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

www.navybracpmo.org
Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

August 4, 2005

The following participants attended the meeting:

| | |
|---|---|
| **Co-Chairs:** | |
| Thomas Macchiarella | Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair |
| George Humphreys | Restoration Advisory Board (RAB) |
| **Attendees:** | |
| Janet Argyres | Bechtel Environmental Inc. (Bechtel) |
| Pam Baur | Sullivan International Group (Sullivan) |
| Doug Biggs | Alameda Point Collaborative representative |
| Neil Coe | RAB |
| Anna-Marie Cook | U.S. Environmental Protection Agency (EPA) |
| David Cooper | EPA |
| Ardella Daily | RAB |
| Keith Elliot | BRAC PMO West, Remedial Project Manager (RPM) |
| Jamie Hamm | Sullivan |
| Diane Heinze | Port of Oakland |
| Jim Helge | Tetra Tech EM Inc. (Tetra Tech) |
| Lisa Houlihan | U.S. Coast Guard (USCG) |
| Judy Huang | Regional Water Quality Control Board (Water Board) |
| Craig Hunter | Tetra Tech |
| Terry Iwagoshi | Western Solutions |
| Eric Johansen | Bechtel |
| Joan Konrad | RAB |
| James D. Leach | RAB |
| Marcia Liao | Department of Toxic Substances Control (DTSC) |

| | |
|---|---|
| Bert Morgan | RAB |
| Lou Ocampo | BRAC PMO West, RPM |
| Mary Parker | BRAC PMO West, RPM |
| Kevin Reilly | RAB |
| Peter Russell | Russell Resources Inc. /City of Alameda |
| Dale Smith | RAB/Audubon Society/Sierra Club |
| Michael John Torrey | RAB/Housing Authority of the City |

The meeting agenda is provided in Attachment A.

**MEETING SUMMARY**

**I. Approval of Minutes**

Mr. Humphreys called the meeting to order at 6:34 p.m. Mr. Humphreys acted as alternate for Ms. Jean Sweeney, community co-chair, who was unable to attend the meeting,

Mr. Humphreys asked for comments on the minutes from the RAB meeting held on June 7, 2005. Mr. Torrey, Mr. Humphreys, Ms. Konrad, Ms. Smith, and Ms. Cook provided the following comments:

Mr. Torrey's comment

- On page 3 of 16, third paragraph in Section II, the sentence "Mr. Torrey requested clarification on oxidizing and whether it means to incinerate" will be revised to "Mr. Torrey clarified that oxidizing means to incinerate."

Mr. Humphreys' comments

- Page 2 of 16, Section I, under Mr. Torrey's Comments, it was Mr. Leach and not Mr. Humphreys who said, "water supplied by the EBMUD comes through the Mokelumne Aqueduct".
- Page 4 of 16, first paragraph, third sentence, revise "low changes" to read "load changes".
- Page 5 of 16, third paragraph; revise the first sentence to quote Mr. Humphreys and not Mr. Leach.
- Page 5 of 16, first paragraph of Section IV; remove "the" before "total petroleum hydrocarbon."

Ms. Smith's comment

- Page 5 of 16, first paragraph, first sentence, revise "reuse, and that she has found a waste cell" to read "reuse, that she had found a waste cell".
- On page 7 of 16, second paragraph, eighth line, revise "residual was referred to as `ganglia' to read, "residual was the result of 'ganglia'."
- Page 8 of 16, fifth paragraph, seventh line, change "criteria is" to read "criteria are."
- Page 15 of 16, top of page, second sentence, revise, "Section 2" to read "Alternative S2-3."
- Page 15 of 16, the second to last sentence of the second paragraph, revise "these nuclides are associated with nuclear reactors that have been at Site 1" to read "these nuclides are associated with practices at the base."

Ms. Cook's comment

- On page 3 of 16, the second sentence in the fourth paragraph of Section II will be changed to refer to Ms. Cook's colleagues at the Regional Water Quality Control Board and not the California Air Resources Board.
- Page 12 of 16, the last sentence fourth paragraph, revise, "together is becoming more the norm" to read "together is more the norm."
- Page 12 of 16, the fifth paragraph, second sentence; revise "remedial option" to read "remedial action."

The minutes were approved by the RAB based on incorporation of the comments listed above.

## II. Co-Chair Announcements

Mr. Humphreys announced that he is filling in as co-chair for the evening because Jean and Jim Sweeney, the community co-chair and vice co-chair, are in Seattle on personal business. Ms. Sweeney provided Mr. Humphreys with a list of 16 documents she had received during July (Attachment B-1). According to Mr. Humphreys, notable documents included the final feasibility study for Seaplane Lagoon, which was issued on July 22, 2005, and the revised draft Site Management Plan (SMP) addendum, issued on July 26, 2005.

Mr. Macchiarella reminded the RAB that the end of the comment period for the SMP is approaching. Presentations on the SMP were provided during the previous two RAB meetings. He noted that he had not yet received any comments on the SMP from the RAB. Additionally, Mr. Macchiarella thanked the RAB members who had submitted comments on the Site 1 feasibility study.

Mr. Macchiarella followed up on a question that Mr. Humphreys had asked during the previous meeting about the exact location and types of sampling associated with a number of circular aboveground storage tanks (ASTs) in the northwestern corner of the base. Mr. Macciarella said that the tanks were located on Site 14, and that samples were collected from soil in the ASTs during the Site 14 remedial investigation (RI) and analyzed for numerous substances; none of the results exceeded preliminary remediation goals (PRGs). Mr. Macchiarella provided Mr. Humphreys a location map, sample descriptions, and the analytical data associated with the ASTs. Mr. Macchiarella said that he would provide this information to other RAB members upon their request.

Mr. Macchiarella announced that the Navy appointed Ms. Mary Parker and Mr. Keith Elliot as new members of the Alameda Point team. In addition, Mr. Lou Ocampo will be taking over some of projects previously managed by Mr. Darren Newton.

Ms. Smith requested a map of the Alameda Point petroleum sites from Mr. Macchiarella.
Mr. Macchiarella apologized for not bringing the map to the meeting and stated that he will bring copies to the next meeting.

Mr. Macchiarella distributed the list of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program documents planned for August and September 2005 (Attachment B-2).

## III. Site 34 Remedial Investigation Work Plan Presentation

Mr. Macchiarella introduced Mr. Keith Elliot (Navy) and Mr. Jim Helge (SulTech) to provide a presentation on the Site 34 RI work plan.

Mr. Elliot introduced himself as a new RPM for Alameda Point and also introduced Mr. Helge. Mr. Helge said that Site 34 is a new site for the Navy. He stated that the presentation includes the site history, previous investigations, site issues, the RI approach, data evaluation, and the path forward. A handout of the presentation was provided and is included as Attachment B-3.

Slide 3 shows the site location within Alameda Point, and Slide 4 provides a closer view, which depicts Sites 14 and 15 to the west and east of Site 34, respectively. The area of Site 34 was previously referred to as "the farm." Until the late 1800s, Site 34 was under water and was part of the Oakland Inner Harbor. During the late 1800s, a berm was constructed to support railroad tracks that ran along the current northern boundary of the site. In the 1920s, additional fill was added to the area south of the tracks, and during the 1930s through the 1950s, additional fill was added to cover the tracks and complete the naval base. From 1946 through 1967, several buildings were constructed on the site and used by the Navy.

Former activities at the 12 buildings formerly located on Site 34 included painting (Buildings 331 and 477), woodworking (Buildings 330 and 331), metal working (Buildings 330, 344, and 474), sandblasting activities (Buildings 343, 475, and 604), and storage buildings (Buildings 472, 479, 476, and 510). The buildings were built between 1946 and 1971. Additionally, two hazardous materials storage areas on Site 34 were used to store paint and sandblasting grit. A 1971 aerial photograph shows areas of outdoor storage along the western side of the site. Additional site features included six ASTs that were removed, 10 non-polychlorinated biphenyl (PCB) transformers that were removed, a former fuel line that was closed in place in 1998, two storm sewers that extend along the eastern boundary and encroach on the western portion of the site, and a open space generally used to store parts and equipment in the southwestern portion of the property. Slide 10 shows the locations of the former on-site buildings and their uses, which largely included general maintenance activity.

All on-site buildings were demolished between 1995 and 2000. Activities at the site ceased in 1997; the site is currently vacant except for the building's foundation pads and unpaved areas. Slide 12 is a 2003 aerial photograph, which depicts the site as vacant except for the building pads.

During Phase I of the Environmental Baseline Survey (EBS) in 1995, the Navy documented past site activities and current observations. Base operations personnel were interviewed as part of this process. As part of a Phase 2 EBS in 1997 and 1998, samples were collected from unpaved open spaces (the western area of the site) and source areas of potential contamination such as stained soil. Phase 2B of the EBS further refined the data collection by focusing on additional areas of concern or additional sampling of identified suspect areas of concern. A total of 52 soil samples and seven groundwater samples were collected from the site during the EBS investigations. Additional soil and groundwater samples were collected and analyzed during a separate investigation of total petroleum hydrocarbons (TPH); two soil and one groundwater sample were collected from beneath a former fuel line, and one other groundwater sample was collected near a former underground storage tank (UST) near the eastern edge of the site. Slide 15 depicts the soil sampling locations, and Slide 16 depicts the groundwater sampling locations at Site 34. Samples ranged in depth from surface to 6 feet below ground surface (bgs), depending on the location or presence of identified contaminants. The Navy collected fewer groundwater samples. The ASTs previously located on Site 34 held petroleum, mostly diesel, while the off-site UST held gasoline. During a 2003 site investigation, the Navy incorporated Site 34's data and data collected from a large site

investigation that surrounded Site 34. As a result, the Navy concluded that Aroclor 1260 and arsenic are risk drivers in soil.

Issues identified included concentrations greater than Residential PRGs and ambient levels in soil for cadmium, chromium, arsenic, and lead; cadmium and chromium in one of 32 samples collected, lead in five of 32 collected samples, and arsenic in three of 32 above background levels. These metals were most likely attributed to sandblasting or naturally occurring levels. Polycyclic aromatic hydrocarbons (PAH) in two of 17 samples collected are commonly associated with filled areas. The PCBs Aroclor 1254 and Aroclor 1260 were found in four of 17 samples collected. Reportedly, PCB oil was sometimes used as an herbicide at Alameda Point. Volatile organic compounds (VOCs) in soil samples, which were below PRGs, included 2-butanone in one of three samples and methylene chloride in two of five soil samples; these two compounds are relatively common laboratory contaminants. VOCs and semivolatile organic compounds (SVOCs) were not detected in groundwater. However, some of the samples had detection limits greater than the PRGs. Data gaps were identified for VOCs and metals in groundwater.

Objectives for the site include characterization of the extent of contamination in soil and groundwater, evaluation of the fate and transport of the contaminants to assess whether there are impacts to Oakland Inner Harbor, and determination of human health and ecological risk levels. Goals for the site include identification of metals in the soil from former on-site operations, characterization of Aroclor 1260 in surface and subsurface soil, characterization of SVOCs in soil, and characterization of VOCs in groundwater.

The Navy plans to meet the objectives and goals for characterization of the site by using a modified grid sampling approach to evaluate potential sources and preferential migration pathways. Soil and groundwater will be analyzed for VOCs, SVOCs, PAHs, metals, pesticides, PCBs, and TPH. If additional assessment is warranted, shallow and deep monitoring wells will be installed to further characterize the site. However, no monitoring wells will be installed if no issues are encountered in the analytical results for grab groundwater samples. Slide 22 is a map of the proposed soil and groundwater sampling locations. Slide 23 compares the proposed sampling locations with previous sampling locations where contaminants were identified and along the sanitary sewer line. The previous investigations indicated seven locations where chemical concentrations exceeded PRGs. Ten new soil sample locations and 16 groundwater sample locations are proposed in the work plan. Old and new data will be assessed to compare levels of contaminates with current PRGs. A tentative schedule for these events extends from July 2005, when the draft work plan was submitted, until at least the spring of 2006.

The presence of seasonal wetlands will be evaluated during ecological risk assessment activities. However, there is no evidence that seasonal wetlands exist on the site.

## IV. Revised Draft Site Inspection Report Transfer Parcel EDC-3 Presentation

Mr. Humphreys introduced Mr. Ocampo (Navy) and Mr. Eric Johansen (Bechtel) to discuss the Economic Development Conveyance Parcel 3 (EDC-3) report. A handout of the presentation was provided and is included as Attachment B-4.

According to Mr. Johansen, information collected in preparing the site inspection report included 20 environmental investigations at EDC-3 within recent years. Based on these investigations, the Navy is recommending no further evaluation at six of the 15 EBS parcels within the larger EDC-3 parcel. Additionally, no further ecological evaluation is recommended for EDC-3 based on the lack of sufficient habitat for species of concern. The Navy had identified five areas of concern (AOCs) within EDC-3 and is recommending additional evaluation at these locations, however.

Slide 3 is a map of EDC-3, which surrounds Site 34, Site 14, and Site 32. The five AOCs are identified on the map.

The objectives for the site inspection report include evaluation of environmental conditions by summarizing contamination in soil and groundwater, estimating the potential risk to human health, identifying special status species and potential exposure pathways, and making recommendations for how to proceed with transfer.

EDC-3 is located in the northwestern portion of the base and is composed of 103 acres. This land was primarily open space along the northern boundary of the base and was used for runways, aircraft maintenance, ammunitions and weapons storage, warehousing facilities, and maintenance shops. EDC-3 is composed of 15 EBS parcels. Four of the 15 EBS parcels are within Sites 32 and 34 and are being addressed under the Installation Restoration (IR) Program. The remaining 11 parcels are being addressed in this site investigation report. The parcels have been grouped according to their previous uses; the largest parcels were used for runways or taxiing, while some of the other parcels were developed with maintenance shops or warehouses.

The previous 20 environmental investigations involved an EBS investigation, Parcel Evaluation Plans, the TPH program, storm-sewer investigations, base-wide groundwater monitoring program, a PAH study, and a solid waste management unit assessment report. Parcel history for 11 of the 15 EBS parcels has included the uses previously mentioned as well as sewage pump stations, vehicle storage, battery acid recharging, aircraft fuel storage tanks, electric shops, offices, steel and woodworking shops. All the data and analytical results generated for these reports for the separate parcels were compared with screening criteria to identify elevated areas of contamination to establish the AOCs. The screening criteria for VOCs, SVOCs (excluding PAHs in soil), pesticides/PCBs, and metals included the U.S. EPA Region 9 PRGs for residential soil and tap water or the California-modified PRGs, when available. TPH was compared with the preliminary remediation criteria established in the Alameda Point-specific TPH Strategy for soil; PAHs were compared with Alameda Point-specific criteria for soil. Metals were compared with the threshold background concentrations developed for Alameda Point soil and groundwater.

Results of the analytical data comparisons indicated that concentrations of trichloroethylene (TCE), 1,2-dichloroethane (1,2-DCA), and vinyl chloride in groundwater exceeded screening criteria at Parcel 23H. Concentrations of naphthalene in groundwater exceeded the criteria on EBS Parcel 12 and 23H. Concentrations of contaminants in soil that exceeded screening criteria included motor oil on EBS Parcels 8, 9, 11, and 19. Also in soil, benzo[a]pyrene equivalent concentrations exceeded the screening criteria on 23H; PCBs (Aroclor 1254 and 1248) exceeded the screening criteria on Parcels 5D, 8, 16, and 23H; and metals (lead, arsenic, iron, and thallium) exceeded the criteria on Parcels 5D, 8, 12, 19, and 23H. Additionally, the cancer risk and noncancer hazard index (HI) that were calculated for each EBS parcel indicated significant cancer risks from potential exposures to soil at Parcels 8, 16, and 23H, and from potential exposures to groundwater at Parcels 12 and 23H. Significant noncancer risk is indicated from potential exposures to soil at Parcels 12 and 23H.

Three general habitats make up the majority of EDC-3. These habitats include barren (runways, roadways, and buildings), nonnative grassland, and seasonal wetland areas. Based on the rare potential occurrence of any threatened or endangered species, EDC-3 presents an insignificant habitat resource and any potential migratory species would not choose to linger for an extended period. Therefore, no further ecological investigation is warranted. Slide 15 depicts a map of the site with the various habitats; the approximate boundaries of these habitats are shown for comparison.

Recommendations based on site history, chemical storage and usage, sampling results, and risk assessment results have led to the conclusions that no further evaluation is recommended for EBS Parcels 5D, 9, 10, 11, 19, and 20, while further evaluation is needed on Parcels 8, 12, 16, 21, and 23H. Each of these parcels is affected by at least one of the AOCs.

The estimated boundaries of AOC 4 might be refined during the investigations at Site 34. The present boundaries do not delineate the edges of the contamination. Further evaluation of Parcels 8, 12, 16, 21, and 23H could determine whether to expand the AOC's within the parcels and make it a separate site, remove AOCs from the list because they do not present a high level of concern, or connecting some of the AOC sites to other investigations. A tentative schedule for these events extends from July 2005, when the revised draft site investigation report was submitted, until at least December 2005.

Ms. Smith asked about the potential sources of the elevated concentrations of thallium; Mr. Johansen replied that this question will be addressed in subsequent reports, when thallium is identified as a concern. Ms. Smith commented that airplanes were repaired on the parcels that surround Site 34 and hypothesized that Site 34 also could have been used for this process. Mr. Helge responded that the interviews with personnel who formerly worked at Site 34 indicated that no airplanes were repaired on Site 34. Ms. Smith commented that a closer examination of threatened or endangered plant species in the seasonal wetland areas is warranted. Mr. Johansen agreed that the plants in these areas might be worth further consideration in subsequent reports. Ms. Smith then asked for the size of the seasonal wetland. Mr. Johansen replied that the wetland is 5 acres. Mr. Macchiarella then encouraged the attendees to review the report in the repository and submit comments.

## V. BCT Activities

Ms. Marcia Liao provided the July 2005 BRAC Cleanup Team (BCT) activity update. A handout was provided (Attachment B-5).

**Alameda Point Site 25/Alameda Annex IR02 meeting held on July 6**

This meeting focused on performance standards for groundwater remediation, remedial alternatives for soil, and vapor intrusion. Ms. Liao noted that the cleanup level needs to be quantitative and not qualitative so that a reasonable level can be achieved. There are two groundwater plumes on the property, one on Alameda Point and one on Alameda Annex. The groundwater under this portion of Alameda Point is considered a potential source for beneficial use. It has been suggested that current drinking water standards be applied to this area; however, a standard for naphthalene has not been set.

A remediation alternative for PAHs in soil was also discussed; the regulatory agencies recommend an average concentration of 0.62 parts per million (ppm) or less with 1 ppm as the highest maximum contaminant level.

The possibility of vapor intrusion into residences or businesses was also discussed. The Navy proposes excavating 2 feet of soil and replacing it with clean fill material, but DTSC currently recommends an excavation of 4 feet except under building foundations and hardscape areas. The BCT would not view vapor intrusion as a critical issue if groundwater were remediated to drinking water standards.

Ms. Smith asked if the state has set standards for naphthalene. According to Ms. Cook, EPA and the California Department of Health Services have set standards; however, these standards are for inhalation, and the values for ingestion are still being calculated. EPA has set a health advisory level of 100 parts per

billion (ppb) in groundwater for naphthalene, and this concentration is the proposed cleanup standard for the site. A maximum contaminant level (MCL) or PRG has not been established for naphthalene at this point. A resolution on the cleanup criteria for soil has not yet been reached. However, resolutions on the soil and outstanding issues will be reached within the next month. Ms. Dailey commented that she would like to go on the record in favor of 4 feet of excavation instead of 2 feet. The proposed plan will be issued to the public within the next month; the plan encourages these types of comments and focus meetings to address areas of disagreement with its contents.

**EDC-5/Site 35 Meeting held on July 19**

The EDC-5/Site 35 topic concerned the early transfer of this area to the City of Alameda. Approximately 20 AOCs were identified in EDC-5, and those areas have been grouped into Site 35. Site 35 will proceed through the CERCLA process on an expedited schedule. The meeting identified sample locations and potential contaminants which will be analyzed. The transfer will be completed in four phases; phase one will be an early transfer, which will consist of approximately 300 acres and will include areas primarily in EDC-5 and Operable Unit (OU)-1. The Water Board and DTSC will join the EPA in signing the Federal Facilities Agreement (FFA). Cleanup of EDC-5 sites at this stage will be privatized and paid for by the City of Alameda. The second step would be a consent order, which would need to be approved by EPA and the governor, and then when transferred the authority will be with the EPA. [This statement is incorrect because only the EPA needs to approve of the consent order and not the governor.] There is an integration issue with the Navy's Resource Conservation and Recovery Act (RCRA) permit: the 300 acres would have to be excluded from the permit. EPA will contemplate partial delisting of the site from the National Priorities List (NPL). The City of Alameda will also need to obtain financial assurance before the property is transferred. The City of Alameda will be in charge of cleaning up the site, and the price of cleanup will be considered in the purchase price of the land.

## VI. Community and RAB Comment Period

Mr. Coe said that because he is a member of the RAB, he would like to have better access to areas of the base to see current conditions before the property is purchased. Mr. Macchiarella replied that the city mostly manages the property, and permission would need to be obtained from the city or from its consultants, who are overseeing some of the sites. Some of these sites are fenced to protect the health and safety of the public and protect the liability of the city. A RAB tour is suggested, and one of the Saturdays within the next forty-five days would be ideal for a tour of the northwest area of the base and EDC-5. The exact date was not decided because some of the RAB board members needed to check their schedules.

Ms. Dailey announced that she recently was appointed as the interim superintendent for the school board and that she will select an alternate in case she misses a meeting.

Ms. Cook said that she would like to develop a focus group to discuss the comments on the Site 1 feasibility study and inquired about the interest level within the group. Ms. Liao said that she had received a call from someone concerning Site 1 but was unable to return the call because a number and name were not given (None of the RAB members indicated any knowledge of the call). The RAB members expressed interest for a focus group for Site 25 and Ms. Cook said she will try to set up the group for comments.

Mr. Biggs renewed his request for copies of all documents on Site 35, including the upcoming work plan. Ms. Smith requested a map of the TPH program site locations and a more recent map of the CERCLA site locations.

Mr. Matareese requested that the board provide formal advice on the remedies at Sites 1 and 25. Additionally, he requested that the board vote and provide its opinion on the excavation of soil for vapor intrusion. He said that a 4-foot soil removal would be better than the proposed 2-foot removal.

There were no further comments, and the meeting was adjourned at 8:37 p.m.

**ATTACHMENT A**

**NAVAL AIR STATION ALAMEDA**
**RESTORATION ADVISORY BOARD MEETING AGENDA**
**August 4, 2005**

**(One Page)**

# *RESTORATION ADVISORY BOARD*

## *NAVAL AIR STATION, ALAMEDA*

## *AGENDA*

**AUGUST 4, 2005, 6:30 PM**

**ALAMEDA POINT – BUILDING 1 – SUITE 140**
**COMMUNITY CONFERENCE ROOM**
(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

| TIME | SUBJECT | PRESENTER |
|---|---|---|
| 6:30 - 6:45 | Approval of Minutes | Jean Sweeney |
| 6:45 - 7:00 | Co-Chair Announcements | Co-Chairs |
| 7:00 – 7:30 | Presentation of Site 34 Draft RI Workplan | Mr. Keith Elliott & SulTech |
| 7:30 – 8:00 | Presentation of the Draft Site Inspection & Report for EDC-3 [Economic Development Conveyance #3] | Mr. Lou Ocampo<br>Eric Johansen |
| 8:00 – 8:10 | BCT Activities | Marcia Liao |
| 8:10 – 8:30 | Community & RAB Comment Period | Community & RAB |
| 8:30 | RAB Meeting Adjournment | |

**ATTACHMENT B**

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

B-1 Email correspondence by Jean Sweeney, Community Co-chair, of documents received in July 2005, summarized by George Humphreys, RAB. August 4, 2005. (1 page)

B-2 List of significant Navy CERCLA program documents for August/September 2005, presented by Thomas Macchiarella, BRAC PMO-West. August 4, 2005. (1 page)

B-3 Site 34 Remedial Workplan, presented by Keith Elliot, U.S. Navy, and Jim Helge SulTech, Inc. August 4, 2005. (13 pages)

B-4 Revised Draft Site Inspection Report, presented by Lou Ocampo, U.S. Navy, and Eric Johansen, Bechtel. August 4, 2005. (10 pages)

B-5 July 2005 BCT activities update, presented by Marcia Liao, DTSC. August 4, 2005. (1 page)

**ATTACHMENT B-1**

**EMAIL LIST OF DOCUMENTS RECEIVED IN JULY**
**(One Page)**

## Pearson, Lona

**From:** Jean S Sweeney [jean_sweeney@juno.com]
**Sent:** Wednesday, August 03, 2005 3:15 PM
**To:** adailey@alameda.k12.ca.us; adover@geosyntec.com; COENEILG@aol.com; cook.anna-marie@epa.gov; Dale2smith@yahoo.com; dbiggs@apcollaborative.org; ejohnson@ci.alameda.ca.us; fmatarre@ci.alameda.ca.us; H.G.BertMorgan@aol.com; JCH@rb2.swrcb.ca.gov; jhug@d11.uscg.mil; jimsweeney2@juno.com; jleach@globalperspectives.com; jpkonrad@ix.netcom.com; kurtp28@hotmail.com; lhoulihan@d11.uscg.mil; Pearson, Lona; ltetirick@alamedanet.net; mliao@dtsc.ca.gov; Peter@russellresources.com; reillyrn@hotmail.com; ripperda.mark@epa.gov; thomas.maccharella@navy.mil
**Subject:** July RAB documents

To all,
We won't be able ot attend the August meeting and have asked George Humphreys to sit in for us. If someone could print a couple of copies of this and give one to George and one to Michael John that would help.
Jean Co Chair

RAB Documents received during July 2005

1. July Navy response to EPA re: Site 1 Radiological Study
2. July Navy response to EPA re: Site 2 Radiological Study
3. July Revised Draft Site Inspection re Parcel EDC 3. (2 copies)
4. July 6 Water Board comments re: Draft Final Seaplane Lagoon
5. July 12 Navy Construction completion Report ASTs Removal CAA1
6. July 12 Navy re: Quarterly Water monitoring Site CAA 7 (Aug-Oct 2004)
7. July 15 Navy re Quality assurances re Soil and Gas Sampling CAA 13
8. July 15 Water Board comments re Estuary Park, site 25 and OU 5
9. July 16 DTSC comments re: Estuary Park, Site 25 and OU5
10. July 18 EPA conmments re. Draft final for OU1 sites 6,7,8 and 16.
11. July 20 Water Board Comments re Draft Final OU Sites 6,7,8 and 16
12. July 22 Final feasibility study for Seaplane Lagoon
13. July 26 EPA re Draft Site Management Plan Addendum
14. July 26 Navy re: ASTs at AP based on July 19 discussion
15 July Draft Final R site 27 in 3 Vols
15. July RI site 27 in 3 volumes
16. July RI workplan for site 34

**ATTACHMENT B-2**

**LIST OF SIGNIFICANT NAVY CERCLA PROGRAM DOCUMENTS FOR AUGUST/SEPTEMBER 2005**

**(One Page)**

**Alameda Point Restoration Advisory Board Meeting**
**August 4, 2005**

## *Significant Navy CERCLA program documents planned for* <u>August/September 2005</u>

- Draft Final Amendment to the Site Management Plan
- Site 14 (Former Fire Training Area) Feasibility Study Report Supplement
- OU-1 (Sites 6, 7, 8 and 16) Final Feasibility Study Report
- Site 30 (Miller School) Draft Final Remedial Investigation for Site 30
- Site 31 (Marina Village Housing) Draft Final Remedial Investigation Work Plan
- Site 35 (West Housing Area) Draft Remedial Investigation Work Plan
- PBC-1A (Public Benefit Conveyance Parcel #1A) Draft Site Inspection Report
- OU-2B (Sites 3, 4, 11 and 21) Draft Feasibility Study Report

**ATTACHMENT B-3**

**SITE 34 REMEDIAL INVESTIGATION WORK PLAN**

**(Thirteen Pages)**

# Welcome

BRAC PMO WEST

## Site 34 Remedial Investigation Work Plan

Alameda Point, Alameda, California

Keith Elliot
Remedial Project Manager
BRAC Program Management Office West
Jim Helge, SulTech, Inc.
August 4, 2005

# Presentation Overview

BRAC PMO WEST

- Site History
- Previous Investigations
- Issues
- Remedial Investigation (RI)
- Data Evaluation
- Path Forward

# Site History

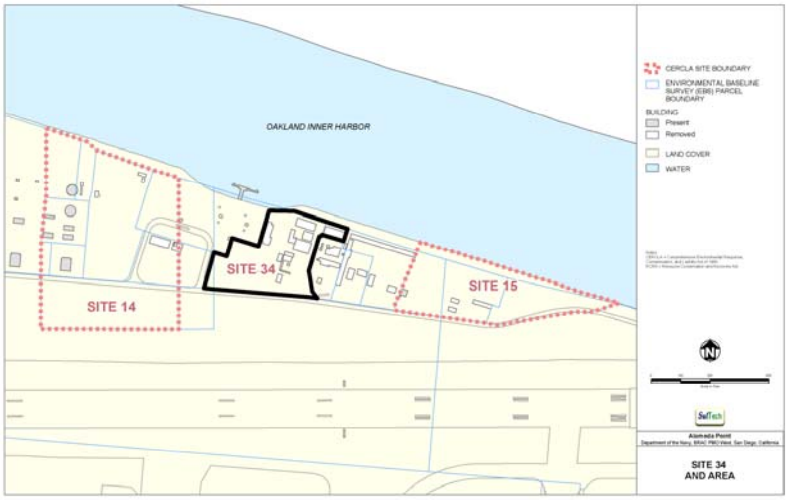
BRAC PMO WEST

## Alameda Point

# Site History

BRAC PMO WEST

## IR Site 34



# Site History

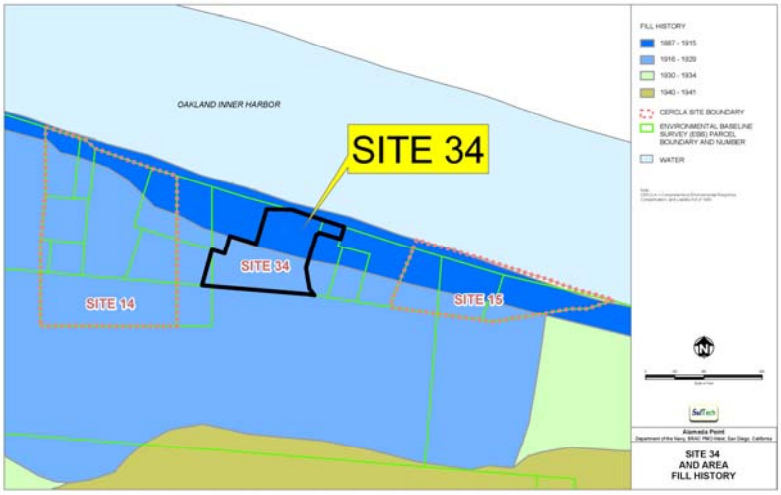
BRAC PMO WEST

- **Prior to Late 1800s:** Site underwater
- **Late 1800s:** Railroad constructed on berm
- **1920s:** Additional fill added in area south of tracks
- **1930s-1950:** Additional fill added to cover tracks and complete base
- **1946-1967:** Buildings were constructed for use by Navy

# Site History

BRAC PMO WEST

## Fill History



# Site History

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## Site Activity

- Used by the Naval Air Rework Facility (NARF) for maintenance of base equipment
- Formerly 12 Buildings on Site 34
- Buildings used for the following activities:
  - Painting activities (Buildings 331 & 477)
  - Wood working (Buildings 330 & 331)
  - Metal working (Buildings 330, 344, & 474)
  - Sandblasting (Buildings 343, 475, & 604)
  - Storage (Buildings 472, 479, 476, & 510)

# Site History

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## IR Site 34: 1971

# Site History

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## Additional Site Features

- Six (6) Aboveground Storage Tanks (ASTs) removed
- 10 non-PCB transformers removed
- Former fuel line closed-in-place in 1998.
- A storm sewer extends along the eastern boundary of the site. Another storm sewer encroaches onto the western portion of the site
- The southwest area was primarily open space, which was used for storage of parts and equipment

# Site History

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## Former Buildings

# Site History

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- All buildings demolished between 1995 and 2000
- Site activity ceased in 1997
- Site is currently vacant with building pads and unpaved open space

# Site History

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## IR Site 34: 2003

## Previous Investigations

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- Phase 1 of the Environmental Baseline Survey (EBS) was conducted (by the Navy) to document site activities and make observations
- Phase 2 EBS samples were collected from open space and source areas (sandblasting grit and from stained soil)
- Phase 2B of the EBS further refined the data collection activities (additional sandblast grit samples collected)
- During the 1998 Fuel Line closure activity, samples were collected from below the former fuel line

## Previous Investigations

BRAC PMO WEST

- In total, 52 soil and 7 groundwater samples were collected during the EBS
- In addition, 2 soil and 2 groundwater samples were collected as part of separate TPH investigations
- The 2003 Site Investigation recalculated risk from the EBS sampling and identified risk from Aroclor 1260 and Arsenic

# Previous Investigations

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## Soil Sampling Locations

# Previous Investigations

BRAC PMO WEST

## Groundwater Sampling Locations

## Issues

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- Site Investigation identified Aroclor 1260 and Arsenic as risk drivers in soil at EBS Parcels.
- EBS noted concentrations greater than PRGs and ambient levels in soil for the following:
  - Cadmium (1 of 32)
  - Chromium (1 of 32)
  - Lead (5 of 32)
  - Arsenic (3 of 32 above background)
  - PAHs (2 of 17)
  - Aroclor 1254 and Aroclor 1260 (4 of 17)

## Issues

BRAC PMO WEST

- The following VOCs were detected below PRGs in previous soil samples:
  - 2-butanone (1 of 3)
  - Methylene chloride (2 of 5)
- The detection limits for SVOCs in groundwater (6 of 6) were greater than PRGs.
- Data gaps exist for VOCs and metals in groundwater

## Remedial Investigation

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### Objectives

- Characterize the extent of contamination in soil and groundwater
- Evaluate the fate and transport of the contaminants found at the site
- Determine human health and ecological risks

## Remedial Investigation

BRAC PMO WEST

### Goals

- Identify metals in soil from site operations (e.g. sand blasting)
- Characterize Aroclor 1260 in surface and subsurface soil
- Characterize SVOCs in soil
- Characterize VOCs in groundwater

## Remedial Investigation

BRAC PMO WEST

# Optimizing Data Collection

- **Mobilization 1:** Use modified grid sampling approach to evaluate potential sources and preferential migration pathways
- Soil and groundwater will be analyzed for the following:
  - VOCs
  - SVOCs
  - PAHs
  - Metals
  - Pesticides
  - PCBs
  - TPH (purgeable and extractable)
- If required, shallow and deep monitoring wells will be installed (Mobilizaiton 2)

## Remedial Investigation

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# Mobilization 1: Proposed Sampling Locations

# Remedial Investigation

BRAC PMO WEST

## Past and Proposed Sampling Locations

# Data Evaluation

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- Characterize constituents that are detected at concentrations greater than the PRGs (using EBS and RI data)
- Calculate risk to human health
- Calculate the risk to ecological receptors (including the Oakland Inner Harbor)

# Path Forward

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## Submittals

- **Draft Work Plan:** July 18, 2005
- **Comments Due:** September 18, 2005
- **Draft Final Work Plan:** November 18, 2005
- **Final Work Plan:** December 18, 2005
- **Field Work Mobilization 1:** January 2006
- **Interim Scoping Meeting:** February to March 2006
- **Mobilization 2 (if required):** March to April 2006
- **RI Report:** To Be Determined

# Questions?

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**ATTACHMENT B-4**

**REVISED DRAFT SITE INSPECTION REPORT TRANSFER PARCEL EDC-3**

**(Ten Pages)**

# Welcome

BRAC PMO WEST

## Revised Draft Site Inspection Report
## Transfer Parcel EDC-3
## Alameda Point

Lou Ocampo
Remedial Project Manager
BRAC Program Management Office West
Eric Johansen, Bechtel
RAB Meeting, August 4, 2005

# Bottom Line on SI Report

BRAC PMO WEST

- Navy has conducted 20 environmental investigations at Transfer Parcel EDC-3 in recent years
- Navy recommends no further evaluation (NFE) at 6 of 15 EBS parcels within Transfer Parcel EDC-3
- Because there is insufficient habitat for special species of concern, no further ecological evaluation is recommended
- Navy has identified 5 Areas of Concern (AOCs) within Transfer Parcel EDC-3
- Navy recommends these AOCs for further evaluation

# Identified Areas of Concern

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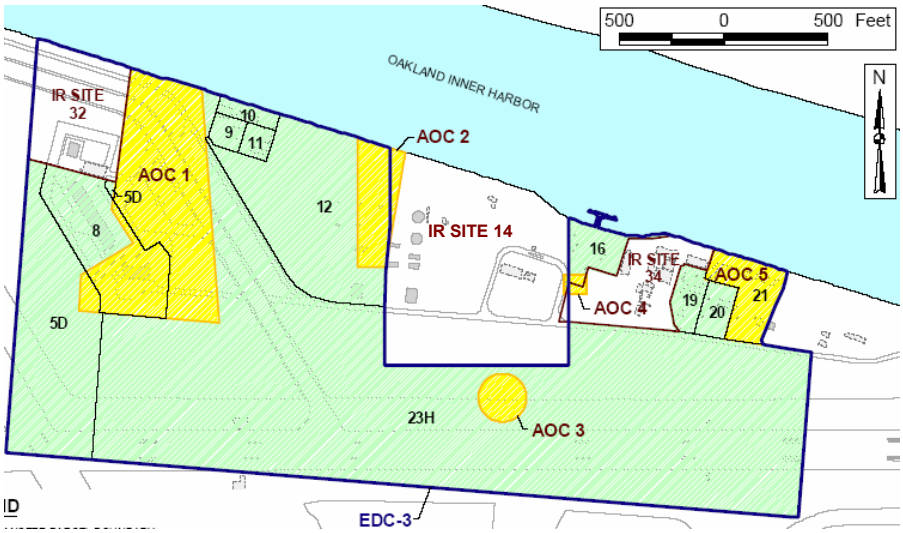



# Agenda

BRAC PMO WEST

- Bottom Line on SI Report
- SI Report Objectives
- EDC-3 SI Report Summary
  - Setting and History (Section 2)
  - Previous Investigations (Section 3)
  - Data Evaluation (Section 4)
  - Human-Health Risk Evaluation (Section 5)
  - Ecological Evaluation (Section 6)
  - Recommendations (Section 7)
- Schedule/Discussion

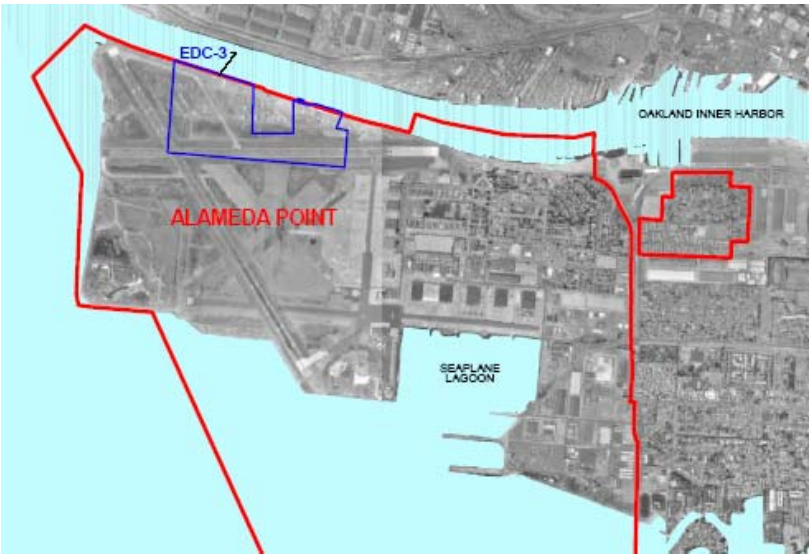
## SI Report Objectives

BRAC PMO WEST

- Objectives
  - evaluate environmental conditions by summarizing contamination in soil and GW
  - estimate potential human-health risk
  - identify special-status species and exposure pathways
  - make recommendations for path forward

## Transfer Parcel EDC-3

BRAC PMO WEST



## History and Land Use

BRAC PMO WEST

- Transfer Parcel EDC-3 is 103 acres
- Land is primarily open space along northern boundary of Alameda Point
- Land was used for runway facilities, aircraft maintenance, ammunitions/weapons storage, warehousing facilities, and maintenance shops
- Transfer Parcel EDC-3 consists of 15 EBS parcels
  - 4 of 15 are located within IR Sites 32 and 34 being assessed under the IR Program
  - 11 of 15 are assessed in the SI Report: EBS parcels 5D, 8, 9, 10, 11, 12, 16, 19, 20, 21, and 23H

## EBS Parcels within Transfer Parcel EDC-3

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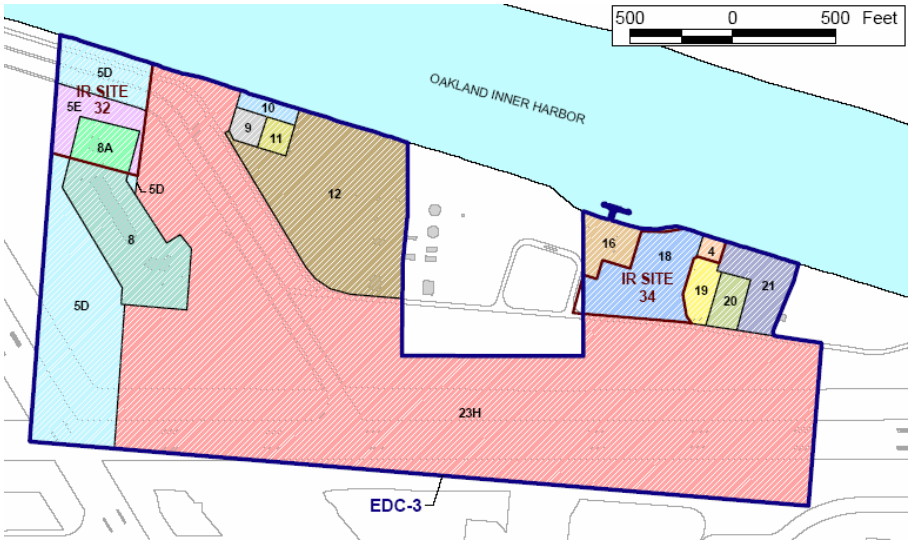

## Previous Investigations

BRAC PMO WEST

- 20 environmental investigations have been conducted within the boundaries of Transfer Parcel EDC-3
  - Environmental Baseline Survey (EBS) investigation
  - Parcel Evaluation Plans
  - Total Petroleum Hydrocarbon Program, including tanks and TPH corrective action areas (CAAs)
  - Storm sewer investigations
  - Base-wide groundwater monitoring program
  - PAH study
  - Solid Waste Management Unit Assessment Report

## EBS Parcel History

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- EBS Parcel 5D – taxiway/runway
- EBS Parcel 8 – weapons storage, sewage pump station, vehicle storage
- EBS Parcel 9 – general warehouse, dry material and aircraft storage
- EBS Parcel 10 – general warehouse, dry material and vehicle storage
- EBS Parcel 11 – battery acid recharging, aircraft storage
- EBS Parcel 12 – live ammunition storage, sewage pump stations
- EBS Parcel 16 – aircraft fuel storage tanks
- EBS Parcel 19 – aircraft overhaul/maintenance, sewage pump station
- EBS Parcel 20 – supply warehouse, electric shop, administrative office
- EBS Parcel 21 – steel, woodworking, electric shops; material storage
- EBS Parcel 23H – aircraft arresting gear, runway and taxiway

Details in Table 3-1

## Data Evaluation

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- Comparison Criteria
  - VOCs, SVOCs, pest/PCBs, and metals in soil and GW (excluding PAHs in soil) compared to U.S. EPA Region 9 PRGs for residential soil and tap water or CA-modified PRGs where available
  - TPH – used the Alameda Point-specific PRC for soil
  - PAHs – B(a)P equivalent concentrations compared to the Alameda Point-specific soil screening criterion 620 µg/kg
  - Metals compared to threshold background concentrations developed for Alameda Point soil and GW

## Data Evaluation

BRAC PMO WEST

Summary of chemicals exceeding regulatory criteria

- Groundwater exceedances:
  - EBS Parcel 23H – VOCs (TCE, 1,2-DCA, vinyl chloride)
  - EBS Parcel 12 and 23H – SVOCs (naphthalene)
    (Note: low concentrations)
- Soil exceedances:
  - EBS Parcel 8, 9, 11, and 19 – fuels (motor oil)
  - EBS Parcel 23H – SVOCs (benzo[a]pyrene equivalent)
  - EBS Parcels 5D, 8, 16, and 23H – PCBs (Aroclor 1254 and 1248)
  - EBS Parcels 5D, 8, 12, 19, and 23H – metals (lead, arsenic, iron, thallium)

## Human Health Risk Evaluation

BRAC PMO WEST

- Total cancer risk and noncancer hazard index (HI) were calculated for each EBS parcel
- Summary of risk values exceeding the target cancer level:
  - risk for PAHs in soil (EBS Parcel 23H)
  - incremental risk for soil (EBS Parcels 8, 16, and 23H)
  - incremental risk for GW (EBS Parcels 12 and 23H)
- Summary of risk values exceeding the noncancer target HI:
  - incremental hazard for soil (EBS Parcels 12 and 23H)

## Ecological Risk Assessment

BRAC PMO WEST

- Transfer Parcel EDC-3 consists of three habitats
  - barren (runways, roadways, and buildings)
  - nonnative grassland
  - seasonal wetland
- Due to the rare potential occurrence of a single threatened or endangered species, EDC-3 represents an insignificant habitat resource
- Since EDC-3 is not a significant habitat resource, no further ecological investigation is warranted

# Habitat Areas in EDC-3

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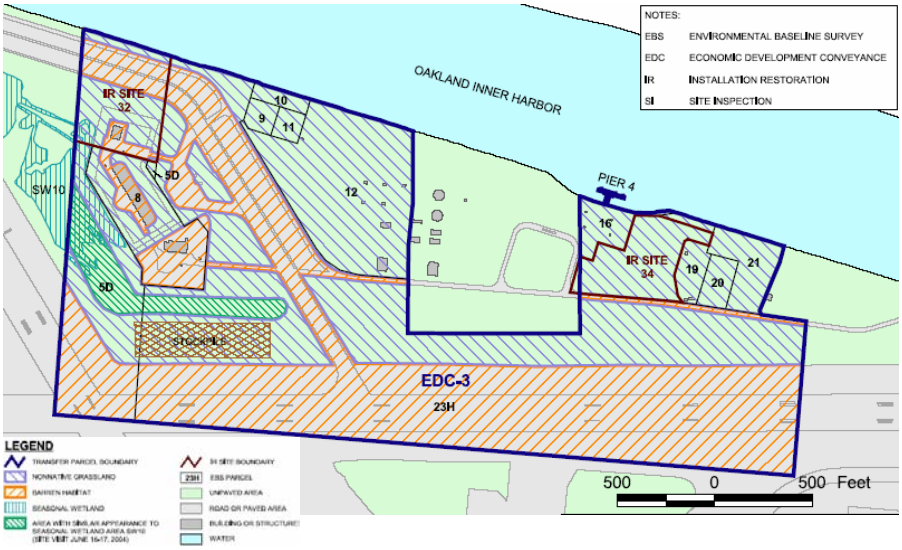


# Recommendations

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- Recommendations based upon:
  - Site history
  - Chemical usage and storage
  - Sampling results
  - Risk assessment results
- No Further Evaluation is recommended for EBS Parcels 5D, 9, 10, 11, 19, and 20
- Further Evaluation is recommended for EBS parcels 8, 12, 16, 21, and 23H

# Recommendations

BRAC PMO WEST

| EBS Parcel | Environmental Concern | Area of Concern |
|---|---|---|
| 8 | PCBs in soil above PRGs (southern portion) | AOC 1 |
| 23H | PCBs in soil above PRGs<br>Metals in soil above PRGs<br>VOCs in GW | AOC 1 |
| 12 | Lead in soil above PRGs<br>Naphthalene in GW above PRGs | AOC 2 |
| 23H | Metals in soil above PRGs<br>PAHs in soil above screening criteria<br>Naphthalene in groundwater above PRGs | AOC 3 |
| 16 | PCBs in soil above PRGs | AOC 4 |
| 21 | Insufficient sampling based upon historic use (industrial activities with staining) | AOC 5 |

# Identified Areas of Concern

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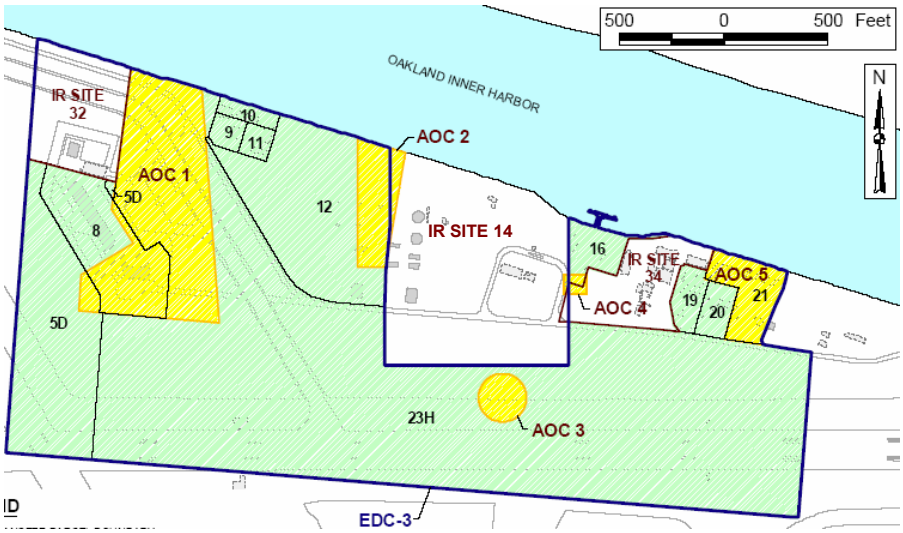

# Schedule

BRAC
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- √ July 8, 2005 – Revised Draft SI Report to Agencies
- √ August 4, 2005 – Present SI Report to RAB
- September 6, 2005 – Comments due on SI Report
- November 6, 2005 – Draft Final SI Report
- December 7, 2005 – Final SI Report

**ATTACHMENT B-5**

**JULY 2005 BCT ACTIVITIES UPDATE.**

**(One Page)**

**JULY 2005 BCT Activities**

1. IR 25/Annex IR 02 Meeting on July 6

    - Groundwater remediation performance standards
    - Soil remedial alternative
    - Vapor intrusion

2. EDC-5/IR 35 Meeting on July 19 in lieu of regular BCT meeting

    - Non-petroleum Program USTs
    - Small, fuel ASTs listed as SWMUs
    - EDC-5 Uses PRCs for petroleum
    - Management of historic, high analytical detection limits
    - Sanitary and Storm sewers
    - Rail lines

3. Early Transfer Proposal All Agency Meeting on July 25

    a. Early Transfer Plan

    Transfer is envisioned in four phases. Phase I will be an early transfer which consists of approximately 300 acres and includes primarily EDC-5 and OU-1.

    b. Contract/Regulatory Documents

    - RWQCB and DTSC will sign the FFA
    - Consent Order
    - PP/ROD authority post transfer will be with EPA

    c. RCRA/CERCLA Integration and Coordination

    - DTSC will modify the RCRA permit to reflect the RCRA facility boundary (East Housing approach)
    - EPA will contemplate NPL partial delisting

    d. Environmental Insurance and Financial Assurance

    Agencies want environmental insurance/assurance before signing of the early transfer

    e. EDC-5/IR 35