

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

www.bracpmo.navy.mil

Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

September 7, 2006

The following participants attended the meeting:

Co-Chairs:

George Humphreys	Restoration Advisory Board (RAB) Community Co-chair
Thomas Macchiarella	Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair

Attendees:

Salem Attiga	Environmental Management Services, Inc (EMS Inc)
Doug Biggs	Alameda Point Collaborative (APC) Representative
Jerry Busch	BRAC PMO West, Disposal Project Leader
Neil Coe	RAB
Anna-Marie Cook	U.S. Environmental Protection Agency (EPA)
Tommie Jean Damrel	Tetra Tech EM Inc. (Tetra Tech)
Diana Davis	EMS Inc
Jamie Hamm	Sullivan International Group (Sullivan)
Linda Henry	Brown and Caldwell
Judy Huang	Regional Water Quality Control Board (Water Board)
Craig Hunter	Tetra Tech
Joan Konrad	RAB
James D. Leach	RAB
Dot Lofstrom	California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)
Frank Matarrese	Alameda City Council
John McMillan	Shaw Environmental and Infrastructure, Inc. (Shaw)
Mary Parker	BRAC PMO-West, Remedial Project Manager (RPM)
Kurt Peterson	RAB
Debbie Potter	City of Alameda

Christy Smith	U.S. Fish and Wildlife Service (USFWS)
Jim Sweeney	RAB
Michael John Torrey	RAB/Housing Authority of the City
Amy Jo Wileman	BRAC PMO West, Deputy Base Closure Manager

The meeting agenda is provided in Attachment A.

MEETING SUMMARY

I. Approval of Minutes

Mr. Humphreys called the meeting to order at 6:30 p.m. and asked for comments on the minutes from the RAB meeting held on July 6, 2006.

Mr. Humphreys provided the following comments:

- Page 2 of 5, Section II, first paragraph, first sentence, the word “his” will be changed to “her.”
- Page 2 of 5, Section II, second paragraph, second to last sentence, the word “other” will be deleted.

Mr. Macchiarella provided the following comment:

- Page 2 of 5, Section II, third paragraph, second sentence, the name “Peter Stauss” will be replaced with “Peter Strauss.”

Ms. Lofstrom provided the following comment:

- Page 5 of 5, Section V, first paragraph, the first sentence will be changed to “Ms. Lofstrom gave the update on the BCT activities since so many BCT issues were related to a DTSC review of background data at Alameda Point written in May.”

Mr. Torrey provided the following comment:

- Page 5 of 5, Section VI, first sentence, the name “East Bay Commercial Investment Commission” will be replaced with “East Bay Conversion and Reinvestment Commission.”

The minutes were approved as amended.

II. Co-Chair Announcements

Mr. Humphreys distributed the list of documents the RAB received during July and August 2006 (Attachment B-1). Noteworthy documents received include the draft remedial investigation (RI)/feasibility study (FS) report for Installation Restoration (IR) Site 35 and proposed plan (PP) for soil at IR Site 25. Twenty-three areas of concern are associated with Site 35, which is centrally located on the base. The PP for soils at IR Site 25 is on the agenda for the meeting and the regulatory agencies have submitted correspondence that discusses background levels of contaminants in soil.

Mr. Humphreys said that Jean Sweeney and Dale Smith were unable to attend this meeting and are excused. Mr. Leach noted that he will be unable to attend the October meeting.

Mr. Macchiarella noted that a radiological survey is underway to fill data gaps along the shoreline at Sites 1, 2, and all of Site 32. Any elevated results will be addressed in a time-critical removal action (TCRA). The draft work plan for the TCRA is expected to be submitted to the agencies in mid-September 2006 for a 45-day review. The field work for the TCRA is scheduled to begin at the end of November 2006 and continue through 2007.

Mr. Macchiarella added that the public meeting for the Site 25 soil PP will be held on September 12, 2006, and the Navy would like the RAB members to provide comments. The comment period ends on September 20, 2006. The next two PPs will be for Site 1, followed by Site 27.

Mr. Macchiarella announced that the Alameda public library that houses one of the Navy's two information repositories is moving. The library staff informed the Navy that there will not be enough room in the new library to continue to house the Navy's information repository. The library is moving to the new location on October 1, 2006, and the documents in the information repository will be recycled. Mr. Humphreys asked if another branch library might have space available. Mr. Macchiarella said he had assumed that the information repository at Alameda Point would be adequate for the public's needs. Mr. Matarrese said he will ask his staff at the City of Alameda to investigate why space is unavailable at the new library.

Mr. Macchiarella also said that the Navy's BRAC website had changed to www.bracpmo.navy.mil. He added that the record of decision (ROD) for Site 26 has been finalized and signed by the agencies. Mr. Macchiarella also introduced Amy Jo Wileman with the Navy and Debbie Potter with the City of Alameda, who will give a presentation to the RAB at the meeting.

III. Subcommittee Selection for Review of TAPP Grant Applicants

Mr. Macchiarella said that the Navy has received proposals and qualifications from a group of applicants with respect to the RAB's technical assistance for public participation grant (TAPP). The Navy would like the RAB to form a subcommittee to assist with selecting the most qualified applicant.

Mr. Macchiarella wants the subcommittee to meet September 12 or 13, 2006. All members of the subcommittee must sign a confidentiality agreement and a disclosure document that the RAB member does not have a financial or familial interest in the applicant. Mr. Humphreys noted that RAB members who are interested in sitting on the subcommittee include himself, Bert Morgan, Joan Konrad, James Leach, Dale Smith, and Michael-John Torrey. Mr. Leach said that he will be traveling and will not be able to attend the meeting.

IV. Presentation on Alameda Point Transfer Process

Ms. Wileman introduced herself and said that her job at the Navy is to manage the property transfer of the base after it has closed. Her counterpart at the City of Alameda is Ms. Potter. The presentation will explain the process of the Navy's property transfer to the Alameda Reuse and Redevelopment Authority (ARRA). A handout was provided (Attachment B-2). Ms. Wileman noted that the Navy could have used several types of conveyance methods to transfer the property. She said that a local reuse authority can obtain property from the Navy at no cost if reuse will create jobs. In 1997, the base closed and in 2000, the Navy and the city agreed on the first no-cost economic development conveyance (EDC). After 2000, the City of Alameda revised its general plan, which mandates the general land uses for an area. The Navy noted that the change to the general plan would be inconsistent with the materials provided in the city's proposal document for the first no-cost EDC agreement. The Navy and the ARRA disagreed about whether the application was still valid. An early transfer was attempted at about this time but could not be achieved. The city then proposed a "new beginnings" plan in 2003. The city prepared a new proposal

for the Navy that outlined innovative ways that the base could be transferred to the ARRA. As part of the EDC process, the city prepared and forwarded to the Navy a pro forma, which shows the expenses and revenues involved in executing that project. The Navy and the city spent almost 2 years finalizing the content of the pro forma followed by detailed transfer negotiations. The unofficial price negotiated between the city and Navy for Parcel 1 and 2 is \$108.5 million.

Ms. Potter reviewed key points in the term sheet for the project, which is still unofficial and has not yet been signed by the city or the Navy. The two parties hope to reach an agreement on the term sheet by the end of October or early November 2006. One of the key aspects of the term sheet is early conveyance of the property, which would be a first for a National Priorities List (NPL) base. The city has agreed to privatize cleanup for Phase 1 of the transfer. The Navy would still be responsible for environmental cleanup for the land in Phases 2 and 3. The city has negotiated the Navy's responsibility as part of the \$108.5 million; \$40.3 million would be held "in kind" and would pay for the privatized cleanup of Phase 1. The remaining \$68.2 million would be paid in increments over time. The purchase price covers land transferred in Phases 1 and 2. The city is focusing acquisition and development on Phases 1 and 2. Over the last 24 months, the city engaged in a public planning process that resulted in a Preliminary Development Concept (PDC). The PDC's illustrative land plan is depicted on Slide 7. On the slide, each land use is identified by color: the yellow areas are residential, the green areas are open space and parks, the black areas are historic structures that will remain on the base, the purple areas are employment centers, and the peach-colored zones are the commercial/mixed use areas. The planned development of the base will occur over the next 15 years. The land use in square footage is depicted on Slide 8 and shows a breakdown for each of the phases. Mr. Matarrese noted that the Navy and ARRA have not yet agreed on the term sheet. Ms. Konrad asked how the \$100 million figure was calculated. Ms. Wileman responded that a no-cost EDC is contingent on job creation for the area; when the dot-com industry declined in the San Francisco Bay region, the number of jobs that could be created by redevelopment of the base decreased and the need for residential and open space areas increased. The Navy had to charge a monetary value for the land because of the change in land use from jobs to residential and the regulations that bind the Navy under EDC. Ms. Potter added that while the city continues to believe it has a development plan that is eligible for a no cost conveyance, it decided that instead of trying to enforce the original no-cost bid, it wanted to move forward by entering into negotiations to buy the land and reenergize the redevelopment process.

Mr. Peterson commented that the Navy took over the property from the city in 1936, contaminated the land, and now wants the city to buy it back for \$108.5 million. Mr. Humphreys asked how many jobs were to have been created in the original plan as opposed to the current plan. Ms. Wileman noted that she does not have those data, but said that the Navy was concerned when the master plan amendment significantly decreased the amount of commercial/industrial jobs. Mr. Coe asked how Phase 3 was conceived. Ms. Wileman responded that Phase 3 was removed from the conveyance to the city because of a disagreement in the cost of the property. Ms. Potter and Ms. Wileman noted that the maps in the handout are conceptual and do not show the exact boundaries of the phases. Mr. Humphreys asked about Building 5, and Ms. Potter responded that Building 5 is in Phase 2. The Navy retains responsibility for the six-phase heating system. Mr. Peterson asked for a better timetable for development of the base. Ms. Potter responded that market absorption is the main driver in residential development. She expects that 300 units at a time will be built in sub-phases and that Phase 1 will be developed over 4 to 5 years. Phase 2 will be driven by market demand and will take longer. Mr. Attiga asked if the changed land use will affect the risk assessments conducted for the environmental parcels. Ms. Potter responded that the risk assessments are conducted per the PDC land use map. Mr. Biggs asked if the delay in the timely redevelopment of the base and its effect on the Alameda Point Collaborative is considered in the negotiations. Ms. Wileman noted that the timing of redevelopment and the value of money were both considered in the negotiation process. Ms. Potter stated that the Alameda Point Collaborative is not part of the conveyance to the master developer because the land is leased. Ms. Konrad asked if the city's

developer would be involved in Phase 3. Ms. Wileman responded that it is not certain whether the current master developer will want to purchase Phase 3; additionally, Phase 3 will be developed in a manner that is consistent with city plans. Ms. Konrad asked what about the acreage of Phase 1 and Phase 2. Ms. Potter responded that Phase 1 is about 300 acres and Phase 2 is smaller. Mr. Peterson asked whether the Navy retains responsibility for cleanup if the land is not transferred. Ms. Potter responded that the Navy will be responsible for cleanup in any case and the schedule for cleanup is established and accepted by the Navy and the agencies. Ms. Cook added that Phase 1 will be cleaned up in the next 3 to 4 years. However, it will take longer to clean up Phases 2 and 3 because of the solvent plumes. She believes that groundwater remediation may require more than 15 years. Mr. Macchiarella noted that the site management plan for the base was distributed at a previous RAB meeting and outlines the schedule for each site. Additionally, the Navy has tried to accelerate cleanup at certain Phase 1 sites to benefit the transfer to the city; however, schedules for other sites have not been affected. Mr. Macchiarella also noted that a policy under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) would require the Navy in certain cases to return and remediate a site if new information was discovered.

Ms. Wileman noted that the term sheet is not yet official and both parties are still reviewing the terms. The new term sheet will reopen the National Environmental Policy Act (NEPA) document that the Navy had previously prepared under the first transfer process. The public will have an opportunity to comment on the revised NEPA document. Additionally, a finding of suitability to transfer (FOST) will be prepared for public benefit conveyance (PBC)-1. This property will not be transferred under the early transfer; instead, it will be conveyed to the city through a FOST. The public will have an opportunity to review the FOST. The early transfer to the ARRA for the majority of the base will include a finding of suitability for early transfer (FOSET), consent agreements, and an environmental services agreement. The public will have an opportunity to comment on the FOSET. An environmental services agreement will be prepared that will require the city to clean up Phase I to the regulatory requirements that would have applied to the Navy.

Ms. Potter explained that the early transfer process is expected to require 2 years to complete. Over the next 4 months, the city and the Navy will be working to confirm that the proposed early transfer structure is insurable, gain regulatory concurrence to the approach for the early transfer, and negotiate the Tidelands Trust Exchange Agreement with the State Lands Commission. In the 6 months that will follow, the city will prepare a detailed master community plan based on the Reuse Plan and PDC, conduct community workshops, organize board and commission study sessions, and set up a project website. Next, a negotiated term sheet will be completed for consent and environmental service agreements. The following 14 months will be occupied with the California Environmental Quality Act (CEQA) and NEPA documentation and negotiation of the disposition and development agreement, development agreement, and general plan amendment. The property will transfer only after these steps are complete.

Mr. Biggs asked if the NEPA documentation would cover the environmental impact of the transfer or of the development. Ms. Wileman responded that the Navy will supplement the original NEPA document to examine the additional impact on the resources of the base. Mr. Humphreys asked if RAB would still be involved in reviewing the environmental reports once the master developer takes over the environmental work. Mr. Macchiarella responded that there has been little discussion on the RAB's role but the city and the master developer may attend the RAB meetings; however, the city is not required to establish a RAB.

V. Site 25 Proposed Plan Summary

Ms. Parker distributed an overview of the PP for soil at IR Site 25. The key points are covered in the handout, with additional details in the PP that has been delivered to the public. The PP and associated

public comment period offer an opportunity for the public to comment on the preferred alternative before the final remedy selection. The public meeting will be held on September 12, 2006. The handout (Attachment B-3) covers the purpose, background information, information from the RI/FS, the preferred alternative, and community involvement.

The PP summarizes investigations and work to date, including the first phase of the Navy's response action and the subsequent soil removal. The PP also presents the preferred alternative, institutional controls (ICs) to restrict exposure to contaminated soil at the site. The IC alternative represents the second and final phase of the Navy's response action at the site.

IR Site 25 includes three areas: the U.S. Coast Guard (USCG) north village residential housing (Parcel 181), estuary park (Parcel 182), and the USCG Housing Maintenance Office (Parcel 183). IR Site 25 has previously been referred to as Operable Unit 5 (OU-5) in some of the Navy's reports. Slide 6 of the handout shows a map of IR Site 25.

Currently, polynuclear aromatic hydrocarbons (PAHs) are present in soil at the site. These PAHs are not related to Navy activities or a specific release but appear to be associated with the fill material that was dredged and spread on the property before the Navy developed it. The Navy completed a response action and removed more 66,000 cubic yards of PAH-contaminated soil from locations with the greatest likelihood of exposure and from locations with the highest concentrations of PAHs across 26 acres. After the soil was removed, subsequent testing showed that there is no immediate risk to children, residents, or other receptors in these areas. Mr. Humphreys asked if soil was removed from underneath the houses on the site. Ms. Parker responded that soil was not removed under the houses.

The subsequent RI report in 2002 and the FS report in 2005 evaluated the data and characterized soil conditions, provided baseline and post-removal risk assessments, proposed remedial action objectives, described alternatives for soil cleanup and management, and compared these alternatives. The risk assessment concluded that there are no unacceptable noncancer risks for soil from surface to a 4-foot depth. The cancer risks associated with soil from the surface to a 4-foot depth are protective of human health for residential exposure. The confidence in these calculations is high since the Navy collected more than 600 soil samples and evaluated the results conservatively assuming ingestion of homegrown produce and ingestion of soil for 350 days per year for 30 years. Additionally, the maximum risk for exposure to PAHs occurs in soil below 4 feet deep. Therefore, risks to residents are considered low. There are also no significant risks to ecological receptors at the site.

The FS contained a thorough screening and detailed evaluation of alternatives. The remedial action objective for soil is to prevent human exposure to soil that contains PAH at concentrations that represent a lifetime cancer risk that would exceed the risk management range or a noncancer hazard index (HI) greater than 1. The FS evaluated five alternatives and compared them with the criteria in the National Oil and Hazardous Substances Contingency Plan (NCP). Alternative 1 is a no action alternative, Alternative 2 would place ICs on the property, Alternative 3 would use ICs and soil excavation for 0 to 2 feet below ground surface, Alternative 4 is the same as Alternative 3 but with excavation down to 4 feet, and Alternative 5 is the same but excavation down to 8 feet. Slide 16 shows a table summary of the alternatives and the comparison to the NCP criteria. Alternative 2 is the preferred alternative. It would use ICs to manage long-term risks by minimizing exposure to soil that contains unacceptable levels of contaminants below a depth of 4 feet in undeveloped areas and potentially beneath hardscape and buildings. This alternative is considered protective of human health and is the most appropriate, feasible, and cost-effective remedy that can be implemented at the earliest possible time. The ICs will prevent use of and exposure to contaminated soil, thus, protecting human health.

Ms. Parker summarized opportunities for public input on the preferred alternative. The public meeting for the PP will be September 12, 2006, and the comment response period will end on September 20, 2006. Ms. Parker asked for any clarifying questions from the RAB.

Mr. Leach noted that there are ICs in place for the Marsh Crust area north of Atlantic Avenue, they have been in place for a couple of years but they do not work, and he is wondering why the Navy is still promoting them. Mr. Macchiarella responded that the Marsh Crust ordinance enacted by the city is effective and is being used. Mr. Leach noted that this ordinance does not conceptually work, because anyone who wants to dig down more than 4 feet must test the soil, which is expensive and discourages people from following the ordinance. He does not believe that the ordinance will be effective for this reason. Mr. Macchiarella responded that the depth to the Marsh Crust varies across the site and the restriction is enforced by the city. He also noted that there are exceptions. Mr. Leach noted that the city, Pacific Gas & Electric, and TeleCom excavate these areas and he believes that they ignore the ordinance. Mr. Macchiarella responded that the developer at FISCA is following the Marsh Crust ordinance. Mr. Macchiarella responded that anyone digging below the threshold depth should be reported to the city and the Navy.

Mr. Peterson asked why 2 feet of soil would be excavated when the Navy already removed this top layer of soil. Ms. Parker responded that Alternative 3 applies to the areas that were not excavated during the initial removal action. It would cover all bare soil that is not hardscaped or covered by a building. Mr. Peterson asked why the short-term effectiveness is the same for excavation and ICs. Ms. Parker responded that excavation involves short-term risks for hauling the soil and the ICs would still allow some risk because of the soil beneath the buildings. Mr. Peterson asked if the ICs would require that the houses not be removed. Mr. Macchiarella responded that any significant site work would require the master developer to draft a soil management plan with the cooperation of the regulatory agencies. Mr. Peterson asked how a soil management plan would be enforced. Mr. Macchiarella replied that it would be enforced by the regulatory agencies once the property has been transferred to the city.

Ms. Konrad asked if excavation proceeded to 4 feet over the entire site. Ms. Parker responded that some areas were excavated to 4 feet while other areas were excavated to 2 feet. Mr. Humphreys noted that the Navy did not excavate around trees. Ms. Parker responded that some of the trees on the site were removed, but some trees were not removed. Subsequent to the meeting, Ms. Parker confirmed that the Navy removed all trees with trunks of 6 inches or less in diameter (38 trees), and for remaining trees in the areas with high PAH concentrations, the Navy excavated to 2 feet below surface as close as possible to the tree and then dug out soil around the tree roots to a depth of 6 to 8 inches and replaced it with clean fill. Mr. Humphreys asked how they assessed risk for the unexcavated soil at the base of the trees. He believes that this concentration would pose a risk to children who are playing at the base of the trees. Ms. Henry responded that risk from PAHs is calculated by examining lifetime health effects, so the risk assessment would consider all of the areas children might occupy across the site. She stated that the site was divided into smaller sub-units for evaluation. Risk associated around the base of a tree would be classified as a short-term risk. Mr. Humphreys responded that this risk was not evaluated as a result. Ms. Henry replied that no known short-term risk is associated with PAHs at the concentrations in the Site 25 soil. Mr. Humphreys responded that children who are playing in this area could eat dirt in the 6-year span that covers childhood. Ms. Henry responded that the risk assessment protocol is protective of children and it assumes exposure to children for a long period. Mr. Humphreys said the risk is calculated by averaging the risk from 0 to 2 feet of soil with the concentrations from 2 to 4 feet of soil. Therefore, the risk for the 2- to 4-foot layer should essentially be double that of the risk calculated for the 0-to 2-foot layer and it would then exceed the risk management range. Ms. Henry responded that risk assessments are not calculated in that manner, and that it is appropriate to examine the entire 0-to 4-foot layer as one layer because excavation must pass through the 0-to 2-foot layer to reach the 2-to 4-foot layer. The risk is not necessarily double the risk of the 0- to 2-foot layer. Mr. Humphreys asked if the risk is nonlinear to

the concentration. Ms. Henry responded that it is proportional but exposure point concentrations must be calculated to assess risks at a site. Mr. Humphreys noted that soil is turned over and moved to the surface during excavation. Ms. Henry said that she understands Mr. Humphreys' concerns; however, the EPA guidelines for risk assessments are conservative and protective of human health. Mr. Humphreys asked why the risk with the associated contaminated groundwater plume has not been included in the risk assessment of the site. Ms. Cook noted that if the groundwater risk was added to the soil risk and all the potential exposure pathways considered, the groundwater risk would outweigh the soil risk. She said that this assumes a potential pathway of groundwater ingestion, which is not realistic and does not currently occur at the site. Groundwater remediation is already moving forward for groundwater beneath Site 25 and is currently in the record of decision (ROD) stage. Mr. Humphreys asked if the risk from soil and groundwater would be high for the residents until the groundwater contamination has been cleaned up. Ms. Cook responded that ICs would prohibit access to groundwater, and the master developer for another portion of the groundwater site has decided to install vapor barriers to further minimize the risk from groundwater. Ms. Parker noted that only the southern part of Site 25 is affected by the groundwater plume. Mr. Humphreys asked who owns the property and if it will be transferred to the Coast Guard. Mr. Macchiarella responded that the Navy owns the property and that the Coast Guard is interested in acquiring only the property that houses the administrative building. Mr. Peterson asked who occupies the housing at the site. Mr. Macchiarella responded that the Coast Guard moved out of the houses within the last year. Mr. Peterson commented that no one will voice concerns because no one is living there. He asked how many of the dwellings were occupied by the Coast Guard. Ms. Wileman responded that approximately 180 dwellings occupy the property. Each year, fewer people occupied the Coast Guard housing units. Mr. Peterson asked if this area is planned for housing, and Mr. Macchiarella responded that it is. Mr. Peterson asked who would use the residences as they exist. Mr. Macchiarella responded that the purchaser of this property could rent those units or demolish the houses and redevelop the property; however, any development is contingent on the developer following the ICs that will be placed on the property. Mr. Peterson said he is concerned that no one will use this area for a long time. Ms. Cook commented that she does not believe there will be a problem developing a property that is located on the water. Mr. Humphreys asked if Alternative 4, which proposes excavation to 4 feet, includes the cost of excavating the clean 2 feet plus the underlying contaminated soil. Ms. Parker responded that the statement is correct. Mr. Humphreys asked if the Navy considered adding 2 feet of soil on top of the already clean soil. Mr. Macchiarella responded that ICs are developed as they are so that developers for the site have the option of raising the elevation of the site. This aspect allows the master developer to work with the ICs.

VI. BCT Activities

Ms. Huang provided a handout of BCT activities in August 2006 (Attachment B-4). She added that she has accepted a position at EPA. She said that she has enjoyed her time working on Alameda Point and thanks the RAB for its support.

VII. Community & RAB Comment Period

Mr. Biggs distributed a community food assessment pamphlet that was completed by high school students as part of APC. The students concluded that more than 50 percent of Alameda Point residents have food-related illnesses and do not have transportation to supermarkets. The 45-page document is available for review at the Alameda Point Collaborative.

Mr. Torrey noted that the East Bay Conversion and Reinvestment Commission golf tournament has been rescheduled for October 6, 2006.

The meeting was adjourned at 8:30 p.m.

ATTACHMENT A

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA
September 7, 2006**

(One Page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

SEPTEMBER 7, 2006, 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140

COMMUNITY CONFERENCE ROOM

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

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
6:30 - 6:40	Approval of Minutes	Mr. George Humphreys
6:40 - 6:50	Co-Chair Announcements	Co-Chairs
6:50 – 7:00	Subcommittee Selection for review of TAPP Provider Bids and Qualifications	Mr. Thomas Macchiarella
7:00 – 7:30	Update on Alameda Point Transfer Process	Ms. Amy Jo Wileman (Navy) & Ms. Debbie Potter (City of Alameda)
7:30 – 8:05	Site 25 (Coast Guard North Housing) Proposed Plan Summary	Ms. Mary Parker
8:05 – 8:15	BCT Activities	Ms. Judy Huang
8:15 – 8:30	Community & RAB Comment Period	Community & RAB
8:30	RAB Meeting Adjournment	

TAPP = Technical Assistance for Public Participation Grant

For more information on the Alameda Point RAB please visit www.bracpmo.navy.mil

ATTACHMENT B

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

- B-1 List of Reports Received during July - August 2006, George Humphreys, RAB Community Co-Chair (2 pages)
- B-2 Presentation on Early Transfer, presented by Amy Wileman, Navy, and Debbie Potter, City of Alameda (6 pages)
- B-3 Presentation on Proposed Plan for IR Site 25 Soil, presented by Mary Parker, Navy (20 pages)
- B-4 August 2006 BCT Activities, presented by Judy Huang, Water Board (1 page)

ATTACHMENT B-1

LIST OF REPORTS RECEIVED JULY-AUGUST 2006

(One Page)

Restoration Advisory Board
Reports and Correspondence
Received during July and August 2006

Reports

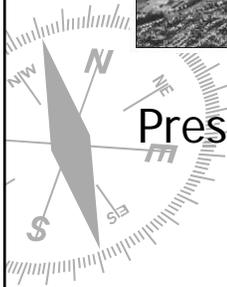
1. June 29, 2006 (received July 6, 2006), "Quarterly Technical Memorandum for Corrective Action at Building 410 (Site 9 Shallow), Alameda Point, Alameda, California", prepared by Shaw Environmental, Inc. for BRAC Program Management Office West.
2. June 29, 2006 (received July 6, 2006), "Quarterly Technical Memoranda for Corrective Action Areas 4C, 6, 7, 11, and 13 (Buildings 397 and 530), Alameda Point, Alameda, California", Prepared by Shaw Environmental, Inc. for BRAC Program Management Office West.
3. July 17, 2006, "Draft Remedial Investigation/Feasibility Study Report, IR Site 35, Areas of Concern in Transfer Parcel EDC-5, Alameda Point, Alameda, California", Prepared by Bechtel Environmental, Inc. for BRAC Management Office West.
4. August 11, 2006, "Final Vegetation Clearance Plan, Radiological Survey at IR Site 32 and the Shorelines of IR Sites 1 and 2, Alameda Point, Alameda, California", prepared by Tetra Tech EC, Inc. for BRAC Program Management Office West.
5. August 21, 2006, "Proposed Plan for Installation Restoration Site 25 Soil, Former NAS Alameda", prepared by SulTech for BRAC Program Management Office West.
6. August 18, 2006 (received August 28, 2006), "Draft Technical Memorandum to Supplement the Administrative Record for Installation Restoration Site 28, Todd Shipyard, Alameda Point, Alameda, California", prepared by SulTech, a Joint Venture of Sullivan Consulting Group and Tetra Tech EC Inc.
7. August 22, 2006, "Final Radiological Survey Work Plan, Radiological Survey at IR Site 32 and the Shorelines of IR Sites 1 and 2, Alameda Point, Alameda, California", prepared by Tetra Tech EC Inc. for BRAC Program Management Office West.
8. August 25, 2006, "Draft Addendum 1, Offshore Sediment Study Work Plan, at Oakland Inner Harbor, Pier Area, Todd Shipyard, and Western Bayside, Alameda Point, Alameda, California", prepared by Battelle; Blasland, Bouck, and Lee, Inc.; and Neptune and Company for BRAC Program Management Office West.

Correspondence

1. June 19, 2006 (received July 3, 2006), "Draft Amendment to the Site Management Plan, Alameda Point, Alameda, California", from Mr. Thomas L. Macchiarella, BRAC Program Management Office West to Ms. Anna-Marie Cook, U. S. EPA, Region IX, Ms. Dot Lofstrom, DTSC, and Ms. Judy Huang, S.F. Bay Regional Water Quality Control Board.

2. July 12, 2006, "Draft Field Workplan for Data Gap Sampling Installation Restoration Site 26, Alameda Point", from Ms. Anna-Marie Cook, U. S. EPA to Mr. Thomas Macchiarella, BRAC Program Management Office West.
3. July 13, 2006, "Regulatory Meeting Regarding Polynuclear Aromatic Hydrocarbons, Alameda Point, Alameda , California ", from Ms. Dot Lofstrom, P. G., DTSC, to Mr. Thomas L. Macchiarella, BRAC Program Management Office West.
4. July 14, 2006, "Review of 'Field Workplan for Data Gap Sampling, Installation Restoration Site 26, Alameda Point, Alameda, California", from Ms. Dot Lofstrom, P. G., to Mr. Thomas L. Macchiarella, BRAC Program Management Office West.
5. July 20, 2006, "Review of Proposed Draft Amendment to the Site Management Plan, Alameda Point, Alameda County", from Ms. Dot Lofstrom, P.G., DTSC, to Mr. Thomas L. Macchiarella, BRAC Program Management Office West.
6. July 20, 2006, "Draft 2007 Site Management Plan Schedule, Alameda Point", from Ms. Anna-Marie Cook, U. S. EPA to Mr. Thomas Macchiarella, BRAC Program Management Office West.
7. July 24, 2006, "Draft Soil Feasibility Study Report, IR Site 30, Alameda Point", from Ms. Anna-Marie Cook, U. S. EPA to Mr. Thomas Macchiarella, BRAC Program Management Office West.
8. July 26, 2006, "Review of Draft Soil Feasibility Study Report, IR Site 30, Alameda Point, Alameda County", from Ms. Dot Lofstrom, P. G., DTSC, to Mr. Thomas L. Macchiarella, BRAC Program Management Office West.
9. July 25, 2006, "Draft Soil Investigation Report, IR Site 31, Marina Village Housing, Alameda Point", from Ms. Anna-Marie Cook, U. S. EPA to Mr.. Thomas Macchiarella, BRAC Program Management Office West.
10. July 31, 2006 (received Aug. 4, 2006), "Review of Draft Soil Remedial Investigation Report, IR Site 31, Marina Village Housing, Alameda Point, Alameda County", from Ms. Dot Lofstrom, P. G., DTSC, to Mr. Thomas L. Macchiarella, BRAC Program Management Office West.
11. Aug. 14, 2006, "Draft Final Amendment to the Site Management Plan, Alameda Point, Alameda, California", from Mr. Thomas L. Macchiarella, BRAC Program Management Office West to Ms. Anna-Marie Cook, U. S. ERA Region IX; Ms. Dot Lofstrom, DTSC; and Ms. Judy Huang S. F. Bay Regional Water Quality Control Board.

ATTACHMENT B-2
PRESENTATION ON EARLY TRANSFER
(Six Pages)

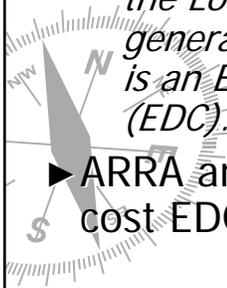


Presentation to NAS Alameda RAB September 7, 2006

by
Debbie Potter, City of Alameda
Amy Jo Wileman, Navy BRAC PMO West

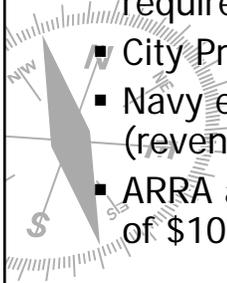
Background

- ▶ What is an Economic Development Conveyance?
 - 32 CFR 174.9 – *“The Secretary concerned may transfer real property and personal property to the Local Reuse Authority for purposes of job generation on the installation. Such a transfer is an Economic Development Conveyance (EDC).”*
- ▶ ARRA and Navy executed the original no-cost EDC Memo. Of Agreement in 2000



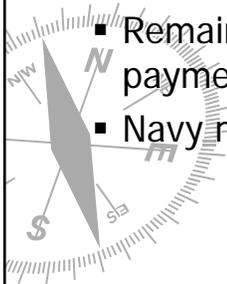
Background (cont.)

- ▶ 2001 General Plan Amendment
- ▶ Amending the EDC MOA
 - Navy determined amendment was inconsistent with the original EDC application/no-cost requirements
 - City Proposed “New Beginnings” March 2003
 - Navy evaluated the ARRA project pro forma (revenues and expenses)
 - ARRA and Navy negotiations result in land price of \$108.5M



Transferring Alameda Point

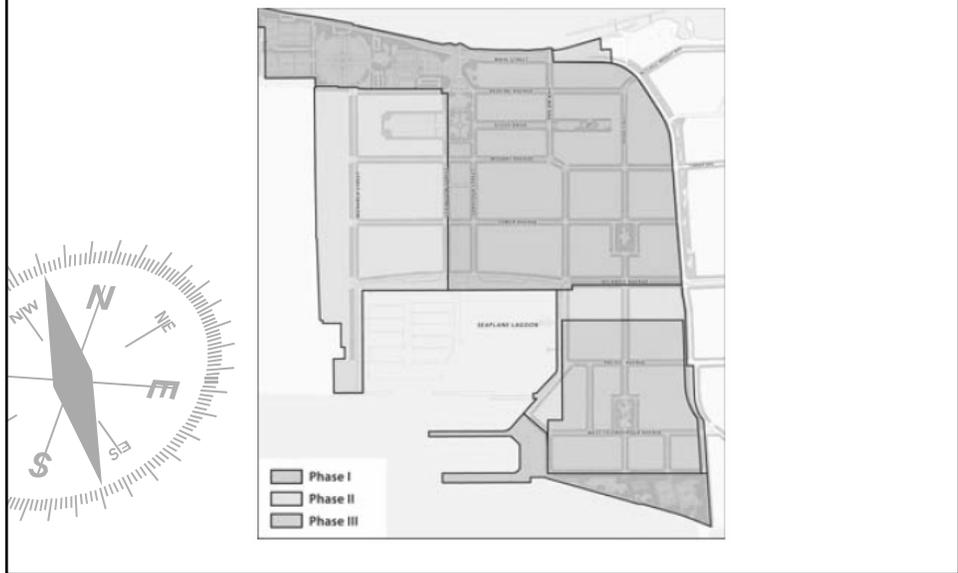
- ▶ Key Points of ARRA/Navy Negotiation:
 - Use the “Early Transfer” authority
 - \$40.3M of cleanup in Parcel 1 performed by Developer (APCP)
 - Remainder \$68.2M will be provided by deferred payments
 - Navy retains cleanup for Parcels 2 and 3

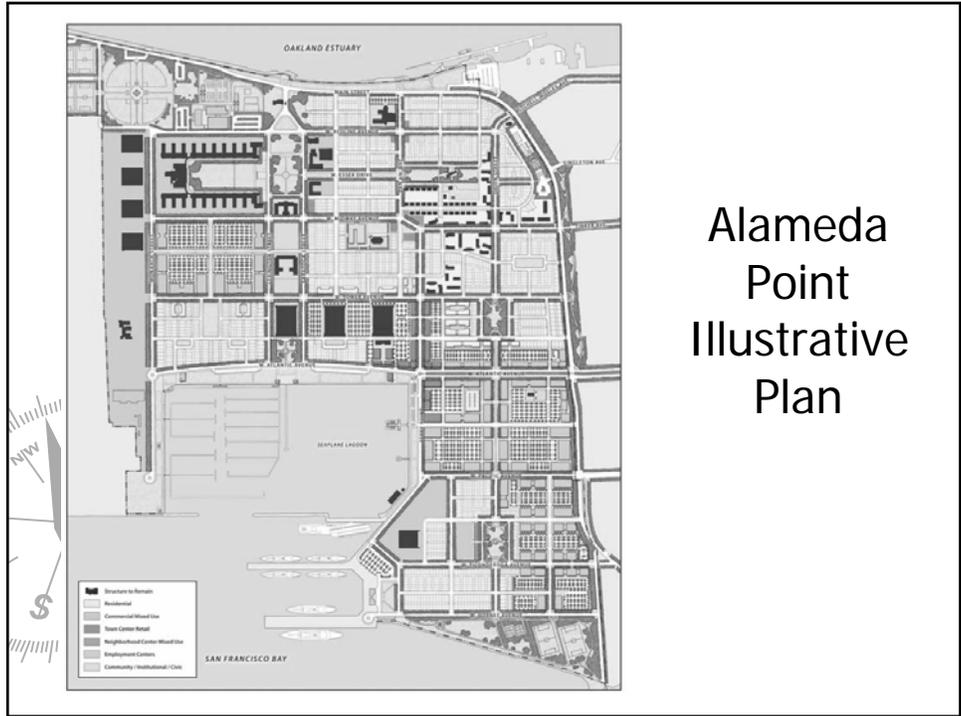


Area Map



Parcel Descriptions





Alameda Point Illustrative Plan

Alameda Point Program

Land Use	Development Program by Phase			
	I	II	III	Total
New Housing Units	1,148	241	346	1,735
Existing Housing Units	200	0	0	200
Community / Civic / Institutional (sq. ft.)	107,000	0	25,000	132,000
Office / R&D (sq. ft.)	512,000	1,562,000	855,000	2,929,000
Town Center Retail (sq. ft.)	275,000	61,000	0	336,000

NOTES:

1. Total non-residential program includes 1,346,000 square feet in existing buildings.
2. Distribution and phasing of retail development will require further analysis and is subject to change

Looking Ahead

- ▶ Term Sheet
 - Details the conditions and terms of the conveyance, provides schedule and milestone for the next 18 months
 - Pending Approvals from City Council and ASN
- ▶ NEPA
- ▶ FOST For PBC-1
- ▶ Early Transfer Documentation
 - FOSET
 - Consent Agreements
 - Environmental Services Agreement

Looking Ahead

Next 120 Days (4 mos)

- Confirm the proposed Early Transfer structure is insurable (PLL/Cost Cap)
- Environmental regulatory concurrence of Early Transfer approach
- Negotiate Tidelands Trust Exchange Agreement with State Lands Commission

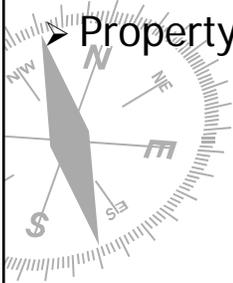
From 120 days to 300 days (6 mos)

- Prepare detailed Master Community Plan based on PDC
 - community workshops
 - Board & Commission study sessions
 - Project website
- Negotiate Term Sheet for Consent Agreements and Environmental Services Agreement

Looking Ahead (cont.)

From 300 days to 425 days (14 mos)

- CEQA/NEPA
- DDA/DA/General Plan Amendment
- Property Transfer (24 mos)

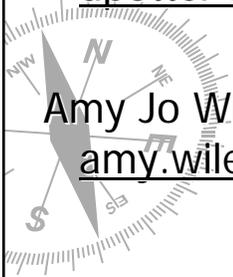


Questions?

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Amy Jo Wileman – 619-532-0918 or
amy.wileman@navy.mil



ATTACHMENT B-3

PRESENTATION ON PROPOSED PLAN FOR IR SITE 25 SOIL

(Twenty Pages)



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**Proposed Plan for
IR Site 25 Soil
Former NAS Alameda**

**Restoration Advisory Board Meeting
September 7, 2006**

**Mary Parker
Navy Project Manager**



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Topics

- Purpose
- Background Information
- Remedial Investigation/Feasibility Study:
Risk Assessment, Proposed Remedial
Goals, and Development of Alternatives
- Preferred Alternative
- Community Involvement



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Purpose

- Summarize investigations and work to date, including phase one of the Navy's response action, soil removal.
- Present the preferred alternative, Institutional Controls (ICs), to restrict exposure to impacted soil at the site.
- This alternative represents the second and final phase of the Navy's response action at the site.



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Purpose, Cont.

- Provide an opportunity for the public to provide input on the preferred alternative before the final remedy is selected.
- Inform the public that the federal and state regulatory agencies are working with the Navy and agree with the preferred alternative.



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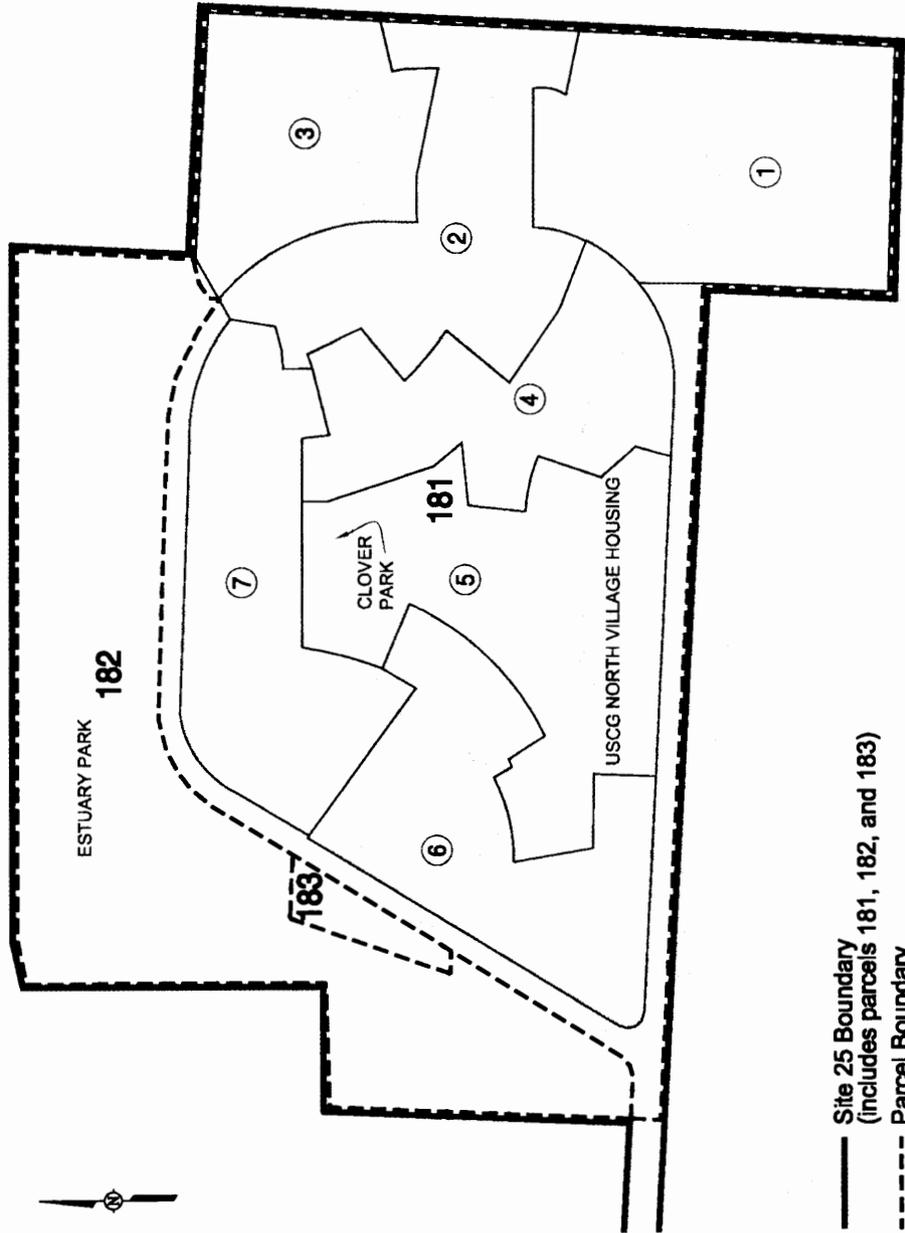
Background Information: Location

- IR Site 25 includes three areas:
 - The United States Coast Guard (USCG) North Village Residential Housing (Parcel 181)
 - Estuary Park (Parcel 182)
 - USCG Housing Maintenance Office (Parcel 183)
- Industrial, recreational, and open space also exist in the Estuary Park area.
- IR Site 25 was previously referred to as Operable Unit 5 (OU-5) in some reports.



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IR Site 25



— Site 25 Boundary
(includes parcels 181, 182, and 183)

--- Parcel Boundary

⑦ Decision Area (7 in Parcel 181)



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Background Information: Current Conditions

- Polynuclear aromatic hydrocarbons (PAHs) are present in the soil.
- These PAHs are not related to a Navy release but appear to be associated with fill that was dredged and then placed at the site prior to the Navy acquiring the property.



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Background Information: Navy Response Action - Phase One

- To protect the public and residents, the Navy completed a response action, removing over 66,000 cubic yards of PAH-impacted soil from locations with the greatest likelihood for exposure and locations with the highest concentrations of PAHs across 26 acres.
- After the soil removal and subsequent testing, the risk assessment concluded there is no immediate risk to children, residents, or others in these areas.



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Remedial Investigation/Feasibility Study Regulatory Agency Role

- **State:**
 - Department of Toxic Substances Control (DTSC)
 - Regional Water Quality Control Board (RWQCB)
- **Federal:**
 - US Environmental Protection Agency (EPA)



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Remedial Investigation/ Feasibility Study: Content

**Remedial Investigation Report (2002) and Soil
Feasibility Study Report (2005)**

- **Evaluated data and characterized soil conditions**
- **Baseline and post-removal risk assessments**
- **Proposed remedial action objectives/goals**
- **Provided alternatives for soil cleanup/management**
- **Compared the alternatives**



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Risk Assessment Results

- *Definition of Risk: The likelihood or probability that a hazardous substance, when released to the environment, will cause adverse effects to exposed human or ecological receptors.*
- There are no unacceptable non-cancer risks for soil at IR Site 25 soil from surface to a 4-foot depth.
- Cancer risks associated with soil from surface to a 4-foot depth are protective of human health for residential exposure.
- High confidence in protectiveness: The Navy collected over 600 soil samples and evaluated the results conservatively assuming ingestion of homegrown produce and ingestion of soil for 350 days per year for 30 years.



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Risk Assessment: Results Cont.

- The maximum risk from exposure to PAHs occurs in soil at depths below 4 feet. Since the maximum soil risks are localized in these areas and are below a depth of 4 feet, exposure to residents is considered unlikely.
- There are no significant risks to ecological receptors at IR Site 25.



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Proposed Remedial Goals

- **Protect receptors from potential future unacceptable exposures.**
- **Assess the alternative's ability to be protective of human health.**
- **The Remedial Action Objective (RAO) for soil is to prevent human exposure to soil containing PAHs at concentrations that represent a lifetime cancer risk exceeding the risk management range, or a non-cancer Hazard Index (HI) greater than 1.**



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Development of Alternatives

- Screening and detailed evaluation of alternatives
- Evaluation of five remedial alternatives
- Comparison to National Oil and Hazardous Substances Contingency Plan (NCP) criteria



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Remedial Alternatives

- **Alternative 1 – No Action – Required by CERCLA**
- **Alternative 2 – Institutional Controls (ICs)**
- **Alternative 3 – ICs and Soil Excavation from 0 to 2 feet depth in Parcel 181 Areas 1, 2, 3, and 6**
- **Alternative 4 – Soil Excavation to 4 feet depth in undeveloped areas with ICs for developed areas**
- **Alternative 5 – Soil Excavation to 8 feet depth in undeveloped areas with ICs for developed areas**



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Summary of Applicable Alternatives

NCP Criteria	¹ No Action	² IC	³ IC, Excavation
Protective overall?	No	Yes	Yes
Compliant w/ ARARs?	No	Yes	Yes
Long-term effectiveness and permanence	○	◐	◑
Reduction of toxicity, mobility, or volume via treatment	None	None	None
Short-term effectiveness	○	●	◑
Implementability	●	●	●
Cost (\$M)	○	0.25	4.3
State acceptance	State concurs with the Proposed Remedy		
Community acceptance	To be evaluated after the Public Comment Period		

○ = low

Excavation to 2 feet bgs

◐ = moderate

IC – Institutional Controls

● = high

Alternative 2 is the Preferred Alternative



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Preferred Alternative

- The preferred alternative, Alternative 2, is use of Institutional Controls (ICs).
- Alternative 2 uses ICs to manage long-term risks by minimizing exposure to impacted soil that contains unacceptable levels of contaminants that occur below a depth of 4 feet in undeveloped areas and potentially beneath hardscape and buildings.



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Preferred Alternative

- The preferred alternative for soil is protective of human health and is the most appropriate, feasible, and cost-effective remedy that can be implemented at the earliest possible time.
- Institutional Controls will prevent use of and exposure to impacted soil, thus, protecting human health.



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Community Involvement

- Public Meeting – September 12, 2006
- End of Comment Period – September 20, 2006
- Monthly RAB meetings first Thursday of each month
- Information Repositories



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QUESTIONS

ATTACHMENT B-4
AUGUST 2006 BCT ACTIVITIES
(One Page)

August 2006 BCT Activities

- I. **Site 1 Proposed Plan Meeting/ Teleconference at DTSC - Sacramento, August 01, 2006**

BCT members met at the DTSC Sacramento office to discuss DTSC's questions and concerns regarding the proposed permeable cap for the Site 1 landfill. Water Board staff participated via teleconference. As a result of the meeting, DTSC provided two possible alternatives to US Navy for the remediation and closure of Site 1. They are: 1) construct a 4 foot soil cap with additional site characterization, and 2) construction of a landfill cover that is less permeable than the currently proposed soil cover but more permeable than an engineered cover.
- II. **Monthly BCT Teleconference, August 15, 2006**

Instead of an in-person meeting, BCT members elected to participate in a teleconference.

 - a. Confirmation of upcoming meetings:
 - i. Site 25 Proposed Plan Meeting: September 12, 2006.
 - ii. Sites 30/31 Path Forward Meeting: August 24, 2006
 - iii. OU-2A, OU-2B Data Gap Sampling Meeting: August 29, 2006
 - b. Annual SMP Update: The 2006 Site Management Plan (SMP) is in its Draft Final Phase. The SMP is the master basewide clean up project schedule with due dates and deliverables that are agreed upon by the BCT members.
- III. **Sites 30/31 Path Forward Meeting, August 24, 2006:**

Regulators are not satisfied with the Draft Site 30 (Miller School and Woodstock Child Care Center) Feasibility Study and the Draft Site 31 (Marina Village Housing) Remedial Investigation Report. Specifically, Regulators are concerned about the usage of the background data set from the Lawrence Livermore Laboratory Report (June 2002), instead of the agreed upon Alameda Point Specific Background Soil Data Set. Navy decided to use different soil background data sets because the soil data collected at Site 30 and 31 differ greatly from the agreed upon Alameda Point Soil Background data. In the meeting, Navy contractors proposed to remove the Lawrence Livermore Laboratory data and use the data collected from the East Housing Area as new background. Regulators still have concerns regarding the appropriateness of the East Housing data.
- IV. **OU-2A and OU-2B Feasibility Studies Meeting, August 29, 2006:**

BCT members discussed the upcoming data gap sampling for OU-2A and 2B. The Navy contractor presented proposed sampling locations to the Regulators.