

**FLEET AND INDUSTRIAL SUPPLY CENTER OAKLAND
ALAMEDA FACILITY/ALAMEDA ANNEX (FISCA)
RESTORATION ADVISORY BOARD
MEETING MINUTES
OCTOBER 12, 2005**

These minutes summarize the discussions from the meeting of the Restoration Advisory Board (RAB) for the Fleet and Industrial Supply Center Oakland, Alameda Facility/Alameda Annex (FISCA). The meeting was held in the Alameda Point Main Office Building (Building 1) on October 12, 2005. 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
Doug Cole	RAB Member
Tommie Jean Damrel	Tetra Tech EM Inc. (Tetra Tech)
Jamie Hamm	Sullivan International Group, Inc.
Omer Kadaster	Brown and Caldwell
Joan Konrad	RAB Member
Jim Lopeman	Catellus Development Corporation (Catellus)
Kevin Mucha	Environmental Resources Management (ERM)
Lou Ocampo	BRAC PMO West
Mary Parker	BRAC PMO West
Peter Russell	Russell Resources Inc./City of Alameda
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 welcomed the meeting and initiated a round of introductions.

2.0 APPROVAL OF MEETING MINUTES

Mr. Hansen requested comments and proposed changes to the RAB meeting minutes from July 13, 2005. The following comments were provided by Mr. Ocampo:

- Attachment B-1 title page will be changed from BASEWIDE RAP/ROD UPDATE to BASEWIDE RAP/ROD SCHEDULE.
- Page 2 of 6, last sentence, “after completion of the feasibility study (FS)” will be added to the end of the sentence that continues onto Page 3 of 6.

Ms. Konrad asked if remediation for the benzene plume was for both soil and groundwater. Mr. Macchiarella responded that the remedy is only for groundwater.

There were no additional comments, and the minutes were approved as amended.

3.0 UPDATE ON BASEWIDE RAP/ROD

Mr. Ocampo said that the issue on the polycyclic aromatic hydrocarbons (PAHs) was resolved. The remedy will be selected following a basewide feasibility study (FS) and would most likely be implementation of land use controls, which would restrict the annex to commercial/industrial use only. These land use controls would not apply to the western one-third of Installation Restoration (IR) Sites 2 and the whole IR site 1., which are ready for residential use. Land use controls will be the preferred remedy, providing that the FS does not identify a more suitable remedy or alternative. Mr. Ocampo said that the FS must be prepared before the proposed plan (PP) can be issued, which is a requirement of the remedial action plan (RAP)/record of decision (ROD). The FS would encompass the entire annex, except for IR Sites 1 and 2.

According to Mr. Macchiarella, the previous schedule for the basewide RAP/ROD had been postponed because the Navy and DTSC did not agree on how to address the basewide PAH contamination in soil. The proposed alternatives that will satisfy both parties will be evaluated in the FS will include institutional controls (ICs) in the form of land use controls, excavation of contaminated soil, and other alternatives. If the FS finds that ICs are the preferred remedy, then ICs will prevent residential use of the base in areas where residential properties do not already exist. This remedy is consistent with transfer documentation between the Navy and the City of Alameda, the Alameda Annex reuse plan, the covenants between the City of Alameda and the Navy, and the covenants between the Navy and DTSC. Ms. Konrad said that she would like a map of the area, and Mr. Macchiarella said that the map would be provided during the FS process. The ICs would

impose certain restrictions on the properties; however, if future land owners or developers want these restrictions lifted, they will need to complete cleanup of the soil and groundwater to regulatory standards appropriate for residential or unrestricted use of the land. IR Sites 1 and 2 have undergone separate studies and will not be included in the basewide FS report.

Mr. Hansen asked what constitutes an industrial designation. Mr. Macchiarella replied that risks to commercial/industrial workers are assessed based shorter periods of exposure to contaminants (8 to 10 hours per day for 25 years) than those used to assess risks to residents (24 hours a day for 30 to 70 years). In addition, potential residential exposures generally involve more exposure pathways than potential commercial/industrial exposures. Mr. Hansen mentioned that the eastern two thirds of the base will probably be used for light industry and not large-scale manufacturing, which would disturb too much of the land. Mr. Hansen voiced his concern for using ICs and labeling areas with broad categories such “residential” or “industrial” because the economy is changing. Mr. Wong said that the agencies revisit ICs for years after they are implemented to ensure that they remain protective of human health. Mr. Wong said that the PAH originated from historical fill on the base. He said that the levels of PAH are too high to allow unrestricted use of the land. However, it was decided that these lands are suitable for commercial/industrial uses. In addition, if a private landowner or the City of Alameda wants to investigate these areas and can prove that there is no contamination or can clean up the problem, then the ICs could be lifted.

Ms. Sweeney questioned whether investigations by the City of Alameda of certain areas of the base where PAHs are present will coincide with the Navy’s FS. Mr. Macchiarella said that the schedule for activities by both the Navy and the City of Alameda will be discussed in the Base Realignment and Closure (BRAC) Cleanup Team (BCT) meeting immediately after this RAB meeting. He also indicated that the basewide FS and subsequent RAP/ROD will continue on schedule. If the ICs are the preferred remedy, they will be documented in the RAP/ROD. Deed restrictions already have been imposed on the property when the Navy transferred it to the City of Alameda. These deed restrictions are set in the covenant between DTSC and the Navy and restrict residential development. These deed restrictions would be implemented in the RAP/ROD unless the City of Alameda or a developer cleans up an area of the base and/or can show that there is no need for the deed restrictions because the soil or groundwater (or both) no longer poses a threat to human health or the environment. At that point, DTSC and the Navy could remove the deed restrictions on the property.

Mr. Hansen inquired about the schedule for the FS. Mr. Ocampo replied that the Navy expects the FS to be completed in 8 months, starting in November. The Navy is currently waiting for a cost proposal from consultants before the FS can be awarded. He noted that the schedule he distributed during the July RAB meeting has changed, and that the draft PP and pre-draft RAP/ROD will be delayed by 5 to 6 months.

4.0 UPDATE AND MILESTONES ON IR-02 GROUNDWATER PROPOSED PLAN

Ms. Parker distributed a draft map of the groundwater plume located under portions of Annex Site IR-02 and Alameda Point Operable Unit (OU) –5, Sites 25, 30, and 31; this map is included as Attachment 2. The former PP included both soil and groundwater; however, the agencies wanted

the soil and groundwater divided into two separate PPs. This update is for the PP for groundwater only. The PP for groundwater will include the sites listed above and also Annex Sites IR-01 and IR-03, which are in the approximate boundary of the plume of benzene in groundwater. The PP will cover the Alameda Point sites as well as the annex sites that are within the boundary of the plume. The public will receive a copy of the PP in February or March 2006. Ms. Parker confirmed with Mr. Hansen that Alameda Point Site 31 is residential. A tentative name for the plume is the groundwater plume beneath OU-5/IR-02. The PP will explain in detail the properties that are affected by the plume. The Navy plans to investigate the extent of the plume because its limits are currently approximate.

Mr. Biggs asked how to address questions from potential homebuyers about the plume underneath the homes. Mr. Macchiarella said those questions could be forwarded to him. He also pointed out that major improvements were made to the PP, based on comments from public participation experts at DTSC.

5.0 RAB RELATED NEWS FROM DoD AND DON

Mr. Macchiarella distributed two RAB-related documents from the Department of Defense (DoD) and the Department of the Navy (DON). These documents are included as Attachment 3. RAB forums for RAB co-chairs are offered by the Chief of Naval Operations to facilitate sharing information and experiences. Dave Olson, from the Chief of Naval Operations, sent a letter that announced development of an on-line RAB Exchange Forum website. The website also contains guidance and collaboration from other RABs. RAB members can enter an e-mail address at the website. After status as a RAB member is verified, a code to access the site will be provided. The second document is a letter from the Office of the Under Secretary of Defense announcing the publication of the RAB Rule. However, at this time there is no schedule for when the rule will become final.

6.0 PRESENTATION ON THE FIVE YEAR REVIEW REPORT FOR THE MARSH CRUST AND IR-02

Mr. Ocampo said that the Five-Year Review Report (FYRR) for the Marsh Crust and IR-02 is 2 weeks behind schedule. The Navy is awaiting comments on the draft report. A 5-year review is part of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process to evaluate the performance, the effectiveness, and the protectiveness of a remedial action at a site. The report is completed every 5 years until the determination is made that no more reviews are necessary. A 5-year review is required if contamination prevents unrestricted use of a site or if the site ROD was signed after October 17, 1986. Five-year reviews are required for these two sites because IR-02 has been restricted to commercial/industrial use in some areas and the ROD was signed in 2001. The Marsh Crust remedy involved land use controls, covenants, and deed controls, and the ROD was signed in 2001. Mr. Ocampo introduced Mr. Omer Kadaster of Brown & Caldwell to present the FYRR.

Mr. Kadaster provided a slide presentation of the FYRR conducted for Site IR-02 at Alameda Annex, and separately for the Marsh Crust and Former Subtidal Area materials underlying the

Alameda Annex and the Alameda Point. Slide 2 of the presentation depicts a 2004 aerial photograph of Alameda Point and the Alameda Annex.

Mr. Kadaster defined the 5-year review as a systematic evaluation of a remedy implemented at a site. The 5-year review evaluates whether a remedy remains protective of human health and the environment as intended by the decision documents such as the Record of Decision. The 5-year review report documents methods used to assess implementation and performance of the selected remedy and documents findings and conclusions about its effectiveness. Several guidance documents cover the 5-year review, including Navy/Marine Corps policy for conducting statutory 5-year reviews under CERCLA (revised May 2004), the U.S. Environmental Protection Agency (EPA) 5-year review guidance under CERCLA (June 2001), the National Contingency Plan (NCP) at Title 40 Code of Federal Regulations (CFR) Part 300.430(f)(4)(ii), and the Remediation Innovative Technology Seminar (RITS) presented by Naval Facilities Engineering Command (NAVFAC) and Naval Facilities Engineering Service Center (NFESC) (October 2001).

Components of the report include a document and data review, a site visit, interviews, a technical assessment, a protectiveness statement, the next 5-year review decision, the 5-year review report, and community involvement. Relevant documents that led to the selection of the remedy include the site's remedial investigation (RI)/FS and remedial action objectives (RAOs), the RAP/ROD, closeout reports, site management plans, human health and ecological risk assessments, federal and state applicable or relevant and appropriate requirement (ARARs), agreements among the Navy, City of Alameda and DTSC, City of Alameda ordinance, and land use restrictions.

During the site visits, these two sites were visually inspected to discern site conditions and current protectiveness of the remedies implemented. Interviews with individuals who represent entities involved with remedy selection and implementation included the Navy, DTSC, City of Alameda, RAB members, and future developers of the Alameda Annex and Point properties. The technical assessment evaluated the performance and effectiveness of the remedies implemented in protecting human health and the environment. Key elements of the technical assessment included evaluation of the remedies to ascertain whether they are functioning as intended; that applicable exposure assessments, toxicity data, cleanup levels, RAOs and ARARs used at the time of the remedy remain valid; and review of any new information that might make the remedy not protective.

These 5-year reviews addressed the residual contamination at Site IR-02 involving polychlorinated biphenyls (PCBs) and cadmium contamination in near-surface soils that exceeded cleanup goals and the Marsh Crust and Former Subtidal materials, comprising a thin, buried layer of historically contaminated sediments. Slide 13 of the presentation depicts a map of Alameda Annex and the location of Site IR-02. Site IR-02, an approximately 10.6-acre unpaved area, was previously used by the Defense Reutilization and Marketing Office (DRMO), which operated a screening lot on its western one-third and a scrap yard on its eastern two thirds until 1998. The near-surface soils at the site are composed of historical fill placed on the former tidal marshland, and additional fill placed for general site grading and development. There have been numerous investigations at the site since the 1980s. The RAOs provided in the ROD required preventing ingestion of, direct contact with, or inhalation of PCB- and cadmium-contaminated soils by future residents and workers. No action was required for ecological receptors because no potential receptors were identified in any of the reports reviewed for this FYRR. The selected remedy called for the removal of soils that

contained PCBs and cadmium at concentrations exceeding cleanup goals, thereby allowing unrestricted residential use of the western one-third of the site, and allowing industrial use of the eastern two-thirds of the site with land use controls. Removal of contaminated soils was completed in November 5, 2001. Slide 16 of the presentation depicts Site IR-02 and the areas of contamination that exceeded cleanup levels for PCBs and cadmium. Slide 17 shows the numbers of soil samples that have been collected from Site IR-02 and the level of effort that has been devoted to investigating this site.

Slide 18 shows a schedule of events that were completed in preparing the report. The site visit and inspection were conducted on May 10 and interviews were conducted between May 10 and June 10, 2005. Reviews of document, data, the human health risk assessments (HHRAs) and ARARs were conducted between May 10 and June 20, and documentation of findings and report preparation was undertaken from June 10 to June 27, 2005. Ms. Konrad asked who was interviewed on May 10. Mr. Kadaster said Mr. Macchiarella and Mr. Ocampo from the Navy and personnel from the City of Alameda and Catellus were interviewed. He added that all conversations are documented in the FYRR. The FYRR found that the shallow-soil remedy is functioning as intended and is providing adequate protectiveness. The exposure assumptions, toxicity data, cleanup levels, RAOs, and ARARs remain current and applicable. Therefore, no new information discovered in preparing the report called into question the protectiveness of the remedy. It was concluded that no further 5-year reviews are warranted for the residential portion which covers the western one third of Site IR-02. In March 2003, the Navy agreed with EPA to provide long-term monitoring and oversight of the land use controls for the industrial use eastern two-thirds portion of Site IR-02 through a Land Use Control Remedial Design (LUC RD) report. The report will be prepared in fiscal year 2006. The results of the LUC RD will determine the need for future 5-year reviews on the industrial portion which covers the eastern two thirds of IR-02. Slide 21 depicts four pictures of Site IR-02 taken during the site visit made for preparation of the FYRR.

The Marsh Crust and Former Subtidal Area materials comprise a 2- to 6-inch thick buried layer of historically contaminated sediments underneath both Alameda Point and Alameda Annex. The contamination of this layer has occurred in the 1800s through the 1920s by facilities that discharged petroleum waste on the then-exposed marshlands. The marshlands were later covered with fill materials during historical fill events, and the Alameda Point and Annex were built above these materials. This contaminated layer, known as the Marsh Crust and Former Subtidal Area materials, is located at depths of 10 to 20 feet beneath Alameda Point and Alameda Annex. Numerous environmental investigations have been conducted on these materials since the 1980s.

The RAOs for the Marsh Crust and Former Subtidal Area materials were designed to prevent potential future uncontrolled excavation and placement of these materials on the ground surface where they may pose an unacceptable risk to human health and the environment. The selected remedy was land use controls to prohibit excavations beyond a threshold depth where these materials may be encountered without first obtaining permits and taking proper precautions. These precautions require proper handling, characterizing, and disposal of these materials when they are excavated. No active engineering or construction applications were required for implementation of this remedy. Additionally, City of Alameda Ordinance No. 2824 was passed February 15, 2000, and other restrictions on the use of the property have been enacted and implemented for additional protection of human health. Slide 26 depicts the varying depths where the Marsh Crust and Former

Subtidal Area materials are expected to be first encountered across Alameda Point and Annex. Mr. Russell pointed out that the documented depth of the Marsh Crust in the reports is 5 feet shallower than it was encountered and is therefore more protective of human health. The schedule of completion of this five-year review report is the same as was discussed for Site IR-02. The five-year report found that land use controls as implemented are functioning as intended and currently protect human health and the environment as intended. The exposure assumptions, toxicity data, cleanup levels, RAOs, and ARARs remain current and applicable; therefore, no new information was discovered that would call into question the protectiveness of the remedy implemented. The conclusion of the FYRR is similar to the conclusion for the industrial use portion of Site IR-02. The Navy will decide in its LUC RD whether subsequent 5-year reviews are needed for the Marsh Crust and Subtidal Area materials. Slide 30 shows two photos of the Alameda Annex and Point beneath where the Marsh Crust and Former Subtidal Area materials would be expected to be located.

Mr. Hansen asked Mr. Kadaster to describe his background to the RAB. Mr. Kadaster replied that he received his undergraduate degree in civil engineering from Duke University and his masters of science in civil engineering degree from the University of California at Berkley. He has worked for about 36 years for Dames & Moore and other consulting firms before moving to Brown & Caldwell. He has worked on Navy projects in California since 1992, and has many years of experience working with the CERCLA process and documentation.

7.0 COMMUNITY AND RAB COMMENT PERIOD

There were no additional comments.

8.0 ADMINISTRATIVE ITEMS

There were no additional comments.

The next RAB meeting is scheduled for 10:00 a.m., on Wednesday, January 11, 2006, in the first-floor conference room at Alameda Point, Building 1 (Main Office Building), 950 West Mall Square.

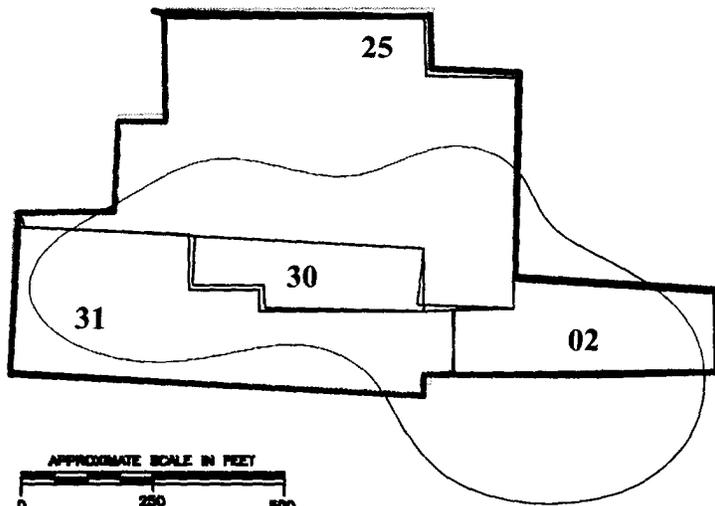
ATTACHMENT 1
AGENDA AND SIGN-IN SHEET

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

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

- I. WELCOME AND INTRODUCTION – Ken Hansen, Community RAB Co-Chair,
10:00 am to 10:05 am
- II. APPROVAL/REVIEW OF RAB MEETING MINUTES OF July 13, 2005 -
Ken Hansen/Thomas Macchiarella, 10:05 am to 10:10 am
- III. UPDATE ON BASEWIDE RAP/ROD –
Lou Ocampo, Navy, 10:10 am to 10:20 am
- IV. UPDATE AND MILESTONES ON IR02 GROUNDWATER PROPOSED PLAN
Mary Parker, Navy, 10:20 am to 10:40 am
- V. RAB RELATED NEWS FROM DOD AND DON
Thomas Macchiarella, 10:40 am to 10:45 am
- VI. PRESENTATION ON THE FIVE YEAR REVIEW REPORT FOR THE MARSH
CRUST & IR02
Lou Ocampo and Omer Kadaster, 10:45 am – 11:05 am
- VII. COMMUNITY AND RAB COMMENT PERIOD – Community and RAB
11:05 am -11:25 am
- VIII. ADMINISTRATIVE ITEMS – Thomas Macchiarella, Navy
11:25 am to 11:30 am
 - a. Proposed agenda items for the next RAB Meeting
 - b. Date for the next RAB Meeting

ATTACHMENT 2
MAP OF OU-5 AND ANNEX IR-02 GROUNDWATER PLUME



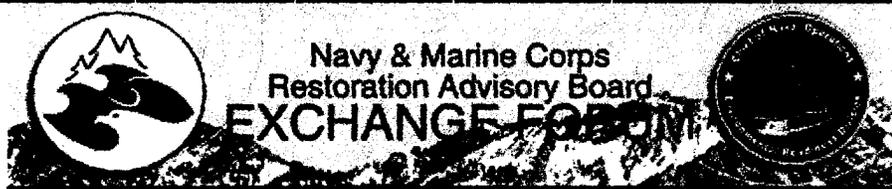
-  **IR boundary**
-  **IR Site 25** – Estuary Park, and USGC N. Village and Housing Maintenance Office
-  **IR Site 30** – George P. Miller Elementary School and Woodstock Child Development Center
-  **IR Site 31**
-  **Alameda Annex IR 02**
-  **Approximate Boundary of Groundwater plume (OU-5)**

**Layout of OU-5 and Annex IR-02
DRAFT FOR MEETING REVIEW ONLY**

ATTACHMENT 3
RAB AND DOD CORRESPONDENCE

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Oct 11, 2005

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Navy & Marine Corps Restoration Advisory Board (RAB) Exchange Forum

Recognizing the value of information sharing, the Navy hosted a Restoration Advisory Board (RAB) Training Workshop this past July in Salt Lake City, Utah. The Workshop provided community and installation co-chairs the opportunity to meet and share their experiences associated with the operation of their RABs and technical review committees (TRCs). The Navy also received invaluable feedback and suggestions from their community and installation co-chairs at the Training Workshop.

Among the ideas provided by many Workshop participants was a request for an online collaboration tool to help RABs communicate with each other, share upcoming events, and obtain current information.

The Navy welcomes you to the Navy RAB Exchange Forum, a tool which we hope will serve the purpose of improving communication and knowledge sharing among RABs and TRCs across the nation. Through the use of this tool, we will be able to work together to promote the ultimate goal of driving the Navy's Environmental Restoration Program to completion.

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Defense Environmental Network & Information eXchange (DENIX)



DEPARTMENT OF THE NAVY
OFFICE OF THE CHIEF OF NAVAL OPERATIONS
2000 NAVY PENTAGON
WASHINGTON, DC 20350-2000

5/12/2005

Dear Mr. Thomas Macchiarella:

The Navy would like to announce the development of the Navy & Marine Corps Restoration Advisory Board (RAB) Exchange Forum—an online communication tool to promote collaboration and information sharing among Navy and Marine Corps RAB and Technical Review Committee members. In an effort to keep Navy personnel informed, we have enclosed a copy of the information we recently distributed to Navy RAB community co-chairs regarding this effort.

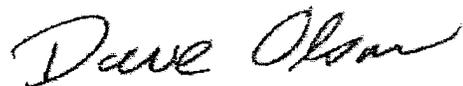
As part of the Navy & Marine Corps RAB Training workshop held this past July in Salt Lake City, Utah, RAB Co-chairs were asked to provide suggestions and recommendations on possible improvements to the Navy's Environmental Restoration Program. The Navy greatly appreciates all of the valuable feedback provided at the Training Workshop and continues to explore ways to implement these suggestions and recommendations.

One of the ways that the Navy is responding to these suggestions is by developing the Navy & Marine Corps RAB Exchange Forum. Features of this communication tool will include a newsletter, a bulletin board, relevant policies and guidance, links to other pertinent RAB Web sites, and training documents. The Web site for this communication tool will be www.denix.osd.mil/navyrab and will be available in mid-summer 2005. We hope that you will access this site in the near future and provide us with any input, suggestions, or advice that you have. Your active involvement will greatly benefit our efforts to work with RABs and provide our program with more effective communication resources.

If you do not currently have a DENIX account, please register for your account at www.denix.osd.mil. You will find a link to Account Registration along the left hand side of DENIX's homepage screen. Once you access the Account Registration menu, follow the directions for DoD military and civilian employees. If you have any questions or concerns about this process please contact Ms. Emily McBride at (703) 412-7812 or mcbride_emily@bah.com or Ms. Maggie Bielawski at (703) 412-7803 or bielawski_margaret@bah.com.

Again, I appreciate all of the valuable input given at the Training Workshop and will continue to explore ways to drive the Navy's Environmental Restoration Program to completion.

Thank you,

A handwritten signature in black ink that reads "Dave Olson". The signature is written in a cursive, flowing style.

Dave Olson, Special Assistant
Installation Restoration and Munitions Response,
Environmental Readiness Division

Enclosed: as stated.



OFFICE OF THE UNDER SECRETARY OF DEFENSE

3000 DEFENSE PENTAGON
WASHINGTON, DC 20301-3000

ACQUISITION,
TECHNOLOGY
AND LOGISTICS

FEB 04 2005

Dear Concerned Citizen:

The Department of Defense (DoD) is pleased to announce the publication of a proposed rule regarding the establishment, composition, characteristics, scope, operation, funding, adjournment, and dissolution of Restoration Advisory Boards (RABs). DoD proposed this rule in response to 10 U.S.C. § 2705(d)(2)(A), which required the Secretary of Defense to develop regulations governing RABs. The regulations are based on DoD's current policies for establishing and operating RABs, and DoD's ten years experience working with RABs.

DoD understands that communication and cooperation with states, RAB co-chairs, and other stakeholders is fundamental to the success of its Defense Environmental Restoration Program (DERP). It is DoD's policy to involve these parties in all aspects of the environmental restoration process. The partnerships developed with states, RAB co-chairs, and other stakeholders have expedited DoD's fulfillment of its environmental restoration responsibilities. For this reason, we encourage you and all interested members of the public to participate in the review of the proposed RAB rule during the official public comment period, which extends through **March 29, 2005**.

You may participate by submitting your comments electronically to Ms. Patricia Ferreebe, Office of the Deputy Under Secretary of Defense (Environmental Management) through the Web at <http://www.denix.osd.mil/rabrul> or via electronic mail (e-mail) to Patricia.Ferreebe@osd.mil. Comments may also be mailed to RAB Rule, P.O. Box 5413, McLean, VA 20103-5413. Any questions should be directed to Ms. Ferreebe by telephone at (703) 695-6107. We encourage you to share this proposed rule with other interested stakeholders and community members.

To summarize, DoD is very interested in receiving input about the proposed RAB rule. Please consider participating by submitting comments in one of the abovementioned ways. I thank you for your attention to this letter and your future participation in this effort. This is an important initiative for DoD, and we want to be sure that we fully address the concerns of states, RAB co-chairs, and all other stakeholders as we move forward.

Sincerely,

Alex A. Beehler

Assistant Deputy Under Secretary of Defense
(Environment, Safety and Occupational Health)

2005 FEB 15 P 2:29
LRAC OFFICE

Enclosure



ATTACHMENT 4
PRESENTATION ON THE FYRR FOR THE MARSH CRUST & IR-02

STATUTORY FIVE-YEAR REVIEW

SITE IR02, ALAMEDA ANNEX and MARSH CRUST and FORMER SUBTIDAL AREA ALAMEDA ANNEX and ALAMEDA POINT ALAMEDA, CALIFORNIA

Presentation to the Alameda Annex RAB

October 12, 2005

Luciano A. Ocampo, CIV BRAC (EFDSW)

Omer I. Kadaster PE, Brown and Caldwell

1

Aerial photograph dated October 2004 - looking west - the entire Alameda Facility/Alameda Annex (foreground) and Alameda Point further to the west



What is a Five-Year Review?

- Systematic evaluation of a remedy implemented at a site for five years
- Answers the question: does the remedy still protect human health and the environment after five years

3

What is a Five-Year Review Report?

- Documents methods used to assess implementation and performance of the selected remedy
- Documents findings and conclusions about remedy effectiveness

4

Five-Year Review Guidance

- Navy/Marine Corps policy for conducting statutory five-year reviews under CERCLA, revised May 2004
- USEPA five-year review guidance under CERCLA, June 2001
- NCP 40 CFR 300.430(f)(4)(ii)
- Remediation Innovative Technology Seminar (RITS) presented by Naval Facilities Engineering Command (NAVFAC) and Naval Facilities Engineering Service Center (NFESC), October 2001

5

Five-Year Review Components

- Document and data review
- Site visit
- Interviews
- Technical assessment
- Protectiveness statement
- Next five-year review decision
- Five-year review report
- Community involvement

6

Document and Data Review

Relevant documents, data, reports, and agreements that led to remedy selection and implementation:

- RI and FS reports, remedial action objectives (RAOs)
- RAP/ROD
- Closeout reports
- Site Management Plans
- Human health and ecological risk assessments
- Federal and state ARARs
- Agreements between DON, City of Alameda and DTSC
- City of Alameda Ordinance
- Land use restrictions

7

Site Visit

Alameda five-year review sites were visited and visually inspected to discern site conditions and current remedy protectiveness

8

Interviews

Individuals representing entities involved with remedy selection and implementation were interviewed:

- Navy
- DTSC
- City of Alameda
- RAB
- Developer

9

Technical Assessment

Assessed performance and effectiveness of remedies implemented in protecting human health and the environment – key elements:

- Are remedies functioning as intended by decision documents?
- Are exposure assessments, toxicity data, cleanup levels, RAOs and ARARs used at the time of remedy selection still valid?
- Has other information come to light that might question remedy protectiveness?

10

Five-Year Review for Alameda

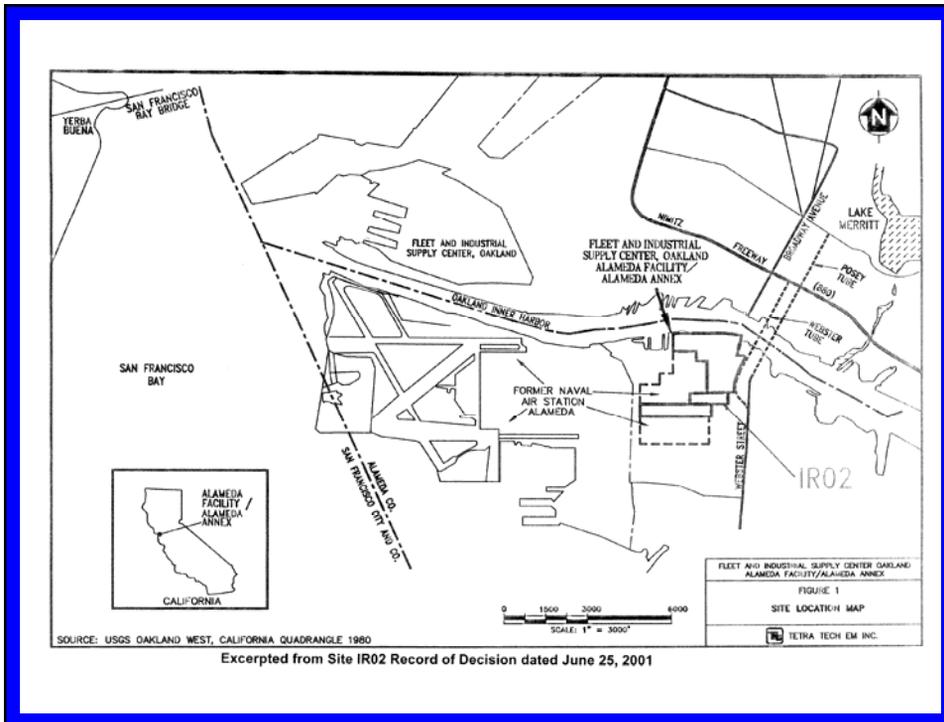
- Site IR02 – Alameda Annex
 - Near-surface soils containing PCBs and cadmium exceeding cleanup goals
- Marsh Crust and Former Subtidal Area – Alameda Annex and Alameda Point
 - Thin, buried layer of historically contaminated sediments

11

SITE IR02

Fleet and Industrial Supply Center (FISCO)
Alameda Facility Alameda Annex

12



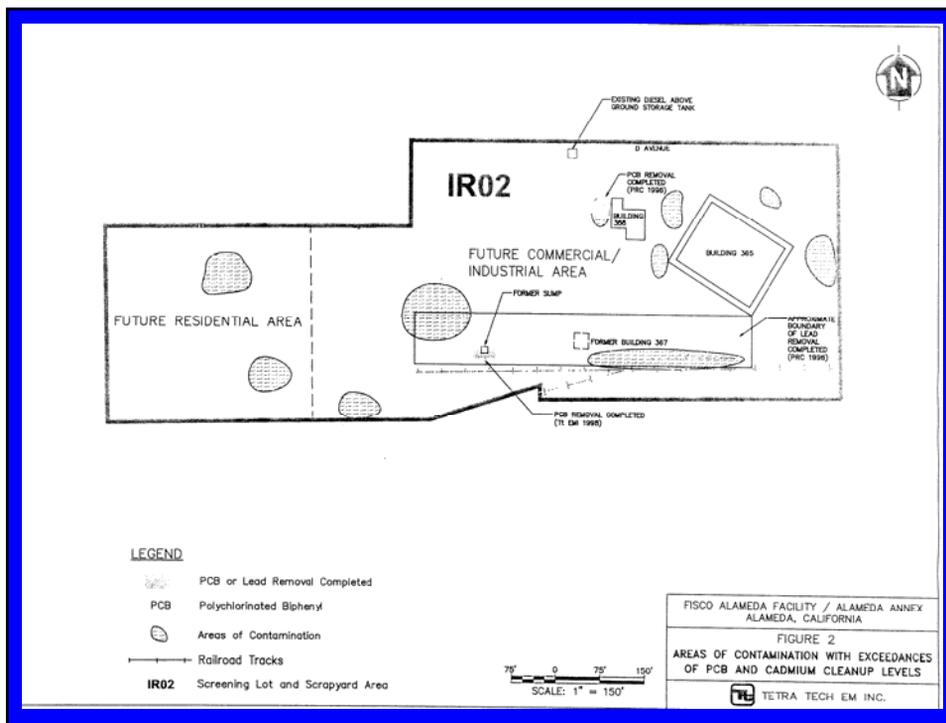
Site IR02 - Background

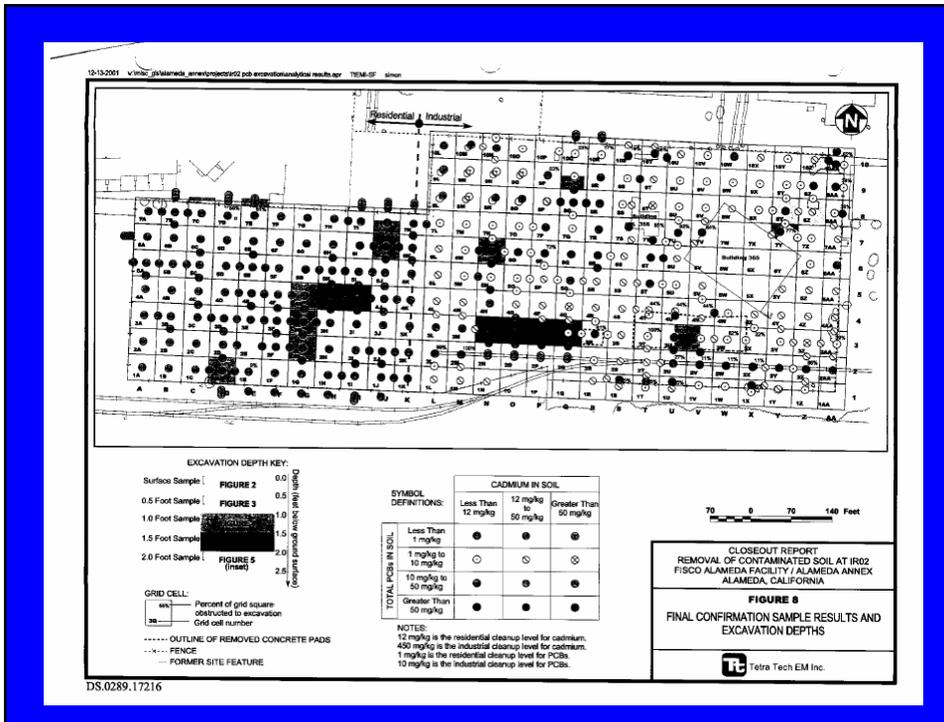
- Approximately 12.5 acres, level, unpaved
- Defense Reutilization and Marketing Office (DRMO) operated screening lot (western 1/3) and scrap yard (eastern 2/3) until 1998
- Near-surface soils comprise historical filling of tidal marshlands and fill for site development
- Numerous environmental investigations conducted since 1980s following CERCLA

Site IR02 – Remedy Selection and Implementation

- RAOs required preventing ingestion of, direct contact with, or inhalation of PCB and cadmium contaminated soils by future residents and workers
- Action for ecological receptors was not required
- Selected remedy : remove soils exceeding cleanup goals; allow residential use of western 1/3; allow industrial use of eastern 2/3 with land use controls
- Removal of contaminated soils completed November 5, 2001

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Site IR02 – Five-Year Review

- 2005 the first five-year review
- May 10: site visit and inspection
- May 10 – June 10: interviews
- May 10 – June 20: document and data reviews, assessment whether ARARs and HHRA assumptions have changed
- June 10 – June 27: documentation of findings and report preparation

Site IR02 – Five-Year Review Findings

- Shallow-soil remedy implemented functioning as intended, currently provides the protectiveness of human health and the environment intended by the decision documents
- Exposure assumptions, toxicity data, cleanup levels, RAOs, and ARARs developed for remedy selection remain current and applicable
- No new information discovered that would question protectiveness of the remedy

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Site IR02 – Five-Year Review Conclusions

- Residential portion : further five-year reviews not found to be warranted
- Industrial portion : In March 2003, Navy agreed with USEPA to provide long-term monitoring and oversight of land use controls through a Land Use Control Remedial Design (LUC RD) Report:
 - Navy to prepare LUC RD in FY2006
 - Results of LUC RD will determine need for future industrial portion five-year reviews

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SITE IR02 SHALLOW SOIL REMEDIATION - FIRST FIVE-YEAR REVIEW
SITE PHOTOGRAPHS TAKEN AT TIME OF SITE INSPECTION ON MAY 10, 2005



Looking west - residential use portion of Site IR02, existing housing on adjacent property



Looking east - industrial use portion of Site IR02



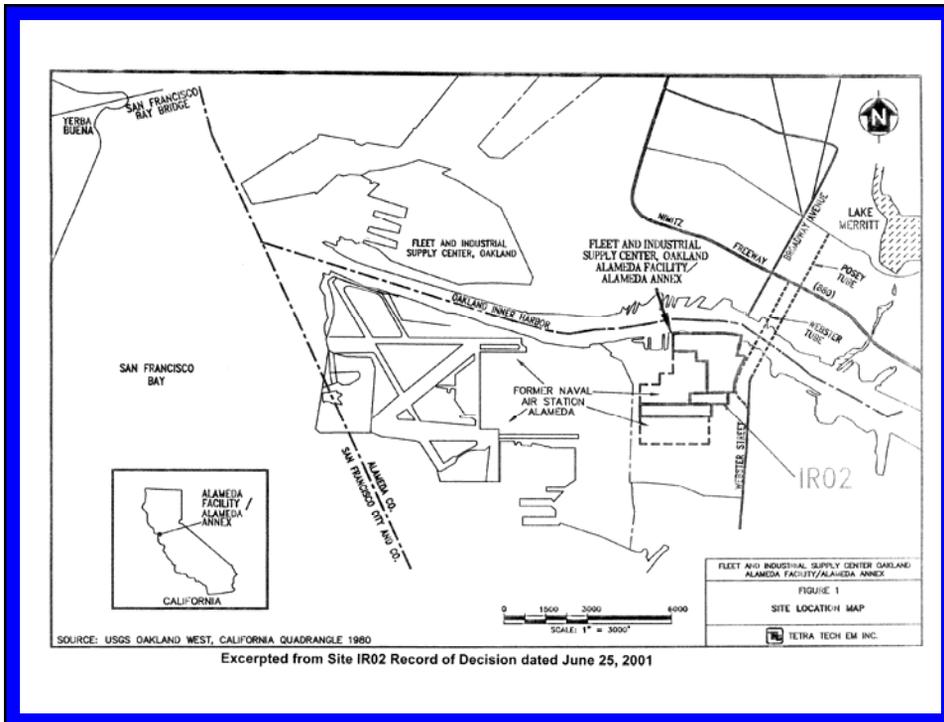
Looking northwest - residential use portion of Site IR02, existing housing on adjacent property



Looking south - industrial use portion of Site IR02, fence along eastern border of property

MARSH CRUST and FORMER SUBTIDAL AREA

Fleet and Industrial Supply Center (FISCO)
Alameda Facility Alameda Annex
and
Alameda Point



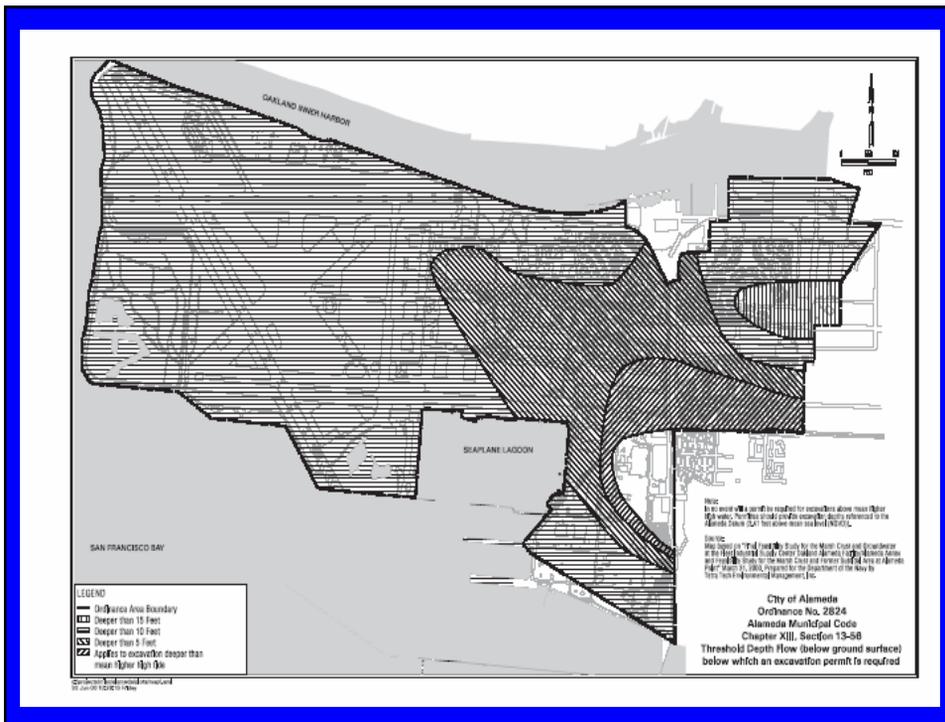
Marsh Crust & Subtidal Area Background

- 2- to 6-inch-thick, buried layer of historically contaminated sediments; large areal extent beneath Alameda Annex and Point
- Formed from 1800s to 1920s by discharge of petroleum waste on the then-existing marshlands, later covered and buried by historical areal fill
- Marsh crust at depths of 10 ft to 20 ft under Alameda Annex
- Marsh crust and subtidal area under Alameda Point as deep as 20 feet at the western edge, and at shallower depths at the eastern edge
- Numerous environmental investigations conducted since 1980s following CERCLA

Marsh Crust & Subtidal Area Remedy Selection and Implementation

- RAO: prevent potential future uncontrolled excavation and placement of these materials on the surface, as they may pose unacceptable risk to human health and the environment
- Selected remedy: land use controls to prohibit excavation beyond the threshold depth of these materials without first taking proper precautions; requirement of proper handling, characterization and disposal of these materials when excavated
- No active engineering or construction required for the remedy
- City of Alameda Ordinance No. 2824 passed February 15, 2000 and other restrictions on use of property enacted and implemented for protection of human health

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Marsh Crust & Subtidal Area Five-Year Review

- 2005 the first five-year review
- May 10: site visit and inspection
- May 10 – June 10: interviews
- May 10 – June 20: document and data reviews, assessment whether ARARs and HHRA assumptions have changed
- June 10 – June 27: documentation of findings and report preparation

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Marsh Crust & Subtidal Area Five-Year Review Findings

- Land use controls remedy as implemented functioning as intended, currently provides the protectiveness of human health and the environment intended by the decision documents
- Exposure assumptions, toxicity data, cleanup levels, RAO, and ARARs developed for remedy selection remain current and applicable
- No new information discovered that would question the protectiveness of the remedy implemented

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Marsh Crust & Subtidal Area Five-Year Review Conclusions

- In March 2003, Navy agreed with USEPA to provide long-term monitoring and oversight of the land use controls through a Land Use Control Remedial Design (LUC RD) Report
- Navy to prepare LUC RD in FY2006
- Results of LUC RD will determine need for future five-year reviews of marsh crust and former subtidal area remedy

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MARSH CRUST AND FORMER SUBTIDAL AREA FIRST FIVE-YEAR REVIEW
SITE PHOTOGRAPHS TAKEN AT TIME OF SITE INSPECTION ON MAY 10 AND MAY 11, 2005



Excavation into the marsh crust – storm water pumping station, Alameda Annex (Site IR02)

Alameda Point - looking west over the landing strip – San Francisco in background



Thank You