



TETRA TECH EM INC.

October 29, 2008

Dear RAB Members,

On behalf of the Navy, enclosed please find the August 6, 2008 final RAB meeting minutes for your information and records.

If there are any questions regarding the enclosed minutes, please contact Carolyn Hunter at (415) 222-8297 or Carolyn.hunter@ttemi.com.

Sincerely,

Carolyn Hunter
Community Relations Specialist
Tetra Tech EMI

FINAL
MEETING MINUTES
RESTORATION ADVISORY BOARD
INLAND AREA ENVIRONMENTAL RESTORATION PROGRAM
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD
CONCORD, CALIFORNIA
AUGUST 6, 2008

These minutes reflect general issues raised, agreements reached, and action items identified at the Restoration Advisory Board (RAB) meeting for the Inland Area Environmental Restoration (ER) Program at Naval Weapons Station Seal Beach Detachment Concord (NAVWPNSTA Seal Beach Det Concord), California. The meeting was held from 6:30 p.m. to 8:50 p.m. on August 6, 2008, at the Concord Police Department in Concord, California. Agreements and action items are described by topic under Sections I through VII and are summarized in Section VIII. A list of participants and their affiliations is included as Attachment A, and the meeting agenda is included as Attachment B.

I. WELCOME, INTRODUCTIONS, PUBLIC COMMENT, AND AGENDA APPROVAL

Welcome and Introductions

The RAB Community Co-Chair, Mary Lou Williams (Concord resident), called the RAB meeting to order and initiated a round of introductions for attendees.

The Navy Co-Chair, Darren Newton (Department of the Navy, Base Realignment and Closure [BRAC] Environmental Coordinator [BEC]), reviewed the agenda for the meeting on August 6, 2008.

Public Comments

Ms. Williams opened the floor to public comments. No comments were received.

II. JUNE 2008 RAB MEETING MINUTES APPROVAL

Ms. Williams asked the RAB for comments on minutes from the RAB meeting held on June 4, 2008. No comments were received. The Navy will finalize the minutes and distribute them to the RAB.

Action Item

1. The Navy will finalize and distribute the RAB meeting minutes for June 4, 2008.

III. RAB ANNOUNCEMENTS

Ms. Williams opened the floor to RAB announcements.

Scott McConnell (Clyde resident) asked for an update on the letter issued from the Mount Diablo Audubon Society to the Navy on the Site 1 Tidal Area Landfill trucking haul route. Kent Fickett (Mount Diablo Audubon Society) stated he had not received an official response from the Navy on the letter he had submitted on the Site 1 Tidal Area Landfill trucking haul route. Phillip Ramsey (U.S. Environmental Protection Agency [EPA]) said the Navy (Tidal Side) had provided a response to comments (RTC) from the public meeting held on June 25, 2008, which may have addressed comments received from the Mount

Diablo Audubon Society.

Mr. Fickett said he had not received any response from the Navy (Tidal Side) on his recommendation to use soil from Site 22 to cap the Site 1 Tidal Area Landfill. He said he had brought up the suggestion to use soil at Site 22 for the Site 1 Tidal Area Landfill at multiple RAB meetings and has not received a response from the Navy.

Navy Announcements/Action Item Follow-up

Mr. Newton reviewed the points of contact (POC) for the Inland Area and Tidal Area NAVWPNSTA Seal Beach Det Concord programs and noted the contact list had been provided via e-mail to the RAB on June 5, 2008. Mr. Fickett stated the POC list provided did not address his request; Mr. Fickett was interested in a POC list of Navy management contacts for the Tidal Area and Inland Area. Mr. Fickett stated he wants the Navy management contact information so he can request that the Tidal Area and Inland Area Navy teams communicate on a regular basis to streamline the cleanup on both sides of NAVWPNSTA Seal Beach Det Concord. Mr. Newton agreed to provide the RAB with a POC list of the Navy managers for the Inland Area and Tidal Area.

Mr. Newton stated the Tidal Area is going to be transferring from the Navy to the Army in October 2008. The Army has been discussing the preparation of a separate RAB Charter once the transfer process is complete. Ms. Williams asked whether an official transfer date had been set for the Tidal Area. Mr. Newton said the Tidal Area transfer is currently scheduled for October 1, 2008.

Edi Birsan (Concord resident) said he had provided several recommendations to the Navy recently and would like an update on a response. Mr. Newton confirmed he had received Mr. Birsan's recommendations and had passed them to the appropriate Navy staff for consideration.

Mr. Newton provided a write up of two standard levels of cleanup that could be implemented at the Inland Area to address one of Mr. Birsan's emailed questions (Attachment C).

Mr. Birsan asked whether, since the City of Concord currently does not have a reuse plan in place for the Inland Area, the Navy would change its current cleanup goals once the reuse is determined. Bruce Knopf (City of Concord) said a reuse plan has not been determined for the Inland Area. Once a reuse plan is determined, the City of Concord will meet with the Navy to discuss the ER of the Inland Area. Mr. Birsan said the Navy's response was unclear, and he would like to contact the Navy's decision makers for cleanup standards based on the future reuse plan. Mr. Newton agreed to provide the RAB with contact information for the Navy BRAC official responsible for determining cleanup goals if the City of Concord's reuse plan is accepted.

Ms. Williams asked whether, if the Navy accepts the City of Concord's reuse plan that includes proposed residential areas, those proposed residential sites would have the highest cleanup standards applied. La Rae Landers (Navy Lead Remedial Project Manager [RPM]) said once an area has been designated for residential reuse then it will be determined who will be responsible for cleaning up the area to residential standards.

RAB Open Comment Period

Mr. Birsan stated he would like to discuss the RAB's prioritization of sites in the Inland Area. Mr. Birsan would like the RAB members to discuss their cleanup priorities so that he can relay that information to the surrounding community. Mr. Newton said that while site prioritization is commonly used when there is not enough funding to conduct work at all of the sites, currently the Navy is fully funded to continue

work on all of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) ER sites in the Inland Area.

Mr. Birsan asked why there is a time-critical removal action (TCRA) being conducted at Site 27; he asked who had determined Site 27 to be time critical. Mr. Ramsey stated the Navy and the regulatory agencies determined the site priorities documented in the Federal Facilities Agreement (FFA) schedule for NAVWPNSTA Seal Beach Det Concord in 2001 and 2002. Since there are no funding gaps in the Inland Area, all of the sites are moving forward in the CERCLA process according to the Site Management Plan schedule. Mr. Birsan asked if it is the role of the RAB to tell the Navy which sites the community would prefer to have cleaned up first. Mr. Ramsey said the FFA schedule is what the team uses to keep the program on track at each ER site in the Inland Area.

Mr. Fickett asked if any of the ER sites in the Inland Area have the potential to impact human health. Mr. Ramsey said Site 22 has arsenic in the soil, which could impact human health, and which the Navy is in the process of addressing. In 2004, the Agency for Toxic Disease Registry (ATSDR) conducted a study of Site 22 to determine if there is a threat to human health. ATSDR determined there is no immediate threat to human health at Site 22. Mr. Newton stated the difference between a TCRA and a non-time-critical removal action is the duration of the planning process. A TCRA is performed when field work will be conducted within 6 months of the start of the project. Mr. Ramsey stated the RAB was concerned about soils at Site 27, and their concern helped the Navy determine that a TCRA would be used to remove the soil surrounding the building at Site 27. The TCRA soil removal will successfully clean up the soil and move Site 27 toward closure.

Mr. Knopf reminded the RAB that reuse is discussed by the City of Concord, which has convened a Land Reuse Authority (LRA) for the Inland Area at NAVWPNSTA Seal Beach Det Concord. There is an LRA Community Advisory Committee that meets regularly to discuss reuse. Once the reuse plan is determined by the LRA, Mr. Knopf encourages the RAB to be involved in the cleanup process in order to help meet the needs for future reuse of the Inland Area.

Mr. Birsan asked for an update on the sites that are not listed as part of the current ER sites on the Inland Area map. Mr. Newton said the sites that are not listed on the Inland Area map are closed and do not require further action. Mr. Newton will look into adding closed sites to the Inland Area map so the RAB can see all of the sites.

Action Item

2. The Navy will provide the RAB with a POC list for the Inland Area and Tidal Area Navy Managers.
3. The Navy will provide the RAB with contact information for the BRAC official responsible for determining cleanup goals if the City of Concord's reuse plan is accepted.
4. The Navy will look into adding closed sites to the Inland Area map that is provided at the RAB meetings.

IV. RPM UPDATE

Navy Update

Ms. Landers presented the Navy RPMs' update for ER Program activities at the Inland Area since the last

Inland Area RAB meeting in June 2008. Ms. Landers discussed a few of the key items on the Navy RPMs' Update handout (see Attachment D).

Ms. Landers announced she had is leaving the Concord program to work on the BRAC funding team for the regional BRAC program. Ms. Landers thanked the RAB and regulatory agencies for the work they have done while she has been a part of the Inland Area team.

Ms. Landers stated the Navy completed a geophysical survey of the Military Munitions Response Program (MMRP) sites on June 16, 2008.

Ms. Landers stated the Navy had provided an announcement to EPA on June 17, 2008, that the Navy planned to conduct a TCRA at Site 27.

Ms. Landers stated the Navy had met with the regulatory agencies on June 19, 2008, for a scoping meeting to discuss the Site 22A, Groups 1 through 5 Magazine Area Remedial Investigation.

The Navy conducted a groundwater investigation and submitted a Final Field Work Activity Summary Report on Site 29 on June 27, 2008.

The Navy submitted the Draft Proposed Plan (PP) for Solid Waste Management Units (SWMU) Sites 2, 5, 7, and 18 for regulatory agency review on July 3, 2008.

Ms. Landers stated the Navy had issued a Historical Radiological Assessment (HRA) public notice in 15 newspapers on July 6 and July 13, 2008. She said the Navy had issued a HRA fact sheet to the community mailing list on July 14, 2008.

The Navy received a comment period extension request from EPA on the Draft Feasibility Study (FS) for Site 22.

EPA Update

Mr. Ramsey stated EPA had provided the Navy with comments on the Site 24A Site Inspection (SI) Work Plan (WP) on July 3, 2008.

Mr. Ramsey said EPA had provided minor comments on the Inland Area Site Management Plan Annual Amendment (SMP) on July 15, 2008. Mr. Ramsey stated EPA had major comments on the Tidal Area SMP that was issued by the Navy on July 24, 2008. EPA is working with the Navy to address EPA's comments on the Tidal Area SMP.

Mr. Ramsey said EPA was reviewing the SWMU Sites 2 5, 7 and 18 PP.

Mr. Ramsey stated EPA had requested a review period extension for the Site 22 FS. Mr. Fickett said he had reviewed the Site 22 FS and asked when the state and community acceptance criterion would be evaluated. Mr. Newton stated the Navy will issue a response to all of the comments received on the FS from the regulatory agencies and community in an appendix to the next version of the FS. Ms. Landers stated about 60 days will be required to prepare the responses to comments and the next draft of the document. Mr. Newton added that the state and community acceptance evaluation criterion is addressed in a responsiveness summary that will be in an appendix to the Site 22 Record of Decision. The responsiveness summary is typically a table that has the comment in one column with the Navy's response in a column next to it.

Mr. Ramsey stated EPA had received the Final Field Activity Summary Report for Site 29.

Mr. Ramsey stated EPA had received the Draft Supplemental Preliminary Assessment for the Inland Area Explosives Ordnance Disposal site.

San Francisco Bay Regional Water Quality Control Board (Water Board)

Alan Friedman (Water Board) stated the regulatory agencies strive to work with the community and address any comments they have on the Inland Area. Mr. Friedman stated that if anyone needs information from the Water Board Managers, to contact him and he will try to provide it.

City of Concord

Mr. Knopf stated the City of Concord held another reuse workshop, which was attended by approximately 200 community members. The LRA is currently considering six reuse alternatives. One of the previous alternatives has been eliminated because it did not have enough balance and access to community facilities. The next reuse workshop will be held on September 13, 2008. The LRA will bring the proposed alternatives to the City Council in October 2008.

Shon Wolf (Clyde resident) asked who in the Navy for the Tidal Area and Inland Area is working with the City of Concord on the development of the reuse alternatives. Mr. Knopf stated there are multiple representatives from BRAC and the Department of Defense working with the City of Concord on the Inland Area transfer process.

Cindy Welles (Clyde resident) asked why the City of Concord requested an extension on the reuse plan. Mr. Knopf stated the city had requested a 1-year extension on the plan, but only received an extension through September 20, 2008. The city intends to take the time necessary to work with the community to develop a plan. Mr. Birsan asked if a vote from the RAB to encourage the Navy to accept the City of Concord's extension would be helpful. Mr. Fickett stated the RAB only deals with cleanup of the Inland Area and not any decisions on reuse.

Ms. Welles said the south gate to the Tidal Area is open and the Navy will be using Taylor Boulevard to truck soil in and out of the base for the Site 1 Tidal Area Landfill capping project. Ms. Welles thanked the Navy for directing truck traffic onto Taylor Boulevard.

V. MMRP SI FIELD WORK UPDATE

Steve DelHomme (Tetra Tech EM Inc.) presented an update on the MMRP SI field work (Attachment E).

Mr. Fickett asked if the Black Pit site has been registered with the State archeological department. Ellen Casados (Navy RPM) stated the Navy had notified Cultural Resources of the sites where it is conducting ER activities. If there are any cultural resource issues at the Inland Area, the Navy will be notified.

Ms. Williams asked where in the Inland Area napalm was burned. Mr. DelHomme stated napalm was burned in a trench at the Former Inland Burn/Railroad Sidings Excavations Area. A napalm removal action was performed in the Former Inland Burn Area in the late 1990s. Mr. Birsan asked whether there was a concern about munitions occurring beneath the first 3 feet of soil. Mr. DelHomme said most of the munitions residue observed in the Former Inland Burn Area is kick-out from ordnance disposal activities that would not be beneath the first 3 feet of soil.

VI. SITE 22 DRAFT FS UPDATE

Sylwester Kosowski (Navy RPM) presented the Site 22 Draft FS update. The presentation is included as Attachment F.

Mr. Fickett asked at what stage of the CERCLA process was the community acceptance for Site 22. Mr. Kosowski stated the community acceptance phase is during the PP and ROD phase. Mr. Newton said if the community has comments on the Site 22 FS, they can provide their comments to the Navy; the comments will be addressed in responses to comments provided as an appendix to the next version of the FS.

Mr. Fickett asked when the Navy assesses the possible reuse in the ER process. Mr. Newton said unrestricted reuse is one of the cleanup alternatives that is being evaluated in the FS, which lays the groundwork for future decisions once the reuse is determined.

Mr. Fickett asked if the Navy would consider using the soil at Site 22 for the Site 1 Tidal Area Landfill cap. Mr. Newton stated Site 1 and Site 22 are at two different phases in the CERCLA process. Site 1 is in the remedial design phase, and Site 22 is at the FS phase. It is not practical for the Tidal Side to postpone the construction of the Site 1 Tidal Area Landfill to wait for Inland Side Site 22 to get through the CERCLA process so that Site 22 soil could be used.

Mr. Birsan asked if the Magazines were assessed for lead-based paint and asbestos. Ms. Landers said the magazines are unpainted concrete. Mr. Newton said lead-based paint and asbestos are not contaminants that are addressed through the CERCLA process.

Mr. Birsan asked if the Navy has used a Geiger counter across the Inland Area. If a Geiger counter has not been used over the Inland Area, Mr. Birsan is requesting the Navy consider it. Mr. Birsan said he recommends the Navy consider cleaning Site 22 for unrestricted reuse.

VII. SITE 27 UPDATE

Due to time limitations, Ms. Landers presented a brief update of the Site 27 TCRA for metals and polychlorinated biphenyls (PCB). The presentation is included as Attachment G.

Mr. Birsan stated he is concerned about the bird population at Site 27. Ms. Landers stated the Navy is considering the ecological screening criteria to protect the wildlife population at Site 27. Ms. Landers said after the TCRA at Site 27, the Navy will perform an ecological risk assessment to confirm that site conditions do not pose unacceptable risk to the environment.

Mr. Ramsey said there are no groundwater issues at Site 27. The Navy also assessed the soil underneath the building at Site 27, and soils under the building were not impacted by contaminants. Chlordane and metals are present in the soil around the building at Site 27; the chlordane in soil is a result of pesticide application.

Ms. Landers said if the RAB members have comments, they can send them to Mr. Newton via e-mail and they will be responded to in the responsiveness summary.

VIII. OTHER TOPICS, NEXT MEETING, AND ACTION ITEMS

The agenda for October 1, 2008, includes the following presentations:

- Site 27 TCRA Update
- Site 22A RI Update

The following action items were generated during the RAB meeting on August 6, 2008.

No.	Action Item	Target Date for Completion	Responsible Person	Completion Date (or Status)
1	The Navy will finalize and distribute the June 4, 2008, RAB meeting minutes.	8/11/08	C. Hunter	This action item was completed.
2	The Navy will provide the RAB with a POC list for the Inland Area and Tidal Area Navy Managers.	10/1/08	D. Newton	This action item was completed.
3	The Navy will provide the RAB with contact information for the BRAC official responsible for contact determining cleanup goals if the City of Concord's reuse plan is accepted.	10/1/08	D. Newton	This action item was completed.
4	The Navy will look into adding closed sites to the Inland Area map that is provided at the RAB meetings.	10/1/08	D. Newton	This action item was completed.

ATTACHMENT A
ATTENDEES AND AFFILIATIONS
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA
AUGUST 6, 2008

(1 Page)

**ATTENDEES AND AFFILIATIONS
 RESTORATION ADVISORY BOARD MEETING
 NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA
 AUGUST 6, 2008**

<u>Name</u>	<u>Affiliation</u>	<u>Telephone</u>
Edi Birsan*	Concord Resident	(510) 812-8180
Beth Byrne	Concord Resident	(925) 686-4815
Harry Byrne	Concord Resident	(925) 686-4815
Joanna Canepa	Tetra Tech	(425) 877-2806
Ellen Casados	Navy, BRAC PMO West	(619) 532-0968
Steve DelHomme	Tetra Tech	(832) 251-5163
Kent Fickett*	Mt. Diablo Audubon Society	(925) 254-5156
Alan Friedman	Water Board	(510) 622-2347
Carolyn Hunter	Tetra Tech	(415) 222-8297
Bruce Knopf	City of Concord	(925) 671-3024
Sylwester Kosowski	Navy, BRAC PMO West	(619) 532-0981
La Rae Landers	Navy, BRAC PMO West	(619) 532-0970
Scott McConnell*	Clyde Resident	(925) 676-7093
Darren Newton	Navy, BRAC PMO West	(619) 532-0963
Yohji Ono	Tetra Tech	(415) 222-8301
Philip Ramsey	EPA	(415) 972-3006
Cindy Wells*	Clyde Resident	(925) 685-2698
Mary Lou Williams*	Concord Resident	(925) 685-1415
Shon Wolf*	Clyde Resident	(925) 686-5942

Notes:

*	Community Restoration Advisory Board (RAB) Member
BRAC PMO	Base Realignment and Closure Program Management Office
DTSC	Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
Tetra Tech	Tetra Tech EM Inc.
Water Board	San Francisco Bay Regional Water Quality Control Board

ATTACHMENT B

**AGENDA
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA**

AUGUST 6, 2008

(2 Pages)

INLAND AREA AGENDA

NAVAL WEAPONS STATION SEAL BEACH (NWSSB) DETACHMENT CONCORD RESTORATION ADVISORY BOARD (RAB) MEETING

Wednesday, August 6, 2008
6:30 p.m. – 8:30 p.m.
Location: Concord Police Department
1350 Galindo Street
Concord, CA 94520

- 6:30 – 6:45 Call to Order
- Welcome
 - Introductions/Agenda Review
 - Approval of June 2008 Meeting Minutes (Last Inland Area Meeting)
 - Public Comment Period
- Lead: Community Co-chair
- 6:45 – 6:50 Announcements
- Review of Action Items
- Lead: Navy Co-chair
- 6:50 – 7: 30 Committee Reports/Announcements
- RAB Announcements, Reports or other business (Community Co-chair)
 - RAB Open Comment Period
 - Remedial Project Managers' (RPM) Update (Navy/EPA/DTSC/RWQCB)
 - City of Concord Update
- 7:30 – 7:40 Break
- 7:40 – 7:55 Presentation: Military Munitions Response Plan Site Inspection Field Work Update
Navy RPM: Ellen Casados
- 7:55 – 8:10 Presentation: Site 22 Draft Feasibility Study Update
Navy RPM: Sylwester Kosowski
- 8:10 – 8:25 Presentation: Site 27 Update
Navy RPM: La Rae Landers
- 8:25 – 8:30 Meeting Evaluation and Topic Suggestions of Future Meetings
Next RAB Meeting: September 3, 2008 (Tidal Area)
October 2008 Agenda Approval
- 8:30 Adjourn

Next RAB Meetings

- Tidal Area: September 3, 2008
- Inland Area: October 1, 2008

NWSSB DETACHMENT CONCORD RAB Meetings are held the first Wednesday of every month, unless otherwise scheduled.

Information regarding the Environmental Restoration program at NWSSB Detachment Concord can be found at:

<http://www.bracpmo.navy.mil/brac2005/bracbases/ca/concord/default.aspx>

BRAC Environmental Coordinator: Mr. Darren Newton (619) 532-0963, Darren.newton@navy.mil

Community RAB Co-Chair: Ms. Mary Lou Williams, Mlou1015@aol.com

**ATTACHMENT C
WRITE UP OF TWO STANDARD LEVELS OF CLEANUP
THAT COULD BE IMPLEMENTED AT THE INLAND AREA
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA**

AUGUST 6, 2008

(2 Pages)



Announcements/Action Items



CLEAN UP GOALS

- There are two standard levels of cleanup that could potentially be implemented at the Inland Area of Detachment Concord to address unacceptable human health risks: unrestricted, and industrial. A cleanup goal based on future unrestricted use would reduce environmental contaminants to levels that are considered acceptable for any potential future reuse, including residential, industrial, commercial, recreational or agricultural uses. A cleanup goal based on future industrial use would reduce environmental contaminants to levels that are considered acceptable for industrial activities such as light and heavy manufacturing and commercial use. Cleanup levels for protection of plants and animals are site specific.
- The City of Concord has not established the planned future reuse for the Inland Area. A reuse plan is currently being prepared by the City of Concord.
- The Navy is evaluating cleanup goals based on both unrestricted and industrial future uses for all sites currently undergoing investigation.
- According to Department of Navy Policy (9.1 of the NBIG), cleanup decisions should be made according to the current and historic use of the property.



Action Items – NBIG



NBIG 9.1 DON POLICY

DON policy is to protect human health and the environment by adhering to applicable statutory and regulatory authorities. Existing policies and procedures for environmental restoration of BRAC installations remain in effect as described in the NERP. All DON Components with environmental restoration responsibilities are to properly identify, investigate, and select protective and cost-effective remedies (see DON NERP Manual).

For BRAC properties, cleanup decisions should be made according to the current use of the property while adhering to applicable statutory and regulatory authorities to ensure the protection of human health and the environment. Close collaboration with LRAs can result in land use plans that accommodate the needs of the community, recognize historical uses and special environmental conditions and result in practical, cost-effective remedy selections that can be supported by all parties, including regulators. **Response actions taken solely to achieve less restricted use of a property shall not be conducted, as they are considered property enhancement business decisions.** It is the responsibility of the new property owner to take such actions and bear any resulting cleanup costs.

- The Department of the Navy Base Realignment and Closure Implementation Guidance (NBIG)
- <http://www.bracpmo.navy.mil/Documents.aspx>

ATTACHMENT D

**NAVY REMEDIAL PROJECT MANAGERS' UPDATE
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA**

AUGUST 6, 2008

(1 Page)



Navy Remedial Project Manager (RPM) Update for 6 August 2008 Meeting of Naval Weapons Station Detachment Concord Restoration Advisory Board (RAB)

Summary of Navy Base Realignment and Closure (BRAC)
Inland Area RPM activities since the last RAB meeting held on
Wednesday, 4 June 2008

Installation Restoration/Munitions Response Programs Sites

- June 16, 2008 – Completed geophysical portion of Military Munitions Response Program (MMRP) Site Inspection (SI) field work.
- June 17, 2008 – Notice was given to the U.S. Environmental Protection Agency that the Navy intends to initiate a Time-Critical Removal Action at Site 27, Buildings IA-20 and IA-36.
- June 19, 2008 – Held a conference call with the Regulatory Agencies to discuss Site 22A, Groups 1 through 5 Magazine Areas, risk assessment approach and scope the Remedial Investigation (RI) Report. The Draft RI Report is scheduled to be issued September 20, 2008.
- June 27, 2008 – Submitted the Site 29, Building IA-25, Final Field Activity Summary Report.
- July 3, 2008 – Submitted Draft Proposed Plan for SWMU Sites 2, 5, 7, and 18 to the Regulatory Agencies for review. Comments are due August 8, 2008.
- July 3, 2008 – Received comments on the Site 24A, Former Pistol Firing/Grenade Launching Range, Draft Site Inspection Work Plan from the Regulatory Agencies. The Draft Final Site Inspection Work Plan is scheduled to be issued September 6, 2008.
- July 6, 2008 – Public Notice for Historical Radiological Assessment was published in the Alameda Newspaper Group (6 newspapers), Contra Costa Times (5 newspapers) and the San Francisco Chronicle.
- July 10, 2008 – Submitted Draft Supplemental Preliminary Assessment for Inland Area Explosive Ordnance Disposal Site (Site 23A) to Regulatory Agencies and RAB for review. Comments are due September 10, 2008.
- July 13, 2008 - Public Notice for Historical Radiological Assessment was published in the San Jose Mercury News, Sacramento Bee, and the Vallejo Times Herald.
- July 14, 2008 - Mailed the Historical Radiological Fact Sheet to the Concord mailing list.
- July 14, 2008 – Received a request for a 30-day extension from the U.S. Environmental Protection Agency in completing the review of the Site 22 Draft Feasibility Study. Comments are due August 24, 2008.
- July 25, 2008 – Submitted the Site 27 Draft Action Memorandum and Time-Critical Removal Action Work Plan to the Regulatory Agencies and RAB for review. Comments are due August 8, 2008.

ATTACHMENT E

**MILITARY MUNITIONS RESPONSE PLAN SITE INSPECTION FIELD WORK UPDATE
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA**

AUGUST 6, 2008

(6 Pages)

 **BRAC PMO**

Munitions Response Program Site Inspections – Inland Area

August 6, 2008



Slide 0

 **BRAC PMO**

MMRP Work Plan

- The Work Plan covered the following Inland Area MMRP sites recommended for further action in the Preliminary Assessment
 - Black Pit at Red Rock (Determined not to be a suspect MEC site, so confirmatory sampling only)
 - Burn Area Near HE-58 (Determined not to be a suspect MEC site, so confirmatory sampling only)
 - Eagle's Net EOD Area
 - Former Inland Burn/Railroad Sidings Excavations

Slide 3

 **BRAC PMO**

Presentation Overview

- Status of the Concord Site Inspections for the Inland Area
- Inland Area Site Inspection Results to Date
- Schedule
- Questions

Slide 1

 **BRAC PMO**

Ground Probe Out



Locate Site Markers/Set up GPS

Slide 4

 **BRAC PMO**

Status of the Concord MRP Program

- Preliminary Assessments – Completed
- Site Inspections
 - Planning Meetings – Completed
 - Work Plans – Completed
 - Geophysical Investigations-Completed
 - Munitions Constituents Sampling-Ongoing (Completed 8/2008)

Slide 2

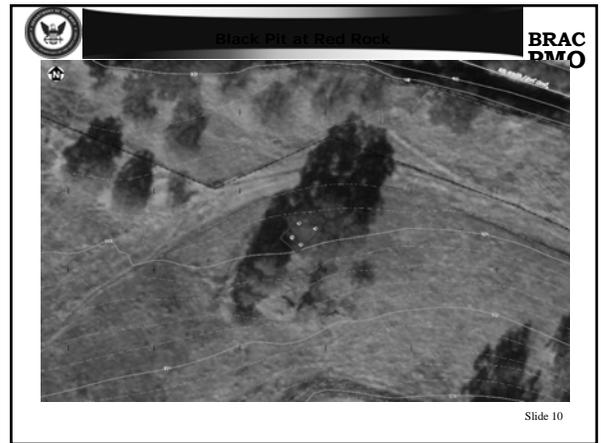
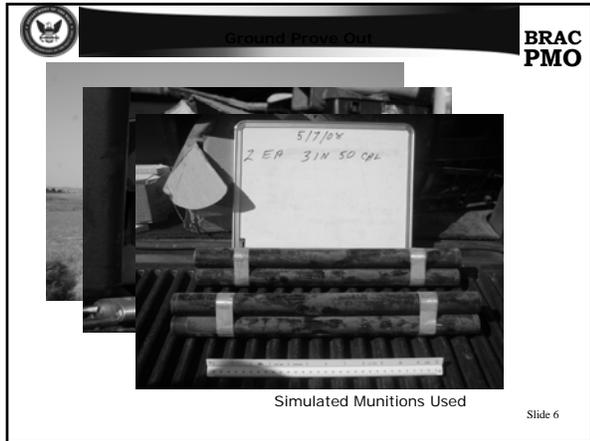
 **BRAC PMO**

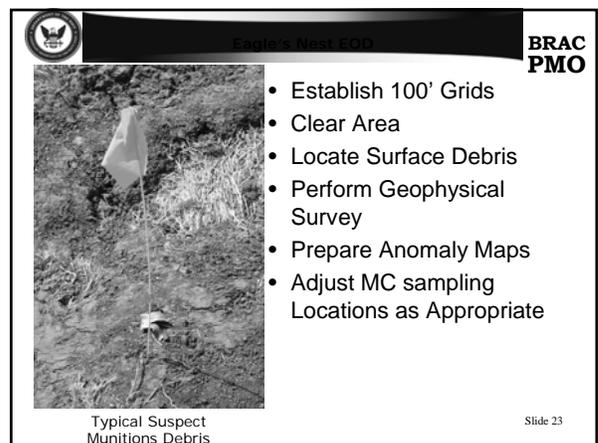
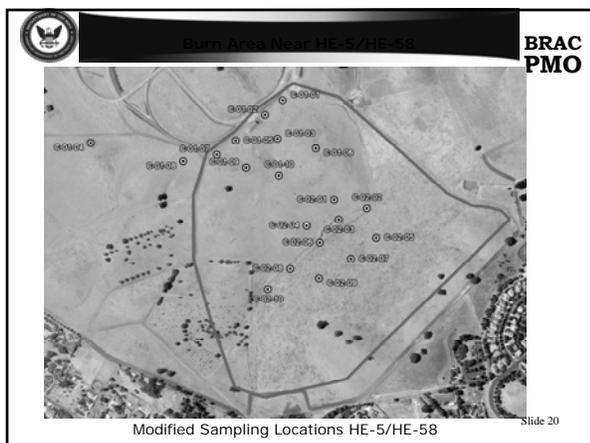
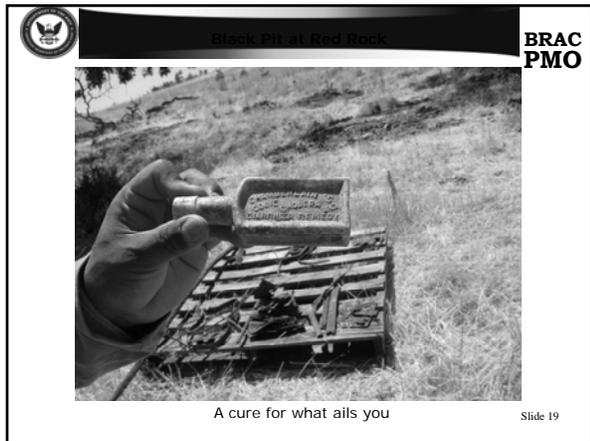
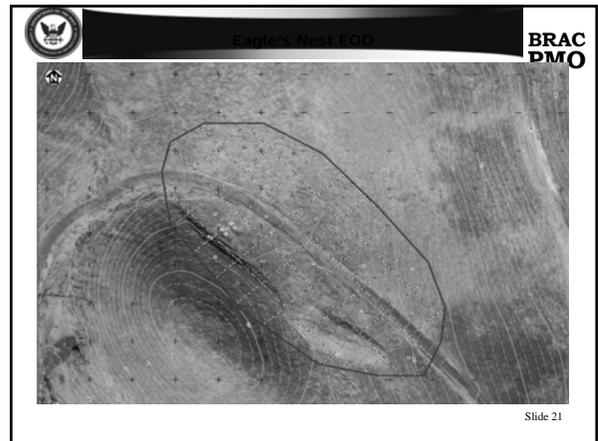
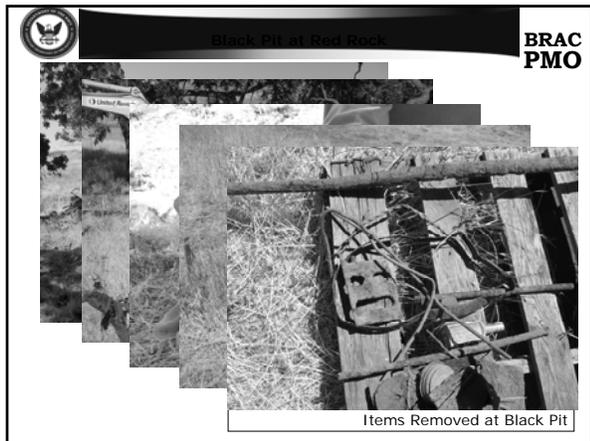
Ground Probe Out



Bury typical UXO items

Slide 5





Eagle's Nest FOD **BRAC PMO**

Eagles Nest Anomaly Map

Slide 24

Former Inland Burn/Railroad Sidings Excavations Area **BRAC PMO**

Former Inland Burn Area From Hill Looking Southwest

- Establish 100' Grids Over 50 Acres
- Clear Area
- Locate Surface Debris
- Perform Geophysical Survey
- Prepare Anomaly Maps
- Adjust MC sampling Locations as Appropriate

Slide 27

Eagle's Nest FOD **BRAC PMO**

Slide 25

Former Inland Burn/Railroad Sidings Excavations Area **BRAC PMO**

Only Piece of Potential MEC located on Surface

Slide 28

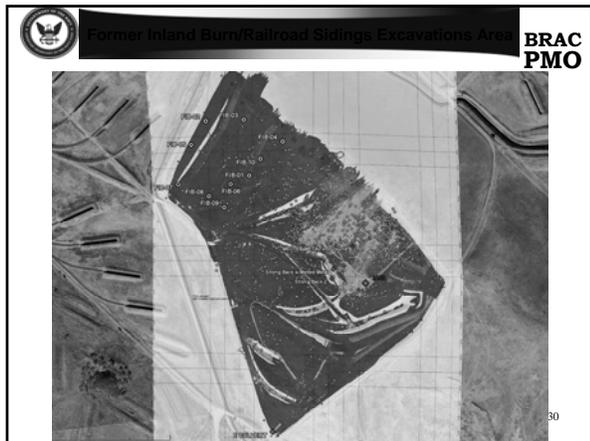
Former Inland Burn/Railroad Sidings Excavations Area **BRAC PMO**

Slide 26

Former Inland Burn/Railroad Sidings Excavations Area **BRAC PMO**

FIB Area and Initial MC Sampling Locations

Slide 29



Site Inspection Work Plan **BRAC PMO**

QUESTIONS ?

Project Team:

- Ellen Casados – RPM, Navy
- Ralph Basinski–MRP Expert, Tetra Tech
- Ralph Brooks - UXO Coordinator, Tetra Tech
- Jeff Eddo – Geophysics Expert, Tetra Tech
- Steve DelHomme, P.E.- Tetra Tech, PM

Slide 33



Site Inspection Work Plan Schedule **BRAC PMO**

- Geophysical field work was initiated on schedule.
- MC sampling ongoing and sample analysis will be conducted in August 2008
- Draft SI Report due to agencies on Feb. 21, 2009
- Regulatory Agency Review – 60 days
- Modify Draft Final SI Report by June 29, 2009
- Finalize Si Report Due Sep. 15, 2009
- Remedial Investigation Work for Eagles Nest and FIB Area Starting in Fall, 2008

Slide 32

ATTACHMENT F

**SITE 22 DRAFT FEASIBILITY STUDY UPDATE
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA**

AUGUST 6, 2008

(11 Pages)



Concord Naval Weapons Station

**BRAC
PMO**

Site 22 Draft Feasibility Study
Main Magazine Area

Naval Weapons Station Seal Beach
Detachment Concord, Concord California



Sylwester Kosowski, Navy Remedial Project Manager
Restoration Advisory Board Meeting
August 6, 2008



Presentation Overview

**BRAC
PMO**

- Review of Site Description and History
- Review of Site 22 Remedial Investigation Results
- Review of Feasibility Study Process
- Review of Remedial Action Objectives
- Review of Remedial Alternatives Evaluated
- Review of Remedial Alternatives Ranking Results
- Questions



Site 22 Description

**BRAC
PMO**

- Site 22 consists of one magazine area, Group 6, which includes:
 - 531 acres
 - 14 buildings
 - 116 magazines
 - 4 former ASTs and 5 former USTs
- A portion of Mt. Diablo/Seal Creek and Clayton Canal cross the site

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Review of Site 22 History

**BRAC
PMO**

- Herbicides containing arsenic were applied around the magazines to control weeds and reduce fire hazards
- The ASTs have been removed
- The USTs have NFA determinations from CCCHSD or Water Board closure
- Groundwater investigation at Building 7SH5 Area
- The buildings and magazines are not in use

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Remedial Investigation Results

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- Nature and Extent of Contamination Evaluation
 - Arsenic concentrations are elevated in surface soils in the magazine area
 - Endrin (a pesticide) is elevated in surface soil at sampling location 7SHSB134
 - Arsenic concentrations in Mt. Diablo/Seal Creek are below background and along the double fenceline are generally below background levels
 - Groundwater concentrations are below MCLs, no remedial action recommended
 - Soils pose acceptable risk to industrial or commercial users

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Feasibility Study Process

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- Identify remedial action objectives and applicable regulations
 - Future reuse is currently unknown, so remedial action objectives are based on unrestricted use
- Identify and screen treatment technologies
- Develop and evaluate alternatives against seven of the nine NCP criteria
- Perform comparison of remedial alternatives

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Remedial Action Objective

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- Prevent exposure of potential future residents to arsenic in surface soils at Site 22 through inhalation, ingestion, and dermal contact above the arsenic background concentration of 10 mg/kg.
- Prevent exposure of ecological receptors to Endrin in surface soils at sampling location 7SHSB134 above 0.05 mg/kg.
- No remedial action objective necessary for current users (commercial/industrial) as risks are within the acceptable range.

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Remedial Alternatives for Human Health Protection

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Remedial Action Alternatives for Human Health Protection from arsenic in surface soil (0 to 0.5 feet bgs):

- Alternative H1: No Action
- Alternative H2: Land Use Controls for Arsenic
- Alternative H3: Excavation and Off-Site Disposal for Arsenic
- Alternative H4: Excavation, On-Site Containment, and Land Use Controls for Arsenic

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Alternative H1: No Action

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- Required in the NCP
- Used as a baseline for comparison purposes only
- Site is considered unchanged
- No response actions would be implemented

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Alternative H2: Land Use Controls

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- Administrative or legal control to prevent or reduce human exposure to on-site contamination
- May include land use restrictions and covenants to restrict use of the property

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Alternative H3: Excavation and Off-Site Disposal

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- Excavate surface soil from 0 to 0.5 feet bgs
- Area to be excavated approximately 400 acres (excavation of 340,000 cubic yards)
- Magazines would not be removed
- Excavated soil would meet criteria for nonhazardous waste disposal
- Site would be backfilled

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Alternative H4: Excavation, On-Site Containment and Land Use Controls

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- Excavate surface soil from 0 to 0.5 feet bgs
- Area to be excavated approximately 400 acres
- A corrective action management unit (CAMU) would be placed on approximately 33 acres of the site to consolidate and contain of 340,000 cubic yards of excavated soil
 - CAMU would be 5 feet above ground surface and 5 feet bgs
 - Approximately 33 magazines would be removed
- Areas outside CAMU would be backfilled

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Remedial Alternatives for Ecological Health Protection

**BRAC
PMO**

Remedial Action Alternatives for Ecological Health Protection from Endrin in surface soil (0 to 0.5 feet bgs):

- Alternative E1: No Action
- Alternative E2: On-Site Treatment for Endrin and Land Use Controls for Arsenic
- Alternative E3: Excavation and Off-Site Disposal for Endrin and Arsenic
- Alternative E4: Excavation, On-Site Containment, and Land Use Controls for Endrin and Arsenic

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Alternative E1: No Action

**BRAC
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Same as Alternative H1

- Required in the NCP
- Used as a baseline for comparison purposes only
- Site is considered unchanged
- No response actions would be implemented

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Alternative E2: On-Site Treatment and Land Use Controls

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- Excavate surface soil from 0 to 0.5 feet bgs
- Area to be excavated approximately 300 square-foot area (excavation of 6 cubic yards)
- Treat the excavated soil using Portland cement
- Site would be backfilled with treated soil
- Land Use Controls would be implemented for human health protection for the arsenic contaminated soil

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Alternative E3: Excavation and Off-Site Disposal

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- Excavate surface soil from 0 to 0.5 feet bgs
- Area to be excavated approximately 300 square-foot (excavation of 6 cubic yards)
- Excavated soil would meet criteria for nonhazardous waste disposal off site
- Site would be backfilled

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Alternative E4: Excavation, On-Site Containment and Land Use Controls

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- Excavate surface soil from 0 to 0.5 feet bgs
- Area to be excavated approximately 300 square-feet (excavation of 6 cubic yard)
- Excavated soil would be placed in the CAMU constructed for the arsenic contaminated soil
- Excavated area would be backfilled
- Land Use Controls would be implemented for human health protection for the arsenic contaminated soil in the CAMU

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Evaluation Against NCP Criteria

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1. Overall protectiveness of human health and the environment
2. Compliance with applicable or relevant and appropriate requirements (ARAR)
3. Long-term effectiveness and permanence
4. Reduction of toxicity, mobility, or volume through treatment
5. Short-term effectiveness
6. Implementability
7. Cost
8. Community acceptance (evaluated after proposed plan)
9. State acceptance (evaluated after proposed plan)

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Alternatives Ranking Summary for Protection of Human Health

**BRAC
PMO**

Criterion Description	H1: No Action	H2: Land Use Controls	H3: Excavation and Off-Site Disposal	H4: Excavation and On-Site Containment and Land Use Controls
(1) Overall Protection	1	5	5	5
(2) Compliance with ARARs	1	5	5	5
(3) Long-term Effectiveness and Permanence	1	3.5	5	3.5
(4) Reduction of Toxicity, Mobility, or Volume through Treatment	1	1	1	1
(5) Short-term Effectiveness	1	5	3.5	3.5
(6) Implementability	1	5	5	4
(7) Costs	5 (\$0)	5 (\$536,000)	1 (\$31.6M)	3 (\$20.2M)
(8) State acceptance	TBD	TBD	TBD	TBD
(9) Community acceptance	TBD	TBD	TBD	TBD
Overall Score	11	29.5	25.5	25

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Alternatives Ranking Summary for Protection of Ecological Health

**BRAC
PMO**

Criterion Description	E1: No Action	E2: On-Site Treatment and Land Use Controls	E3: Excavation and Off-Site Disposal	E4: Excavation and On-Site Containment and Land Use Controls
(1) Overall Protection	1	5	5	5
(2) Compliance with ARARs	1	5	5	5
(3) Long-term Effectiveness and Permanence	1	4	5	3.5
(4) Reduction of Toxicity, Mobility, or Volume through Treatment	1	3	1	1
(5) Short-term Effectiveness	1	4	4	3.5
(6) Implementability	1	4.5	5	5
(7) Costs	5 (\$0)	3 (\$43,000)	5 (\$7-\$40,000)	5 (\$16,000)
(8) State acceptance	TBD	TBD	TBD	TBD
(9) Community acceptance	TBD	TBD	TBD	TBD
Overall Score	11	28.5	30	28

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Schedule for Site 22 FS

**BRAC
PMO**

- May 23, 2008 – Submitted Draft FS Report to regulatory agencies and community
- August 24, 2008 – Comments due on Draft FS Report per the extension requested by EPA
- October 22, 2008 – Submit Draft Final FS Report
- November 22, 2008 – Submit Final FS Report

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Questions ?

**BRAC
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ATTACHMENT G
SITE 27 UPDATE
RESTORATION ADVISORY BOARD MEETING
NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD, CALIFORNIA
AUGUST 6, 2008
(6 Pages)



Installation Restoration (IR) Site 27

**BRAC
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Time-critical Removal Action for Metals and PCBs

Naval Weapons Station Seal Beach
Detachment Concord, Concord, California

Restoration Advisory Board Meeting



August 6, 2008



Recent Site 27 Activities

**BRAC
PMO**

- May 2007 – RAB presentation on Draft Work Plan/Sampling & Analysis Plan for soil investigation
- October 2007 - Soil sample collection for metals and chlordanes
- January 2008 - Step-out soil samples collected for metals and chlordanes
- April 2, 2008 – RAB presentation on soil results
- April 23, 2008 - Soil results and path forward discussed with agencies
- June 17, 2008 - Navy notification of Site 27 TCRA to EPA



Site 27 Buildings

**BRAC
PMO**



**Site 27 Boiler House (Bldg IA-36) and
Chemical and Materials Testing Laboratory (Bldg IA-20)**

3

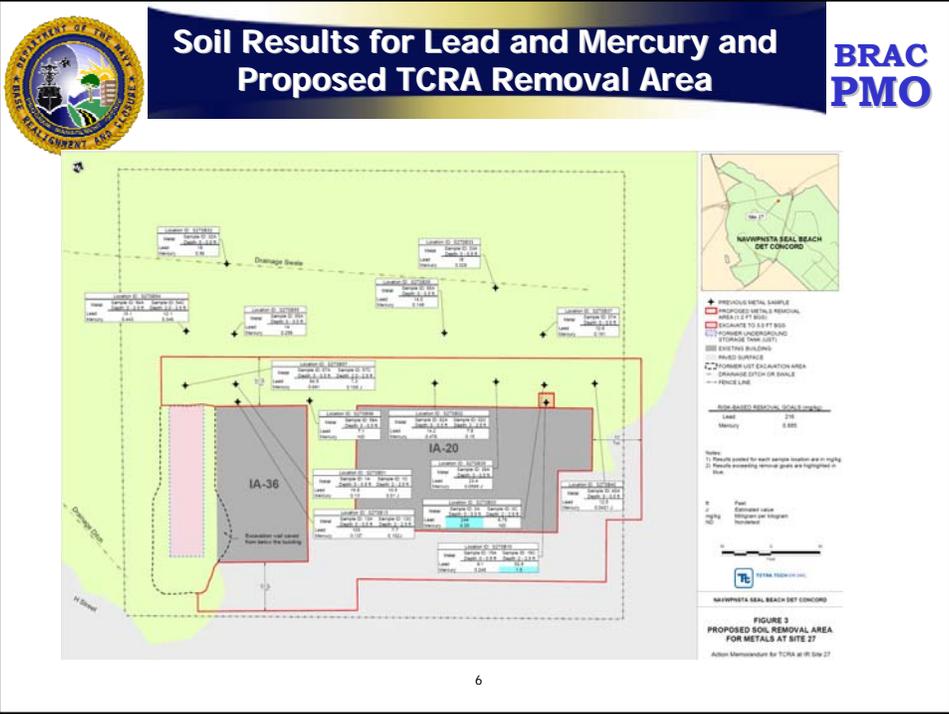
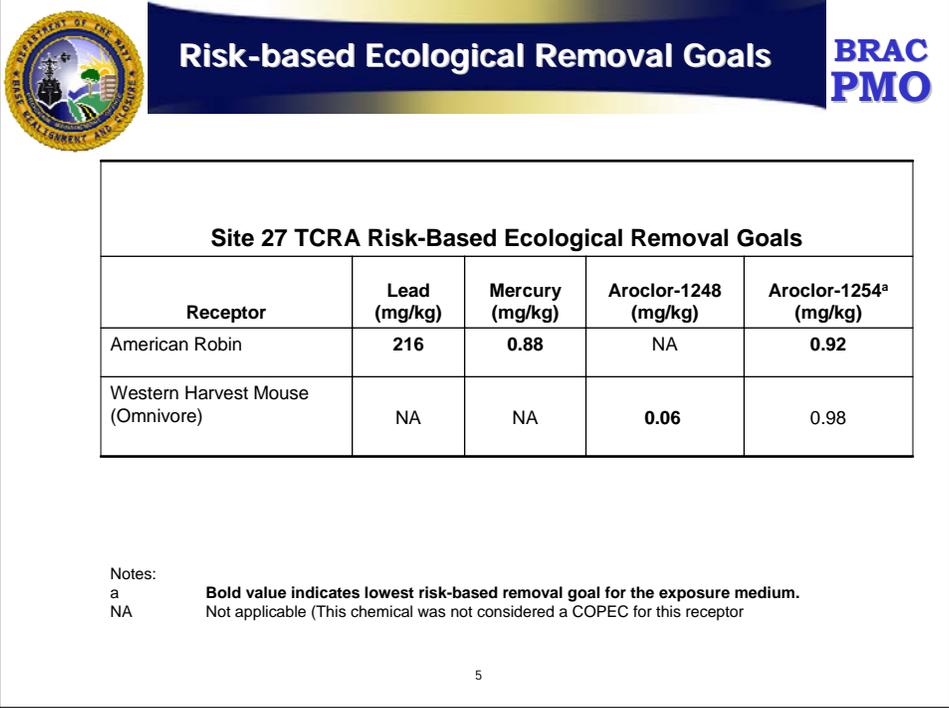


CATEGORIES OF CERCLA REMOVAL ACTIONS (EPA)

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- **EMERGENCY REMOVAL ACTION**
 - Immediate action required
 - Notification by telephone to EPA, state and local officials
- **TIME CRITICAL REMOVAL ACTION**
 - Planning period less than 6 months
 - Submit Action Memorandum to agencies prior to action
 - Public Notification with 30 day comment period
- **NON-TIME CRITICAL REMOVAL ACTION**
 - Planning period greater than 6months
 - Prepare Action Memorandum including Engineering Evaluation/Cost Analysis (EE/CA) and additional plan documents (SAP, etc.)
 - Public Notification with 30 day comment period

4





Next Steps at Site 27

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- TCRA Field Removal Completion (Final Remedy for Site 27)
- Screening Level Ecological Risk Assessment (SLERA)
- Removal Action Completion Report (RACR)
- No Further Action Proposed Plan (NFA PP)
- No Further Action Record of Decision (NFA ROD)

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TCRA Schedule

**BRAC
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- Final TCRA Action Memorandum and Work Plan -9/19/2008
- TCRA field work – 9/30/2008 to 11/18/2008
- Complete Confirmation Sample Data Validation 11/18/2008
- Draft Removal Action Completion Report (RACR) and Screening-level Ecological Risk Assessment (SLERA) – 4/27/2009

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Questions?

**BRAC
PMO**



**Aerial Photo
from June 27,
2002**