

**FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX
RESTORATION ADVISORY BOARD
MEETING MINUTES**

JANUARY 12, 2005

These minutes summarize the discussions from the Restoration Advisory Board (RAB) meeting for the Fleet and Industrial Supply Center (FISC) Oakland Alameda Facility/Alameda Annex. The meeting was held on January 12, 2005, in the Alameda Point Main Office Building (Building 1). The agenda and sign-in sheet are included as Attachment 1. The following participants attended the meeting:

Co-chairs:

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

Attendees:

Douglas Biggs	Alameda Point Collaborative
Mike Blanchard	Environmental Resources Management (ERM)
Jennifer Gibson	Sullivan International Group
Judy Huang	San Francisco Bay Regional Water Quality Control Board (RWQCB)
Lou Ocampo	Naval Facilities Engineering Command, Southwest Division (SWDIV)
Phil Owen	Catellus Development Corporation (Catellus)
Joan Konrad	RAB Member
Peter Russell	Russell Resources, Inc./Alameda Reuse and Redevelopment Authority
Jean Sweeney	RAB Member
Jim Sweeney	RAB Member
Henry Wong	Department of Toxic Substances Control (DTSC)

1.0 WELCOME AND INTRODUCTIONS

The meeting began with introductions and a review of the agenda (see Attachment 1).

Mr. Hansen noted a title change applicable to the Installation Restoration (IR) program. Mr. Macchiarella stated that the responsibilities of the BRAC Department of Southwest Division Naval Facilities Engineering Command (SWDIV) are under a new organization called "BRAC Program Management Office (PMO) West." This organization reports to the Deputy Assistant Secretary of the Navy (Installations and Environment). This change was made to gain efficiency in the BRAC program. Many of the Navy's staff, including Mr. Ocampo, remains under the Naval Facilities Engineering Command.

2.0 APPROVAL OF MEETING MINUTES

Mr. Hansen requested comments and proposed changes to the RAB meeting minutes from November 10, 2004. There were no comments and the minutes were approved as written.

3.0 UPDATE ON BASEWIDE REMEDIAL ACTION PLAN/RECORD OF DECISION

Mr. Macchiarella stated that the development of the basewide remedial action plan (RAP)/record of decision (ROD) document would begin soon. Mr. Macchiarella noted that this document had been on hold pending a decision regarding the benzene/naphthalene plume at IR Site 02. Mr. Macchiarella noted a discussion at the November RAB meeting regarding the handling of the IR Site 02 and Site 25 benzene/naphthalene plume. It was determined that the plume will be governed by a decision document for the Alameda Point program. This determination allows the basewide RAP/ROD for the Annex to move forward.

Ms. Sweeney asked if the Navy thought the groundwater plume at IR 02 could be solved at the same time as other concerns at Alameda Point. Mr. Macchiarella responded that the groundwater concerns are the same at IR Sites 02 and 25. These sites share hotspot locations and the same decision will be reached for these sites. Mr. Macchiarella stated that the FISC RAB would be kept aware of any relevant decision documents for Alameda Point.

Ms. Sweeney noted that the most recent groundwater monitoring report for this area was available in the Information Repository.

Mr. Hansen stated that the FISC RAB had two main areas of concern at Alameda Annex. The first concern is the plume at IR Site 02 and the second relates to monitoring after the RAP/ROD. Mr. Hansen stated that the transition from the FISC RAB to the Alameda Point RAB was going smoothly with several RAB members located on both RABs and the Alameda Point RAB would address the issues of concern. Ms. Sweeney stated that Alameda Point had numerous other issues to address and it could be challenging to keep attention on IR Site 02.

4.0 SITE MANAGEMENT PLAN AND PROJECT EXECUTION UPDATE

Mr. Ocampo stated that the Navy had not yet received comments from DTSC on the site management plan (SMP).

Mr. Ocampo stated that the RAP/ROD contract was awarded to the contractor in the prior week. Mr. Ocampo noted that Mr. Wong requested an outline of the RAP/ROD prior to the submittal of the draft version. Mr. Ocampo stated that the draft proposed plan (PP) was scheduled to be submitted to the agencies in March 2005, and asked Mr. Wong if he needed to see an outline before March. Mr. Wong stated that he would either review an outline if submitted or he would just review the draft PP in March. Mr. Ocampo stated that the final PP is scheduled for August 2005, and the draft RAP/ROD is scheduled for April 2006.

Mr. Hansen asked if the format for the RAP/ROD was standardized. Mr. Macchiarella responded that there are a few new California regulations and that the purpose of the outline is to ensure that these regulations are addressed properly.

Mr. Macchiarella provided an overview of the PP and RAP/ROD process. The Navy prepares the PP with input from the regulatory agencies. The final PP is distributed to the public and the public has a 30-day review period. A public meeting is held during this review period. Public comments are addressed in a responsiveness summary that is included in the RAP/ROD. Mr. Macchiarella noted that some of these steps might occur concurrently to reduce the length of time of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process.

Mr. Hansen asked if the document would be resubmitted for public review if a document required revision based on public comment. Mr. Macchiarella responded that this is not a CERCLA requirement although certain installations may do this. Mr. Macchiarella added that there are clear models for the schedule in the Federal Facilities Site Remediation Agreement (FFSRA) for Alameda Annex.

Ms. Konrad asked for additional information on the awarded contract. Mr. Ocampo responded that a contract was awarded to Tetra Tech to write the RAP/ROD. Mr. Hansen asked if the Navy reviewed the document following the writing by the contractor. Mr. Macchiarella responded that the Navy follows an internal review process before the document would be submitted to the agencies or public. Mr. Ocampo stated that the remedial project manager (RPM) sets the schedule following the award of the contract. The contractor drafts the document and submits it to the Navy for review. The RPM ensures that the appropriate legal or technical representative reviews the document. The document is then submitted to the agencies for review. Ms. Konrad asked how much control the agencies have over the document and how issues were resolved between the Navy and the agencies. Mr. Macchiarella stated that most issues are successfully resolved at the staff level. If a resolution cannot be reached, there is a process for elevating concerns to a higher management level.

Mr. Hansen stated that the process to create the document seems very time-consuming. Mr. Hansen asked if the Navy provides input to the document. Mr. Macchiarella responded that there is regular

communication between the Navy and the contractors. The Navy also utilizes various technical reviewers as needed for the document.

Mr. Hansen thanked the Navy for providing details on the process for creation of documents.

Mr. Macchiarella stated that the RAP/ROD contract was the only contract to be awarded for the fiscal year. No additional contracts would be awarded at Alameda Annex during this fiscal year.

5.0 UPDATE ON CITY/CATELLUS DEVELOPMENT

Mr. Owen stated that the construction work at 5th Street and Tinker Avenue had begun. This includes the installation of storm trenches, water, sanitary sewer, and underground utilities. Mr. Owen stated that construction block D is ready to be paved. This block is adjacent to the affordable housing units. The landscaping will be completed in the spring. Mr. Owen stated that the pump station is currently being installed. The concrete walls of the pump station are expected to be poured on Friday. The storm drain line from the pump station to the treatment pond will be completed in the next few weeks and the installation of the storm drain outfall will begin in the near future. The target date for completion of these projects is June 2005.

Upon completion of these activities, the final phase of the infrastructure development project at construction blocks F and G will begin. This is the section of property closest to Main Street. These improvements are scheduled for completion in February and March 2006. This will complete the entire infrastructure improvements needed for the residential building construction.

Mr. Hansen asked if a bus route was planned for inside of the development. Mr. Owen responded that several bus routes are located on nearby streets. The transit authorities are responsible for creation of the bus lines.

Ms. Sweeney asked where Tinker Avenue would intersect Main Street. Mr. Owen responded that these streets intersect at Bessie Coleman Court. Mr. Owen added that the Catellus improvements end at the gate to former Naval Air Station (NAS) Alameda. Improvements are planned for only the stretch of Tinker Avenue from 5th Street to Main Street.

Ms. Konrad asked if a sound wall would be installed between Tinker Avenue and the residential housing. Mr. Owen stated that the City of Alameda is currently performing a traffic study for noise along this road. The sound wall will not be built unless this study determines that one is required due to the decibel level.

Ms. Konrad asked for additional information on the stages of the residential development. Mr. Owen stated that the initial phase was the east housing and then the work generally moves west. The work stages are determined by surcharge areas where settling of the soil might occur. In these areas, compacted fill is placed on top of soft soil to prevent differential settling of the land. Catellus is attempting to locate the delineation between the ground and the surcharge in the streets.

Ms. Sweeney noted that large amounts of rain recently fell and asked if the drainage system was working. Mr. Owen responded that it was working extremely well.

Mr. Blanchard stated that a site tour is scheduled for April 2005 and that the tour would include the pump station. Mr. Owen stated that the station has pumped less than 20,000 gallons of water to date. Mr. Russell asked when dewatering would stop. Mr. Owen responded that dewatering would likely end once the pump lines leading in and out of the station are completed and the site is backfilled. Mr. Blanchard stated that the majority of the water from the pump station was rain and not from dewatering.

Mr. Owen stated that construction of the 62-unit affordable housing development southeast of Tinker Avenue had begun. The Alameda Unified School District plans to begin construction of the school in spring/summer 2005 with a scheduled opening in September 2006. Mr. Macchiarella asked if any part of the school was located over the benzene-impacted area of Alameda Annex. Mr. Owen stated that the school site had moved slightly from its originally proposed location and confirmed that it did not coincide with the benzene-impacted area.

Ms. Sweeney asked about commercial development in the area. Mr. Owen stated that Catellus was currently in negotiations with the City regarding this area.

Ms. Konrad asked whether the affordable housing units are in one location or scattered around the development. Mr. Owens responded that the City-funded affordable housing units are located in one area. Catellus is building 48 additional affordable housing units scattered throughout the residential development.

6.0 COMMUNITY AND RAB COMMENT PERIOD

No additional comments were made.

7.0 ADMINISTRATIVE ITEMS

Mr. Hansen stated that the field trip to the construction site was postponed until the RAB meeting on April 13, 2005. Mr. Hansen suggested shortening the 9:30 am RAB meeting that will be held at the Alameda Point Main Office Building and then departing for the site at 10:00 am. A van will be provided for transportation.

Proposed agenda items for the April 13, 2005 meeting include:

- Update on Navy activities by Mr. Macchiarella and Mr. Ocampo
- Overview of the site tour by Catellus
- Presentation by the Alameda Unified School District on the new school site (to take place independently of the RAB meeting)

The next RAB meeting is scheduled for 9:30 a.m., on Wednesday, April 13, 2005, in the first floor conference room at Alameda Point, Building 1 (Main Office Building), 950 West Mall Square. This meeting will be followed by a field trip at 10:00 am.

ATTACHMENT 1
AGENDA AND SIGN-IN SHEET

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

January 12, 2005 (10:00 – 11:30 a.m.)
Alameda Point, Main Office Building (Building 1), Room 140
950 West Mall Square
Alameda, California

- I. WELCOME AND INTRODUCTIONS**
Ken Hansen, Community RAB Co-Chair, 10:00 am to 10:05
- II. APPROVAL OF RAB MEETING MINUTES OF NOVEMBER 10, 2004**
Ken Hansen/Thomas Macchiarella, 10:05 to 10:15
- III. UPDATE ON BASEWIDE RAP/ROD**
Thomas Macchiarella, Navy, 10:15 to 10:30
- IV. SMP AND PROJECT EXECUTION UPDATE**
Thomas Macchiarella, Navy, 10:30 – 10:45
- V. UPDATE ON CITY/CATELLUS DEVELOPMENT AS APPLICABLE TO ENVIRONMENTAL RESTORATION**
Phil Owen, Catellus/Mike Blanchard, ERM, 10:45 to 11:00
- VI. RAB AND COMMUNITY COMMENT PERIOD**
Community and RAB, 11:00 to 11:20
- VII. ADMINISTRATIVE ITEMS**
Thomas Macchiarella, Navy , 11:20 to 11:30am
 - a. Proposed agenda items for the next RAB Meeting
 - b. Date for the next RAB Meeting

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ALAMEDA FACILITY/ ALAMEDA ANNEX

Restoration Advisory Board Meeting

January 12, 2005

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