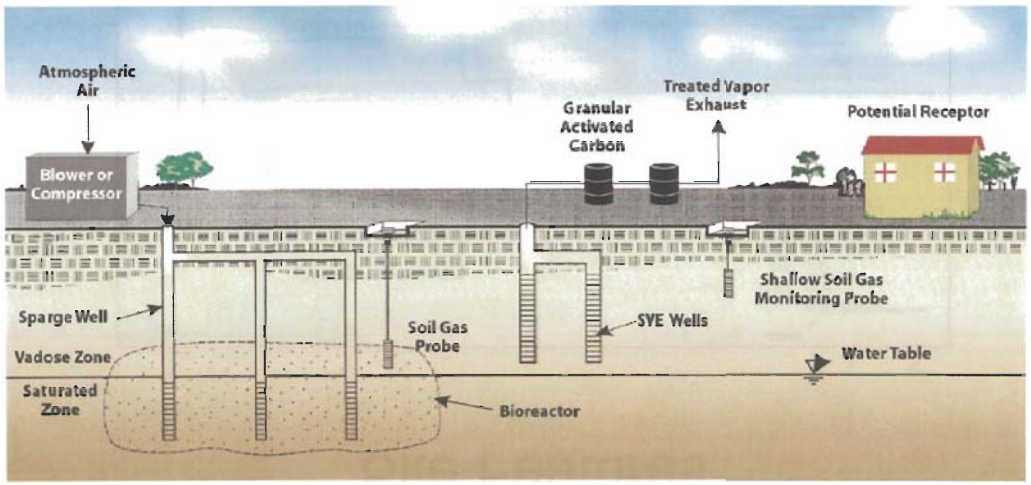
Site Location



Site Features



Conceptual Design for Remediation



Milestones Achieved

- September 8, 2006 – Draft Record of Decision (ROD) issued to the regulatory agencies for review
- October 20, 2006 – Draft Pre-Design Work Plan issued to the regulatory agencies and RAB for review
- December 21, 2006 – Regulatory agency comments on the ROD received

Upcoming Milestones

- January 20, 2007 – Receive regulatory agency comments on the Pre-Design Work Plan
- January to February 2007 – Work with regulatory agencies to start pilot testing in February 2007
- March 26, 2007 – Complete comment resolution and issue Final ROD

Upcoming Milestones

- May to July 2007 – Mobilize and complete remaining components of Pre-Design Field Work
- October 2007 – Submit Preliminary Design
- April 2008 – Begin remediation of groundwater
- Note: Upcoming dates dependent upon agency review and comment resolution with the regulatory agencies