

# Alameda Point Focus

The Navy's Environmental Program Newsletter  
[www.bracpmo.navy.mil/bracbases/california/nas\\_alameda](http://www.bracpmo.navy.mil/bracbases/california/nas_alameda)

Issue #8



Spring 2012

## Introduction

The Navy is conducting environmental investigations and cleanup at former Naval Air Station Alameda, also called Alameda Point. The purpose of the investigations and cleanup is to protect human health and the environment from contamination resulting from past activities at Alameda Point. The Navy conducts this work with oversight from the regulatory agencies, which include the U.S. Environmental Protection Agency (the lead regulatory agency), the California EPA Department of Toxic Substances Control (the lead state agency), and the San Francisco Bay Regional Water Quality Control Board. The Navy and regulatory agencies are committed to involving the public in the decision-making process. This newsletter provides updates on the cleanup work as well as additional information resources.

## Progress Report: Accomplishments in 2011

Alameda Point is divided into multiple cleanup sites. Cleanup follows a step-by-step process to identify, investigate, document, and remediate sites. See page 5 for a list of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund) steps. Below is a list of some of the significant investigation and cleanup achievements at those sites in 2011. See the map on page 4 for site locations.



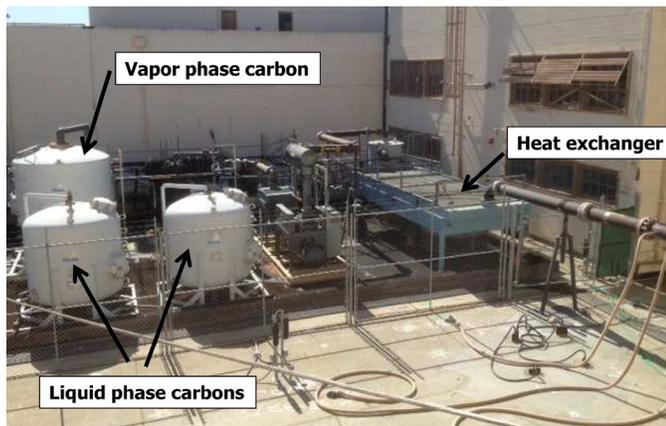
Alameda Point Aerial View Pre 1995 by Robert Campbell, USACE

## Operable Unit (OU) 2A (includes Sites 9, 13, 19, 22, and 23)

- The Final Feasibility Study (FS) was completed in June 2011.
- The Proposed Plan was finalized and a public meeting was held in August 2011. The plan to address risk at the site includes institutional controls for groundwater at Sites 9 and 19 and bioremediation (enhancing native bacteria to consume and convert contamination) at Site 13.
- The Navy is currently preparing the Record of Decision (ROD) for the OU, which will document the final cleanup choice.

## OU-2B (includes Sites 3, 4, 11, and 21)

- The Navy is conducting a Treatability Study north of Building 360 in collaboration with the Strategic Environmental Research and Development Program (SERDP). The project used innovative sampling methods to refine the characterization of a source area for a contaminant plume. The results will ensure the groundwater remedy at OU-2B is optimized and cost-effective.
- The Navy is conducting a Thermal Treatability Study at Site 11 to evaluate the effectiveness of cleaning groundwater using heat between Buildings 14 and 162. The groundwater is contaminated with chlorinated compounds associated with solvents, paints, oil, and other commercial products. This study uses six-phase heating to heat the soil to change the contaminants from a liquid to a vapor. A vapor extraction system removes all the vapor from the ground and treats it. It is expected to take 45 to 60 days to reach target temperatures before four to five months total heating duration. The goal of this project is to



Thermal Treatment System

reduce the chlorinated compounds from 10,000 micrograms per liter ( $\mu\text{g/L}$ ) to 1,000  $\mu\text{g/L}$ .

- The Navy issued a final FS for OU-2B in December 2011 and is currently developing the Proposed Plan.

## OU-2C (includes Sites 5, 10, and 12)

- The OU-2C FS was finalized in May 2011. An addendum to provide information to select a final remedy to address radiologically impacted drain lines was issued as draft final in December 2011.

## Site 17 (Seaplane Lagoon):

- The Remedial Action Work Plan was finalized in January 2011.
- The Navy began dredging to remove the contaminated sediments in January 2011 and completed dredging the 6.5 acre northeast remediation area to a depth of 5 feet below the sediment surface in early May 2011. Work associated with the northwest remediation area cleanup began after the least tern nesting season ended.



Northeast Remediation Area

## Site 27 (Dock Zone, east of Seaplane Lagoon)

- Chemical oxidation to treat volatile organic compounds (VOC) in groundwater was completed. Now monitored natural attenuation (MNA) has begun. After three quarters of monitoring, twelve of twenty-one monitoring wells report groundwater at or below remediation goals, and the other nine are trending as expected.

## Basewide Five-Year Review

- A Five-Year Review evaluates the effectiveness of implemented site remedies. It is required every five years to make sure the remedy in place is working. The project includes interviews with people who have been involved in the site, such as regulatory agency members, historic base workers, and community members. This year, a Five-Year Review assessed remedies at Alameda Point Sites 6, 7, 8, 14, 16, 25, 26, 27, 28, and Fleet and Industrial Supply Center Oakland, Alameda Facility/ Alameda Annex Installation Restoration Site 2 and the Marsh Crust. A fact sheet about the Five Year Review was prepared and distributed to the community in November 2011.

## Planned Activities for 2012

Below is a list of major documents and field events planned for 2012. See the website or contact the Navy directly for a current schedule.

### OU- 2A (includes Sites 9, 13, 19, 22, and 23)

- A ROD will be issued in August 2012. It will contain responses to comments received on the Proposed Plan.

### OU-2B (includes Sites 3, 4, 11, and 21)

- The draft addendum to the OU-2B FS was issued in January 2012.
- A Proposed Plan for OU-2B will be issued in August 2012, and a public meeting will be held during the comment period.

### OU-2C (includes Sites 5, 10, and 12)

- A Proposed Plan for OU-2C will be issued in September 2012, and a public meeting will be held during the comment period.
- A Removal Action will be conducted for radiological contamination at Buildings 5 and 400.

### OU-4A (Site 2)

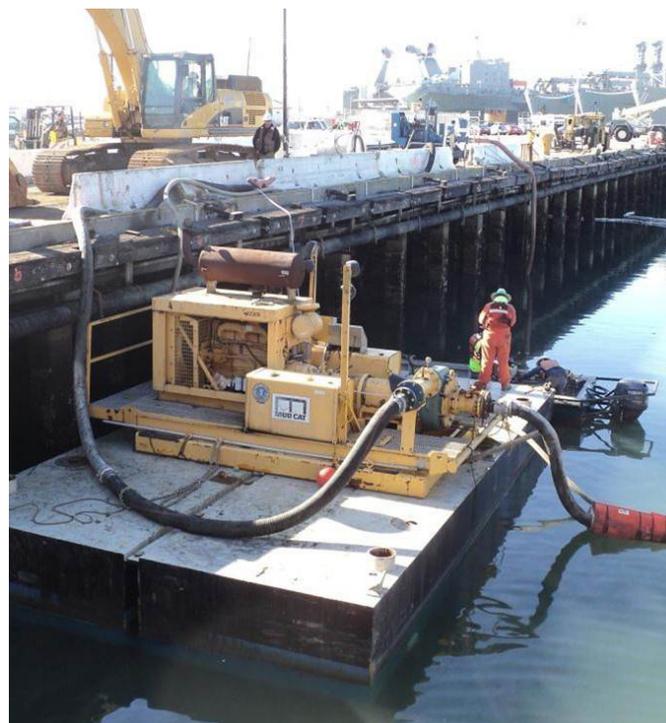
- A plan to close the Site 2 landfill in accordance with the 2010 ROD will be issued by July 2012 and construction of the landfill cover will commence once plans are approved.

### Site 17 (Seaplane Lagoon):

- Dredging of the northwest remediation area began in January 2012, and is ongoing.

### Site 24 (Wharf area):

- Dredging of the wharf area began in January 2012, and is ongoing.



Dredging at the Wharf

### Site 32 (the northwest former ordnance storage area)

- A revised draft Remedial Investigation/ Feasibility Study to address radiological contamination found in soil will be issued in April 2012.

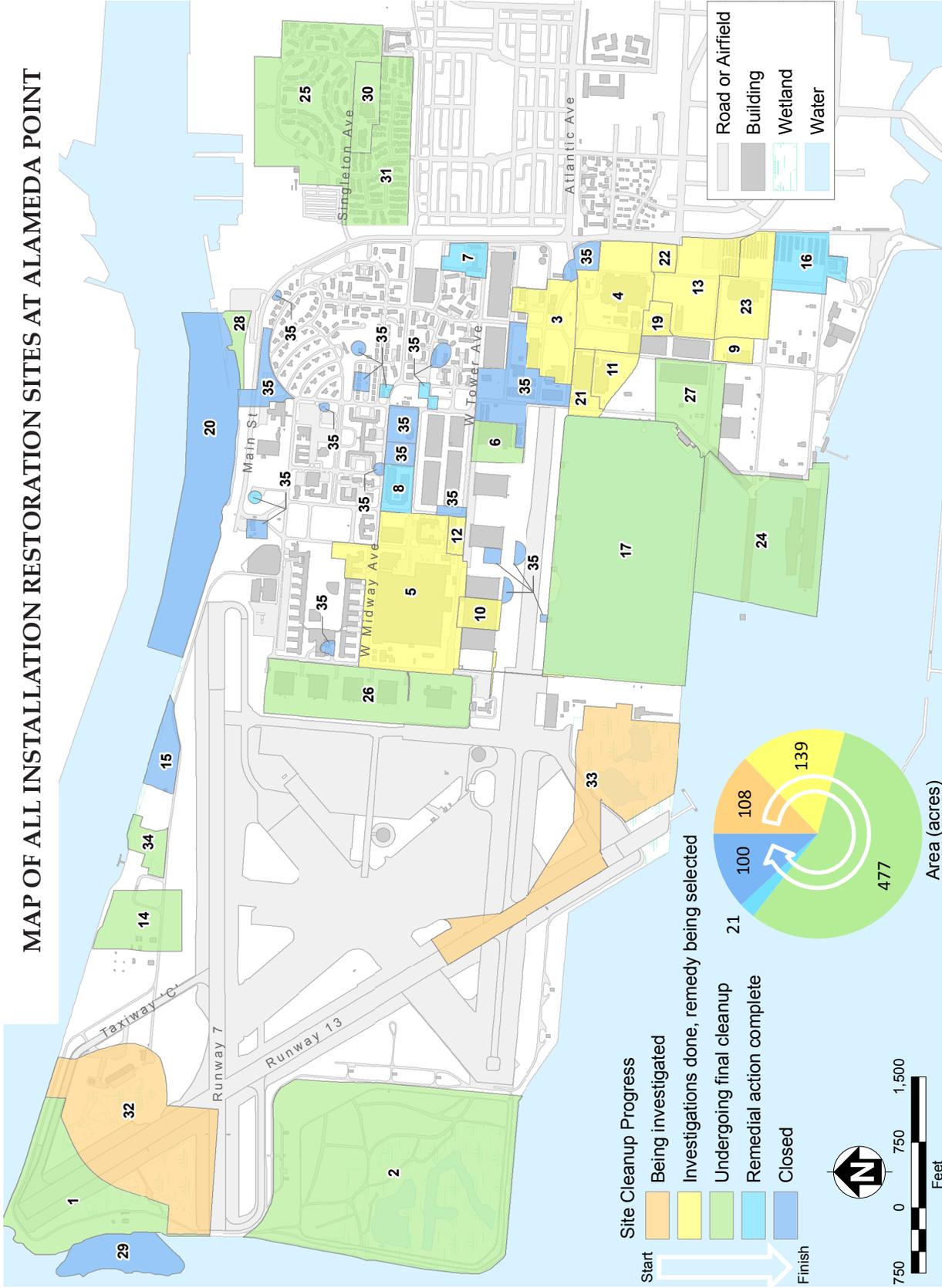
### Site 33

- A Time Critical Removal Action to address polycyclic aromatic hydrocarbons (PAH) will be conducted in August and September of 2012. Unrestricted reuse is the goal for this site.

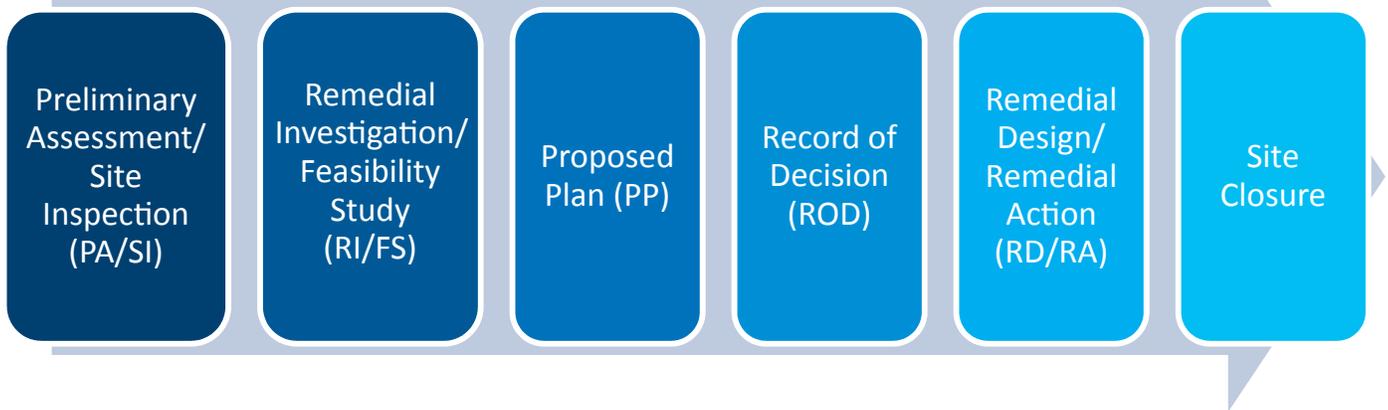
## Path to Conveyance

A primary mission of the Navy's Base Realignment and Closure Program Management Office (BRAC PMO) is to return former Naval Air Station (NAS) Alameda to productive economic reuse. The key milestones of environmental remediation allowing conveyance are either no further action ("NFA") is required, or a treatment system is in place and determined to be operating properly and successfully ("OPS"). Once those milestones are reached, the Navy can prepare a Finding of

# MAP OF ALL INSTALLATION RESTORATION SITES AT ALAMEDA POINT



Alameda Point has 34 Installation Restoration (IR) sites. The 34 sites are grouped into 10 operable units (OU), and are in varying stages of investigation and cleanup. Currently 8 sites have reached closure or have the final remedy completed and are ready to close; 10 sites are undergoing active cleanup, where a final remedy has been selected and is being implemented, 14 sites are through investigation and the best remedy is still being selected with input from the public, and 2 sites are still under investigation.



**Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Process**

Suitability to Transfer (“FOST”) document in coordination with the regulatory agencies.

In October, 2011, the Navy and Alameda Reuse and Redevelopment Authority (ARRA) agreed on a framework for the future transfer of the remaining property designated to be transferred to the ARRA. Through this process, the Parties reconfirmed their commitment to the goals, objectives and requirements contained in the 1996 Community Reuse Plan and the June 2000 No Cost Economic Development Conveyance (NC EDC) Agreement.

Under the June 2000, NC EDC, the Navy transferred the former East Housing area (approximately 73-acres) as well as certain natural gas and electric utility infrastructure to the ARRA in 2000 and 2001 respectively.

The remaining 1,778 acres slated for conveyance to the ARRA will be transferred in phases over several years consistent with reaching the environmental remediation milestones noted above.

**AP Focus:** You work for the Navy’s Base Realignment and Closure, or BRAC, office in San Diego. What exactly does the BRAC office do?

**Megliola:** The Navy’s BRAC PMO provides all services necessary to realign, close and transfer Navy BRAC properties. Typically, the environmental cleanup process is the most visible activity to the community.

**AP Focus:** What are your responsibilities as a Base Closure Manager?

**Megliola:** I’m responsible for the overall guidance of the Navy team assigned to Alameda Point. This includes making sure our environmental cleanup efforts align with property transfer goals. A key focus area is the ongoing collaboration with the ARRA regarding the future transfer of the property. I’m also responsible for the management and oversight of our financial resources. This means I need to ensure our mission of protecting human health and the environment is accomplished appropriately and at the least cost to taxpayers.

**AP Focus:** There are several Navy BRAC bases in the Bay Area. Prior to working on Alameda you were the Base Closure Manager at Mare Island Naval Shipyard in Vallejo. How is Alameda different from Mare Island?

**Megliola:** The cleanup program is larger and more mature at Alameda Point. The vast majority of sites have reached the ROD stage in the cleanup process; the ROD is an important milestone because it documents the selected remedy that will be used at the site, based on investigations, studies, and input from the regulatory agencies and the community. Another difference is that at Mare Island, a significant amount of the cleanup work is being performed by private entities under early

**Alameda Point Team Member**



**Tony Megliola**

**Profile: Tony Megliola**

The investigation and cleanup of Alameda Point is a large task, with numerous team members working together. We recently talked with one of the newer members of the Navy team, Base Closure Manager Tony Megliola.

transfer agreements between the Navy and City of Vallejo, rather than the Navy directly. Additionally, while less redevelopment has occurred at Alameda Point, there is a robust leasing program managed by the ARRA, allowing many businesses to now call Alameda Point home.

**AP Focus:** Which site at Alameda Point do you think is most interesting or challenging?

**Megliola:** Site 17, the Seaplane Lagoon, is challenging both technically and logistically. From a technical perspective, submerged sediment can be tricky to sample and remediate. Logistically, the presence of the endangered California Least Tern colony on the nearby runway area requires careful planning to ensure our site work is performed in a manner that is protective of this endangered bird species. The presence of the colony affects the time of year work can be performed, which has to be carefully factored in to our work plans and scheduling.

**AP Focus:** Tell us about some of the success stories at Alameda Point.

**Megliola:** Under the leadership of our Environmental Coordinator, Derek Robinson, and our Lead Remedial Project Manager, Bill McGinnis, the team has made enormous progress. In the last two years, the team has executed five ROD documents (Sites 1, 2, 24, 34, and 35), which as previously mentioned is a significant milestone. Given the level of complexity of the sites, I am especially pleased with how our team worked with the regulatory agencies and the community to complete these challenging documents. Overall, out of 30-plus environmental sites at Alameda Point, only four sites remain where we still need to execute a ROD, and we are on track to complete those over the next two years!

**AP Focus:** What is the best way for the community to learn more about Alameda Point?

**Megliola:** A wealth of information is available to the community regarding the outstanding work being performed at Alameda Point. The BRAC PMO website is a great starting point ([www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)) because it contains both recent and historical information. There are photos, maps, meeting minutes, fact sheets, and contact information. For those in the Alameda area, attending the Restoration Advisory Board (RAB) meetings is a fantastic way to meet the Navy team and regulatory agency representatives and learn first-hand about the program. RAB members

## Residents of Alameda Get a First-Hand Look at the Navy's Cleanup

On Saturday, July 16, 2011 the Navy invited the community on an annual tour of cleanup sites at Alameda Point. Over 40 community members attended, including retirees, students, working professionals, people who had never been to Alameda Point, and residents who are very active in the Navy's RAB. There was something for everyone!

During the 2.5 hour tour, the group visited four sites. At each site they were able to talk about the investigations and cleanup being conducted, view the site, and ask questions. Navy personnel and regulatory agency representatives were on-hand to discuss the projects. At the first stop, tour attendees saw construction of an electrical resistance heating system being used to turn chemicals to vapor, and then treat the vapor. At the second stop, attendees saw sediment dredging in the Seaplane Lagoon and were able to see some of the birds in the area. At the third stop attendees were able to ride the bus through the Site 1 former landfill and see excellent views of the bay and San Francisco from the far western side of the installation. At the fourth and final stop, attendees got to ride and then walk through the largest building on Alameda Point, Building 5, and see how remediation has progressed.

A big thank you to all who attended! Look for upcoming opportunities to take a tour of Alameda Point in the summer of 2012.



contribute their time to provide comments on documents and valuable input regarding the cleanup program, all of which are discussed at the RAB meetings. I believe anyone who makes time to attend a RAB meeting will be extremely pleased to see the level of skill and care the Navy Alameda team employs in the cleanup, as well as the collaborative efforts between the Navy, the regulatory agencies and the RAB community members.

For more information about the Navy's website, the Restoration Advisory Board, or to contact a member of the BRAC Cleanup Team, see below.

## How Do I Get More Information?

This newsletter provides a general update about the Navy's cleanup at Alameda Point. But if you have questions or concerns, there are numerous resources for more information, listed below.

### Website:

Visit the Navy's website at <http://www.bracpmo.navy.mil>. Here you can find information on BRACs overall mission and numerous bases. For Alameda Point specifically, click on "Prior BRAC", "Prior BRAC Installations" drop down menu, and choose "NAS Alameda Point".

## Restoration Advisory Board Meetings:

The RAB is a board of community members who give input about cleanup to the Navy and regulatory agencies. The meetings are 6:30 p.m. to 8:30 p.m. at 950 W. Mall Square - Building 1, Room 140, on Alameda Point. See the Navy's website for the current schedule. Anyone is welcome to attend to hear presentations and community comments, and to ask questions.

## Be Added to the Mailing List:

Fill out the form on the back of this sheet to be added to the Navy's email list. You'll receive reminders about meetings and periodic newsletters, such as this one. You may opt to be added to the hard copy mailing list as well.

## Read the Technical Documents:

If you are interested in reading the final technical documents the Navy prepares and the regulatory agencies review, they can be found in the information repository. A full repository with final documents can be found at 950 W. Mall Square - Building 1, Room 240. In addition, the Alameda Free Library located at 1550 Oak Street has a smaller selection of the most current documents.

## Contact the Navy:

If you have any questions, please contact Mr. Derek Robinson, the BRAC Environmental Coordinator.

**Mr. Derek Robinson**  
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Closure Program Management Office West  
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The screenshot shows the NAVFAC (Naval Facilities Engineering Command) website. The header includes the NAVFAC logo and the text "Base Realignment and Closure Program Management Office". The navigation menu includes "Home", "About Us", "BRAC 2005 Expand BRAC 2005", "Prior BRAC Expand Prior BRAC", "Environment", "Disposal", "Library Expand Library", and "Contact Info". The main content area is titled "INSTALLATION" and features a "QUICK LINK TO:" dropdown menu with "Prior BRAC Installations" selected. Below this, there is a section for "Former Naval Air Station Alameda" with a list of details: "Alameda, California", "Total Acreage: 2,676", "BRAC Year: 1993", "Closure Date: 30 Apr 1997", and "Action: Closure - Completing BRAC disposal and environmental actions." To the right of this text is a small image of the Alameda Point facility. Below the text is a pie chart titled "Conveyance Status (Current as of June 2011)". The pie chart shows the following distribution: 88.9% Remaining Property (Lease Termination), 5.9% Disposed (Federal Agency), 2.8% No Civil EDC (PBC), 1.0% Disposed (PBC), and 1.6% No Civil EDC (PBC). Below the pie chart is a "View/Hide Base Summary" link. The "Base Property and Historical Use" section provides a detailed description of the site, its location, and its history. The "Closure date, planned reuses, parcels transferred" section describes the closure process and the transfer of property to the City of Alameda. The "In March 2008, the Navy conveyed the former Marina Village Housing area to the United States Coast Guard." and "In May 2009, the DON conveyed the Public Benefit Conveyance Parcel known as PBC-1 (44 acres) to the Department of Interior. Ultimately, PBC-1 will be transferred to the City of Alameda for a community recreation/ sports complex."

NAS Alameda Website

# Receive Newsletters and Mailings from the Navy

To be included in the Navy's mailing list for Alameda Point please complete and return this mailing coupon. The Navy mails newsletters one to two times a year, and periodically sends announcements and site specific information to the mailing list. In addition, the Navy sends monthly reminders about Restoration Advisory Board meetings to the email distribution list. You may choose to be on our hard copy mailing list, our email distribution list, or both. Use the mailing list coupon, or send an email with your full name and complete mailing or email address to Derek Robinson: derek.j.robinson1@navy.mil.

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Mr. Derek Robinson  
Navy BRAC Environmental Coordinator  
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San Diego, CA 92108-4310

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