



FINAL NAVAL AIR STATION ALAMEDA Restoration Advisory Board (RAB) Meeting Minutes

November 4, 2010

www.bracpmo.navy.mil

Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

The following participants attended the meeting:

Co-Chairs:

Derek Robinson	Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair
Dale Smith	Restoration Advisory Board (RAB) Community Co-chair

Attendees:

RAB Members

George Humphreys	Joan Konrad	James Leach
Jean Sweeney	Jim Sweeney	Michael John Torrey

Community Members

Susan Galleymore	Gretchen Lipow	Bill Smith
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Navy Members

Bill McGinnis	Navy Lead Remedial Project Manager (LRPM)
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City of Alameda Representatives

Frank Matarrese	Alameda City Council
Peter Russell	Alameda Reuse and Redevelopment Authority (ARRA)

Regulatory Agencies

Dave Cooper	U.S. Environmental Protection Agency (EPA)
James Fyfe	California Environmental Protection Agency Department of Toxic Substances Control (DTSC)
Melinda Garvey	EPA
John West	San Francisco Bay Regional Water Quality Control Board (Regional Water Board)

Contractors

John McMillan	Shaw Environmental, Inc.
Kathy O'Connor	ChaduxTt
Tommie Jean Valmassy	ChaduxTt

The meeting agenda is provided as Attachment A.

MEETING SUMMARY

Derek Robinson (Navy Co-chair) called the November 2010 former Naval Air Station Alameda (Alameda Point) RAB meeting to order at 6:30 p.m.

I. Approval of October 2010 RAB Meeting Minutes

Dale Smith (RAB Co-chair) asked for comments on the October 2010 RAB meeting minutes.

George Humphreys (RAB) and Ms. Smith requested that the draft meeting minutes include the RAB comments on the minutes from the prior month. In addition, they noted that the header for the meeting minutes should read "Draft" rather than "Final." Mr. Robinson agreed to make the requested changes.

Mr. Humphreys provided the following comments:

- Page 4 of 8, section III, fourth full paragraph, first sentence, "Mr. Humphreys said that sediment in the south pond...." will be revised to, "Mr. Humphreys said that sediment was excavated from the Seaplane Lagoon and deposited in the south pond."

- Page 5 of 8, section III, first full paragraph, third sentence, “Mr. Humphreys indicated that in the past, a soil and water assessment test (SWAT).....” will be revised to, “Mr. Humphreys indicated that in the past, a solid waste assessment test (SWAT)....”

Ms. Smith provided the following comments:

- Page 4 of 8, section III, first paragraph, first sentence, “Jean Sweeney (RAB Member) asked...” will be revised to, “Jean Sweeney (RAB member) asked....”
- Page 5 of 8, section III, third full paragraph, sixth sentence, “...the Navy will be evaluating at various alternatives.” will be revised to, “...the Navy will be evaluating various alternatives.”

Jean Sweeney (RAB) provided the following comments:

- Page 3 of 8, section III, first paragraph, first sentence, “Ms. Smith said that the RAB could ask questions on the presentation at this meeting but the RAB is required to provide written comments...” will be revised to, “Ms. Smith said that the RAB could ask questions on the presentation at this meeting but the RAB can provide written comments....”

James Fyfe (DTSC) asked if Alameda Point Collaborative (APC) is a regulatory agency as listed in the attendees list on page 2 of 8. Bill McGinnis (Navy LRPM) said that APC is a non-profit organization. The RAB discussed whether there should be a separate category for non-profits associated with Alameda rather than including Doug Biggs as a community member.

The October 2010 RAB meeting summary was approved with the requested modifications.

II. Co-Chair Announcements

Ms. Smith said that she did not receive many documents in late September and October but has received some documents in November. She added that she would provide the list of documents received during next month’s RAB meeting.

Mr. Robinson distributed the responses to Mr. Humphreys’ action item list (Attachment B-1) and said that Curtis Moss (Navy PM) drafted the responses. Mr. Robinson said that he does not feel the response provided in the handout adequately answers the question and wants to provide a more detailed response in the responses to comments (RTCs) for the specific documents. For example, the response to determination of southern limit of burn area at Site 1 will be included in RTCs for the remedial design (RD)/ remedial action (RA) work plan. He added that the Navy contractors would provide an appropriate response as part of the RTCs. Ms. Smith suggested that Mr. Robinson send her an electronic copy of the RTCs for distribution to the RAB, either electronically or by hard copy. The RAB agreed to the suggestion. Ms. Smith provided the RAB with a copy of the RTCs on the draft expanded site inspection (ESI) work plan on transfer parcels, which she received from Mr. Robinson (Attachment B-2).

Mr. Robinson reviewed the action item list (Shown after Section VII of these minutes).

Presentations Requests: Mr. Robinson added a presentation action item for the injection-extraction field design. He noted that presentations on Site 32 and the Federal Parcel Site Investigation were to be given during this meeting.

Action Item 2: Pending. Mr. Robinson said that he has not received the as-built specifications on Site 5 and 10 storm drain replacements.

Action Item 3: Mr. Robinson requested the action item be moved to the RTCs for the operable unit (OU) 2B treatability study report.

Action Item 4: Completed.

Action Item 5: Pending. Mr. Humphreys wanted to know why the SWAT test process was not continued and how the requirements of closure under state regulations applied. John West (Water Board) said that he would provide a formal answer at the next RAB meeting.

III. Federal Parcel Draft Final Site Investigation

Mr. Robinson noted that Cecily Sabedra is the Navy project manager (PM) for the federal parcels and since she is unavailable for this meeting, Mr. McGinnis will be presenting the expanded site inspection (ESI) for transfer parcels FED-1A, 2B, and 2C (Attachment B-3).

During the review of slide 9, Mr. Humphreys asked about the total acreage of the three federal parcels. Mr. McGinnis said that the total acreage of the federal parcels can be found in the report. Ms. Smith consulted the report and said that the acreage for the three federal parcels is 437 acres.

During the review of slide 10, Mr. McGinnis noted that Installation Restoration (IR) Site 33 is shown within the federal parcels as a dotted line. Ms. Sweeney asked about the concern at the least tern area. Mr. McGinnis replied that the least tern area contained an underground storage tank (UST) that was removed. A site walk was done to identify any additional USTs in the area. He added that groundwater wells sampled in September 2010 in the area indicated that contamination was not above screening criteria.

During the review of slide 13, Mr. McGinnis said that the IR Site 33 footprint is recommended to be redrawn. Ms. Sweeney asked why it would be redrawn. Mr. McGinnis said that no contaminants were detected above the screening criteria in the FED-2B parcel that is part of Site 33. Thus, the FED-2B parcel will be removed from IR Site 33 and the boundary of IR Site 33 will change.

Jim Leach (RAB member) asked about the reuse of the area. Mr. Robinson said that the area is slated to be an industrial/commercial area and not residential. Mr. Leach noted that there were reservations 10 years ago about demolition of the runway. However, the city may want to reconsider removing the runways because some recyclers will now pay to recycle and reuse concrete. He added that the Navy should reconsider its assumption that the soil beneath the concrete will never be exposed. Mr. Robinson said that the Navy and the regulatory agencies have not made any such assumptions. Mr. Robinson noted that the Navy is required to spend tax money on cleanup of CERCLA sites only and would not remove the runways unless it showed environmental concerns. He added that the developers can remove the runways and costs for the removal may be factored into the transfer negotiations. Fish and Wildlife does not support removal of tarmac or runways in the runway refuge area.

Ms. Smith said that she disagrees with the methodology used to evaluate the ecological area. She added that the northern wetland was ignored in the report, which is the largest wetland outside of Site 2. The wetland area is full of willows and birds, which is also not mentioned in the report. Ms. Smith said that the report uses 95th percentile concentration for lead rather than 99th percentile and does not use the new DTSC standard. Mr. Robinson said that the new DTSC standard is under discussion, and the Navy has used 99th percentile wherever appropriate.

IV. Site 32 Draft Final Characterization Work Plan

Mr. Robinson began the presentation on the Site 32 update (Attachment B-4).

Ms. Smith asked during the review of slide 9 what the Navy has planned for the area to the south. Mr. Robinson said that if the Navy finds radiological materials in the northern area soils, the soils farther south will be evaluated.

Michael John Torrey (RAB member) asked during the review of slide 10 how long the remedial action would take if radiological contaminants are found. Mr. Robinson said it would last approximately 3 years. Any hazardous soil excavated will be disposed of off site.

V. Community Co-Chair Nominations

Mr. Robinson asked for any nominations for the RAB co-chair position. Mr. Humphreys nominated Ms. Smith as the RAB co-chair. Ms. Smith accepted and nominated Mr. Humphreys as the vice RAB co-chair. Mr. Humphreys accepted. Mr. Robinson said that the nominations would be kept open until the December meeting. He added that the vote for the RAB Co-chair would be held at the December meeting.

Mr. Robinson noted that the December 2, 2010, RAB meeting would be short to accommodate a potluck and informal holiday celebration. The presentation planned for the December RAB is the revised OU-2C feasibility study (FS). There will also be the annual presentation from Anna-Marie Cook (EPA) on the overall progress at Alameda Point.

Mr. West distributed a handout: “60 years protecting the Bay,” which is a historical walkthrough of the Regional Water Control Board origins and chronologies of the environmental issues and changes in the Bay. Mr. West also distributed a book on “Pulse of the Estuary” by the Estuary Institute, which has information on monitoring in the Bay.

VI. Community and RAB Comment Period

Ms. Konrad asked if the Navy provided Mr. Biggs with the list of local contractors at Alameda Point. Mr. Robinson said that the Navy was working with Mr. Biggs through e-mail and expects to provide a response soon.

Mr. Leach asked about the advantages and disadvantages for institutional controls (IC). Mr. Robinson said that ICs have been implemented at Shinsei Gardens and Bayport because of the Marsh Crust in that area. He asked if there were issues with the ICs at these places. Peter Russell (ARRA) said that excavations were attempted and USA Digalerts were filed for compliance with the Marsh Crust Ordinance. When USA Digalert is notified, Terradex contacts DTSC for areas where ICs have been imposed. Dr. Russell said that there have been two such cases. He added that the city is integrating into its geographical information system (GIS) the footprint of applicability for the Marsh Crust Ordinance. Mr. Robinson said that ICs are important at Alameda Point, especially in areas such as the Marsh Crust and that the Navy cannot excavate the whole base to provide unrestricted use. He said that a permit is needed to dig and that the ICs must be followed. Mr. Robinson said that the city and DTSC have auditing and permitting systems in place to implement the ICs.

Mr. Torrey distributed a newspaper article (Attachment B-5). He said the city is hosting three community seminars about redevelopment at Alameda Point. The seminars are scheduled for November 9, November 18, and December 8, all from 6:30 p.m. to 8:30 p.m.

Mr. Humphreys said he recently read about a group of scientists who examined thousands of mummies to evaluate the cause of death. The result of this examination showed that there were zero cancer fatalities before the industrial revolution. He said that the result implies that the advent of industry has changed human susceptibility to cancer. Mr. Humphreys read from an article in the current edition of *Scientific American* that “...only a tiny fraction of compounds around us have been tested for safety. Experts guesstimate that about 50,000 chemicals are used in U.S. consumer products and industrial processes. The 1976 Toxic Substances Control Act does not require the chemicals to be proven safe for use. Because the EPA must show after the fact that a substance is dangerous, it has managed to require testing of only about 300 substances that have been in circulation for decades. It has restricted the applications of five. Europe and Canada have stricter controls and it is suggested that 10 to 30 percent of U.S. chemicals need additional levels of controls.” Mr. Humphreys said that although a number of conservative assumptions are made, there are many unknowns. Ms. Smith said that she is concerned with subtracting the background concentrations from the measured collections to calculate risk from exposure. Mr. Robinson noted the comment and said that the Navy is trying to be as

conservative as possible. He added that there are unknowns, but experts at the Navy and regulatory agencies help them make decisions in accordance with current regulations.

Mr. Humphreys announced that the Mastic Senior Center Art and Ceramic section is having an exhibit at the Alameda Library in November. He noted that he has pictures exhibited there. The paintings are exhibited on the second floor at the library. There will be a reception on November 23, 2010, from 6:30 p.m. to 8:30 p.m.

Mr. Robinson distributed the recent and upcoming documents and fieldwork schedule (Attachment B-6) for RAB review.

VII. Meeting Adjournment

The meeting was adjourned at 8:15 p.m. The next RAB meeting will occur at 6:30 p.m. on December 2, 2010, at 950 W. Mall Square, Alameda. The meeting will include the annual informal holiday potluck.

Action Items

Action Items:	Previous Item #/ Action Item Status/ Action Item Due Date:	Initiated by:	Responsible Person:
1. Request for Presentations: <ul style="list-style-type: none"> a. Site 1 Radiological RD/RA work plan b. Site 32 Radiological Characterization work plan c. Federal Parcel Site Investigation d. OU-2C FS e. Injection-extraction field design 	a./ Pending / January 6, 2010. b./ Completed/ NA. c./ Completed/ NA. d./ Pending / December 2, 2010. e./ New / January 6 2010.	RAB	Mr. Robinson
2. Provide as-built specifications on the Sites 5 and 10 storm drain replacement to Mr. Matarrese.	2./ Pending/ December 2, 2010	Mr. Matarrese	Mr. Robinson
3. Provide information on the capacity of the generator to be used for the OU-2B Treatability Study.	3./ Completed/ Moved to the document RTC	Mr. Leach	Mr. Moss
4. Review the list of additional action items provided by the RAB. Add applicable items to the action item list or note completed items.	4./ Completed/ NA	Ms. Smith	Mr. Robinson
5. Review when the SWAT testing began at the landfill and confirm why the process was not continued and if state regulations for closing the landfill were followed.	5./ Pending/ December 2, 2010	Mr. Humphreys	Mr. West

ATTACHMENT A

**NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA**

November 4, 2010

(1 page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

NOVEMBER 4, 2010, 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140

COMMUNITY CONFERENCE ROOM

(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
6:30 – 6:45	Approval of Minutes	Dale Smith
6:45 – 7:00	Co-Chair Announcements	Co-Chairs
7:00 – 7:30	FED Parcel Draft Final Site Invest.	Bill McGinnis
7:30 – 8:00	Site 32 Draft Final Char. Work Plan	Derek Robinson
8:00– 8:10	Community Co-Chair Nominations	Community & RAB
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 Navy response to the RAB Action Item request list. Distributed by Derek Robinson, Navy Co-chair (1 page)
- B-2 Response to comments on draft expanded site inspection work plan on transfer parcels: EDC-12, 17, federal- 1A, 2B and 2C. Distributed by Dale Smith, RAB Co-chair (4 pages)
- B-3 Expanded site inspection for transfer parcels federal-1A, 2B and 2C presentation handout. Distributed by Bill McGinnis, Navy LRPM (8 pages)
- B-4 Site 32 update presentation handout. Distributed by Derek Robinson, Navy Co-chair (6 pages)
- B-5 *Alameda Sun* newspaper article. Distributed by Michael John Torrey, RAB member (1 page)
- B-6 Recent and upcoming document and fieldwork schedule. Distributed by Derek Robinson, Navy Co-chair (2 pages)

ATTACHMENT B-1

NAVY RESPONSE TO THE RAB ACTION ITEM REQUEST LIST

(1 page)

September RAB Action Items:

From: Curtis Moss

Action Item for Jim Leach:

Q: What is the power of the control units used for the six phase heating?

A: The in-situ thermal heating (ISTT) requires one Power Control Unit (PCU) rated at 1 megawatt.

Total power estimated to be used for the study is 1.6 million kilowatt hours.

Action Item for George Humphreys

Q: Can you generate chlorine gas with the heating process?

A: Yes, but it is very unlikely that chlorine gas will be produced in an appreciable amount during six phase heating.

Chlorine gas can be generated from concentrated solutions of purified NaCl in water through the application of direct current in an electrolytic cell. The reaction at the dedicated anode or positive electrode will yield chlorine gas from chloride ions, and the reaction at the dedicated cathode or negative electrode will yield hydrogen gas. A membrane for separation of the electrodes is required to prevent short circuiting of the process. This process requires DC power, a purified salt solution so that impurities do not foul the electrodes, and a membrane to separate the electrodes. None of this is true for the SPH process for ISTT, which will apply AC power with no dedicated positive or negative electrode, but rather electrodes that continuously cycle from positive to negative, within impure, relatively low concentrated salt solution.

ATTACHMENT B-2

**RESPONSE TO COMMENTS ON DRAFT EXPANDED SITE INSPECTION WORK
PLAN ON TRANSFER PARCELS: EDC-12, 17, FEDERAL- 1A, 2B, AND 2C**

(4 pages)

**RESPONSE TO COMMENTS ON
DRAFT EXPANDED SITE INSPECTION WORK PLAN FOR TRANSFER PARCELS EDC-12, EDC-17, FED-1A, FED-2B,
AND FED-2C, ALAMEDA POINT, ALAMEDA, CALIFORNIA
DATED NOVEMBER 2009
CTO-FZN0**

Comments from, D. Smith, RAB,
01/06/10

GENERAL COMMENTS	RESPONSE TO GENERAL COMMENTS
<p>General Comment 1.</p> <p>The Tern Nesting area will not be investigated in spite of the fact in 2005 a UST was pulled after a report of staining and petroleum odors was made to the Navy. After the tank was pulled naphthalene and lead were found in groundwater. The only monitoring well in the area, M108-A, had not been sampled since 1995.</p> <p>When the contamination was originally reported it was commented that there were four tanks in the vicinity. Yet the work plan does not intend to investigate the other tanks as to their contents. Given that this is in the Open Area II used for fire fighting training, it makes sense that the tanks may be associated with that activity. The one tank pulled appeared to be capable of holding 2,000 gallons of liquid, an unusually large tank for runway lights. The other three tanks may be of similar size and may have contained flammables and fire suppressants. Ignoring the presence of these tanks is not protective of ecological receptors. Additionally, the document states that ecological receptors are not to be considered when determining clean-up investigations. There is evidence of ground subsidence in the area that could be caused by failure of the tanks. This policy should be revisited and the tanks should be investigated and possibly pulled.</p>	<p>Response to General Comment 1.</p> <p>Navy is not aware of additional underground storage tanks (USTs) in this area. During the field investigation, the Navy will conduct a site walk of this area for evidence of underground vaults/structures. If underground vaults/structures are encountered, the underground vaults/structures will be inspected and findings will be reported in the Final Site Inspection Report for Transfer Parcels FED-1A, FED-2B, and FED-2C.</p>
<p>General Comment 2.</p> <p>FED-2C had extensive plane parking but will not be investigated. This is sensitive habitat and should not be ignored. Additionally, the document states radiological waste was disposed of at the site and there is not mention of investigation and remediation. Other issues not covered under this program are so identified. Is this to be addressed under the radiological program?</p>	<p>Response to General Comment 2.</p> <p>Transfer Parcel FED-2C will be evaluated during the site reconnaissance for observations of historic aircraft parking and staining. At least one soil sample will be collected from FED-2C. There is no presentation of radiological waste disposal in FED-2C in the Draft Site Inspection Report for Transfer Parcels FED-1A, FED-2B and FED-2C (BEI, 2008) and this site is not proposed for investigation under the radiological program.</p>

**RESPONSE TO COMMENTS ON
DRAFT EXPANDED SITE INSPECTION WORK PLAN FOR TRANSFER PARCELS EDC-12, EDC-17, FED-1A, FED-2B,
AND FED-2C, ALAMEDA POINT, ALAMEDA, CALIFORNIA
DATED NOVEMBER 2009**

CTO-FZN0

Comments from D. Smith, RAB,
01/06/10

GENERAL COMMENTS	RESPONSE TO GENERAL COMMENTS
Minor Comment 1. There is mention of Open Area II but I cannot find it anywhere, please indicate where that site is.	Response to Minor Comment 1. The reference should have been to Open Area III, which is shown on Figure 5. The text has been corrected.
Minor Comment 2. The document references SMWUs and USTs on Figure 12, but these layers are turned off.	Response to Minor Comment 2. Figure 12 has been revised to show the SWMU locations relative to the proposed sampling locations. There are no current UST locations in area depicted on Figure 12 and the symbol has been removed from the legend.

References

Bechtel Environmental, Inc. (BEI). 2008. *Draft Site Inspection Report for Transfer Parcels FED-1A, FED-2B, and FED-2C, Alameda Point, Alameda, California.* May.

**RESPONSE TO COMMENTS ON
DRAFT EXPANDED SITE INSPECTION WORK PLAN FOR TRANSFER PARCELS EDC-12, EDC-17, FED-1A, FED-2B,
AND FED-2C, ALAMEDA POINT, ALAMEDA, CALIFORNIA
DATED NOVEMBER 2009**

CTO-FZN0

Comments from D. Smith, RAB,
02/16/10

GENERAL COMMENTS	RESPONSE TO GENERAL COMMENTS
<p>General Comment 1. I would like to add to my comments of January 6 concerning the need for additional investigation of the tern nesting area. There seemed to be some confusion at the RAB meeting as to my concern. As you may recall a vault with a tank and burner was found to contain hazardous material and the site was remediated by removal and backfilling with clean sand and shells. There are three more such structures there. I recall that one other showed some staining around it, although not as much as the one that was pulled. I recall there were two more in addition. Those three should be examined for contaminants, as it is unknown what these structures were used for. They are covered by heavy metal plates although it may be possible to insert a probe between them or through the lift hole. Ideally, the covers would be lifted to allow visual inspection to confirm that the interior was clean. Even if they are, if they contain water that would be a vector for mosquitoes and would require control.</p>	<p>Response to General Comment 1. During the field investigation, the Navy will conduct a site walk of this area for evidence of underground vaults/structures. If underground vaults/structures are encountered, the underground vaults/structures will be inspected and findings will be reported in the Final Site Inspection Report for Transfer Parcels FED-1A, FED-2B, and FED-2C.</p>

**RESPONSE TO COMMENTS ON
DRAFT EXPANDED SITE INSPECTION WORK PLAN FOR TRANSFER PARCELS EDC-12, EDC-17, FED-1A, FED-2B,
AND FED-2C, ALAMEDA POINT, ALAMEDA, CALIFORNIA
DATED NOVEMBER 2009**

CTO-FZN0

Comments from D. Smith, RAB,
02/16/10

GENERAL COMMENTS	RESPONSE TO GENERAL COMMENTS
<p>General Comment 2.</p> <p>The rest of the site is only being investigated where staining is visible, but not all petroleum products leave a stain. Doug deHaan has stated at our meetings that planes were emptied of their fuel by opening the fuel cock and allowing the fuel to pour out on the ground. There may not be any staining associated with this practice. It would be desirable to talk to Mr. deHaan to find out where this practice took place and investigate those locations.</p> <p>Given that the whole area has been very poorly characterized, it would be beneficial to conduct randomized testing to see if there any other contaminants are located. The tern area contains a naphthalene plume that would not have been identified if the vault and its contents had not been removed. There may be other such anomalies in the runway area.</p>	<p>Response to General Comment 2.</p> <p>The aircraft parking and staining evaluation investigation is being conducted in all areas within the transfer parcels used for aircraft parking and possible maintenance activities, and is not limited to staining areas. The reported emptying of the aircraft fuel onto the ground would most likely have occurred in areas used for aircraft parking and possible maintenance. Areas used for aircraft parking, possible maintenance, and stained areas have been identified and circled on the aerial photographs located in Attachment F of the Expanded SI Work Plan. A search of historical metals, TPH, VOC, and PAH data within and surrounding these areas will be conducted to assess whether there are sufficient existing data to draw conclusions about the potential for a CERCLA-related release to have occurred from historical use of these areas for aircraft parking, maintenance, and washdown. Stains identified during the aerial photograph review will be verified by a site reconnaissance to determine if the stain appears to be the result of something other than aircraft parking or maintenance activities. The absence of a stain today will not be a single justification for eliminating an area from further consideration. The findings of the aerial photograph survey, historical data review, and site reconnaissance (including copies of the aerial photographs and figures with suspect areas plotted along with historical data) will be included in the final SI Report for FED-1A, 2B, and 2C, and SI Addendums for EDC-12 and EDC-17.</p> <p>If no or insufficient historic sample results are available, or if historic sample results suggest that a potential CERCLA-related release may have occurred in the identified aircraft parking and staining areas, or if the staining is determined to be potentially from aircraft washdown or maintenance activities, then sampling will occur following the general sampling protocol outlined in the Expanded SI Work Plan.</p>

ATTACHMENT B-3

**EXPANDED SITE INSPECTION FOR TRANSFER PARCELS FEDERAL-1A, 2B AND
2C PRESENTATION HANDOUT**

(8 pages)



Expanded Site Inspection for Transfer Parcels FED-1A, FED-2B, and FED-2C

RAB Meeting
Alameda Point
November 4, 2010

Prepared by: Cecily Sabedra, Navy RPM and CH2M HILL



PRESENTATION OUTLINE

- Purpose
- Site Inspection Report Schedule
- Site Description
- Expanded Site Inspection (SI) Objectives
- Summary of Sampling
- Report Review Highlights
- Site Inspection Recommendations
- Questions



PURPOSE



Preview of Draft Final Expanded Site Inspection Report to Assist in RAB Member Review

3



SITE INSPECTION REPORT SCHEDULE

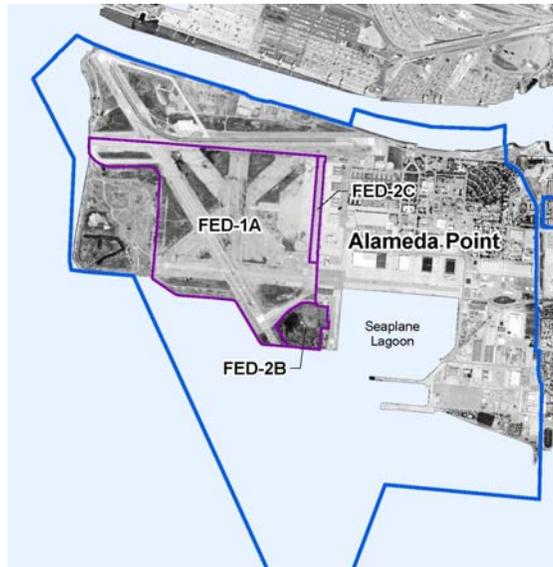


- ✓ Draft Site Inspection Report – May 2008
 - ✓ Expanded Site Investigation data collection – Spring 2010
 - ✓ Issued Draft Final Site Inspection Report – October 2010
- Final Site Inspection Report – **December 20, 2010** (60 day concurrence period)

4



SITE LOCATION



5



SITE DESCRIPTION



Transfer Parcel Descriptions

- FED-1A was used as aircraft runways, aircraft taxiways, support service facilities, and magazines
- FED-2B is unpaved open space that includes coastal scrub and wetlands habitat
- FED-2C is entirely paved open space and serves as a buffer between FED-1A and Installation Restoration (IR) Site 26

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EXPANDED SITE INSPECTION OBJECTIVES



- Collect sufficient data to make recommendations (e.g., no further action, remedial investigation, interim removal action, or refine investigation area boundaries)
- Additional data collection in response to BCT and RAB comments
- Address data gaps identified in Draft SI Report for FED-1A, 2B, and 2C
- Further evaluate areas within transfer parcels where aircraft parking/maintenance occurred and/or areas showing signs of staining
- Facilitate property transfer of parcels

7



SAMPLING ACTIVITIES



Drillers advancing drill rods at FED-1A



Aircraft Parking and Staining Location

8



SUMMARY OF SAMPLING

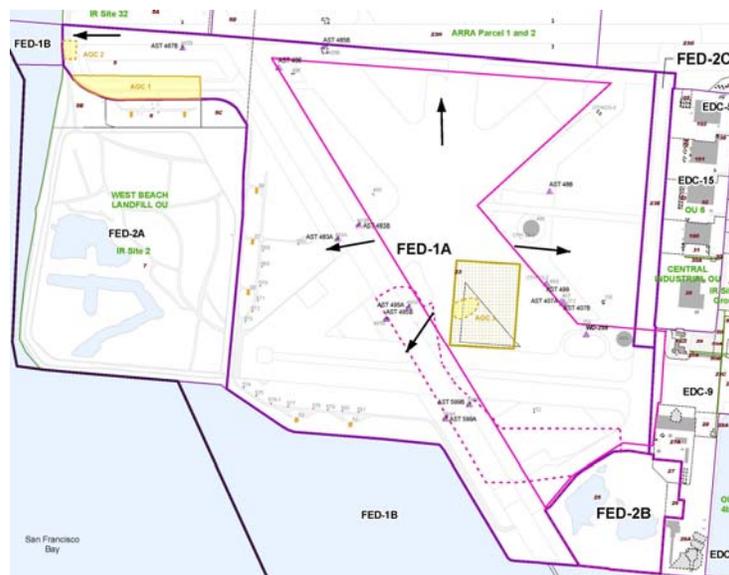


- 1 IR Site, 3 AOCs, 12 Solid Waste Management Unit (SWMU) Above-ground Storage Tanks (ASTs), and 5 Investigation Areas
- Least Tern area site walk
- Evaluation of aircraft parking and staining in approximately 412 acres
- 577 soil samples from 146 boreholes
- 80 discrete-depth groundwater samples
- 5 composite concrete chip samples
- 7 soil samples for radionuclide analysis from FED-1A western boundary and FED-2B

9



SITE LOCATION



10



REPORT REVIEW HIGHLIGHTS



Updated report sections to include 2010 data:

- Executive Summary
- Section 5.0 - Evaluation of Existing Data
- Section 6.0 - Human Health Risk Evaluation
- Section 8.0 - Conclusions and Recommendations

Following Appendices updated to include 2010 data:

- Appendix G - Human Health Risk Evaluation Results
- Appendix I - Comparison of Detection Limits and Screening Criteria

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REPORT REVIEW HIGHLIGHTS (CONTINUED)



New report sections/appendices:

- Section 4.0 - 2010 Investigation Approach and Scope
- Appendix A1 – 2010 Analytical Results
- Appendix E – 2010 Field Methodology
- Appendix F – Aircraft Parking and Staining Evaluation
- Appendix H – 2010 Data Quality Evaluation
- Appendix K - The Runaway Wetland Human Health and Ecological Risk Screening Report
- Appendix L - Response to Agency Comments

12



FED-1A RECOMMENDATIONS



AOC 2 - Monitoring of volatile organic compounds in groundwater under the Alameda Point Basewide Groundwater Monitoring Program (BGMP)

IR Site 33

- Further evaluation of PAHs in soil and groundwater
- Revise boundary to exclude Transfer Parcel FED-2B
- Continue monitoring of total radium in groundwater under the BGMP

AOC 3 - Monitor lead, polycyclic aromatic hydrocarbons, and total radium in groundwater under the BGMP

13



FED-2B and -2C RECOMMENDATIONS



FED-2B - No further evaluation recommended

FED-2C - No further evaluation recommended

14



FED PARCEL SITE INSPECTION



QUESTIONS?

ATTACHMENT B-4
SITE 32 UPDATE PRESENTATION HANDOUT
(6 pages)



Welcome



IR Site 32 Update Northwest Ordnance Storage Area, Alameda Point

RAB Meeting, November 2010

Prepared by: Cecily Sabedra, Navy RPM and Trevet



Agenda



- Background
- Time Critical Removal Action Summary
- New Groundwater Monitoring Wells
- Radiological Survey
- Next steps



Site Location



Site Background



- Two 1,000-gallon fuel USTs removed in 1994
- Historic structure (Alameda Training Wall)
- Two buildings built in 1977, neither used for ordnance storage
- Site used for equipment staging and storage prior to 1953



Time Critical Removal Action Summary



- ✓ Time Critical Removal Action (Sites 1, 2, and 32)
Report – August 2009

Conclusions:

- Low levels of radium-226 found in soil to a greater extent than anticipated.
- Lateral extent of radium-226 not defined to the south of Site 32 and east of Site 1.
- Include portions of Site 1 into Site 32 (Areas 2b, 3a, and 3b)



Groundwater Monitoring Wells



- ✓ Installation of three monitoring wells – June 2010.

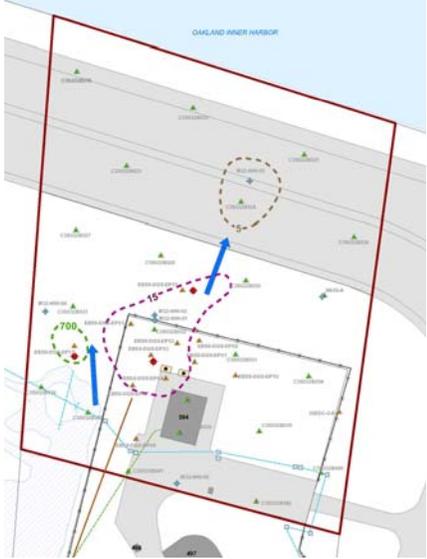
Objective:

- Confirm the current maximum concentrations in the VOC groundwater plumes for the three chemicals of concern: TCE, chlorobenzene, and vinyl chloride.
- Assess whether radiological contamination has affected groundwater

Sampling results:

- VOC results below the screening criteria
- Radiological concentrations below drinking water standards

 **Groundwater Monitoring Wells** 

 **Radiological Characterization Survey** 

Objective:

- Define a new IR Site Boundary
- Update radiological risk assessment

Tasks:

- Surface gamma scan to identify radiological anomalies exceeding background levels
- Soil sampling based on scan results and laboratory analysis



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- Revised Remedial Investigation/ Feasibility Study**
- ✓ Final Feasibility Study Report – January 2008
 - Update the Conceptual Site Model for IR Site 32 to reflect the expanded area and addition of Site 1 areas.
 - Evaluate additional remedial alternatives for soil.



Next Steps



- ✓ Draft Final Radiological Work Plan for Characterization Survey – November 1, 2010
- Final Radiological Work Plan for Characterization Survey – December 1, 2010
- Radiological Characterization Survey – January-March 2010
- Draft Revised Remedial Investigation/Feasibility Study – May 2011

ATTACHMENT B-5

***ALAMEDA SUN* NEWSPAPER ARTICLES**

(1 page)

Alameda

Locally Owned, Community Oriented

City Kicks Off 'Going Forward' at the Point

Dennis Evanosky

The city of Alameda has announced a "going-forward" process for redevelopment of Alameda Point. Andrew Thomas, the city's planning services manager, said that the city will start with three "lessons learned" community forums.

Thomas stated that the forums would focus on learning from past planning efforts and developing a vision concept for Alameda Point.

"The new vision concept will serve as the basis for a land use plan and conveyance agreement with the U.S. Navy for Alameda Point, which the city anticipates completing by June 2011," he stated.

Each of the forums will be held from 6:30 to 8:30 p.m.; the first on Tuesday, Nov. 9 at the Grandview Pavilion, 300 Island Drive; the second on Thursday, Nov. 18, at

the Mastick Senior Center, 1155 Santa Clara Ave, and the third on Wednesday, Dec. 8, at the O Club, 641 West Red Line Ave.

During the forums those attending will break into small groups to discuss six planning topics. They include: land-use mix; parks and open space; and transportation and access. Also included in the topics are architectural character and building types; historic character and adaptive reuse; and community benefits.

Thomas stated that community members unable to attend the forums would be able to participate in the outreach process by viewing and completing the workbook provided online at the new Alameda Point website, www.AlamedaPoint-GoingForward.com.

Interested parties will also be able to provide comments and

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Going Forward with Alameda Point

Continued from page 1

suggestions at future community board and commission meetings early next year.

City staff will summarize the feedback that the community provides at the upcoming meetings and forums. Staff plans to present this summary to the Alameda

Reuse and Redevelopment Authority (ARRA) in March 2011. The following month staff hopes to release a vision concept plan for Alameda Point, which will kick off the environmental impact report review process.

On another front in the planning process, Interim City Manager Anne Marie Gallant presented

ARRA a planning and assessment process for going forward with the redevelopment of Alameda Point. Her strategy includes establishing a consultant resource team. Gallant told ARRA that she hopes to develop a vision and project description for Alameda Point so the city can initiate an environmental review process.

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ATTACHMENT B-6

RECENT AND UPCOMING DOCUMENT AND FIELDWORK SCHEDULE

(2 pages)

**Recent and Upcoming Deliverables, October 19, 2010
Alameda Point, Alameda, CA**

Recent		
Site	Document	Transmittal Date
OU-2A	Draft Final Feasibility Study OU-2A	7/7/2010
Site 35	Draft RD/RA WP and SAP	8/20/2010
Site 11	Draft Work Plan OU-2B Thermal Treatability Study Bldg. 162 Hot Spot	9/10/2010
Site 2	Draft Work Plan and SAP for Data Gaps in support of RD	9/17/2010
Site 1	Final Radiological Work Plan for RD/RA	9/24/2010
EDC-17	Draft Addendum to Final Site Inspection Report	10/14/2010
EDC-12	Draft Addendum to Final Site Inspection Report	10/14/2010

Upcoming		
Site	Document	Transmittal Date
Site 32	Draft Final Radiological Characterization Work Plan	10/25/2010
FED Parcel	Draft Final SI	10/27/2010
BGMP	Draft WP/SAP addendum	10/29/2010
OU2-C	Revised Draft FS	11/8/2010
Site 17	Draft Final Remedial Action Work Plan	11/15/2010
Site 17	Final TCRA Completion Report	11/19/2010
OU2B	Chlorinated Solvents Thermal Treatability Study IR Site 11 Bldg 162	11/19/2010
Site 2	Draft Final Work Plan and SAP for Data Gaps in support of RD	12/16/2010
OU-2B	Draft Final FS	12/7/2010
Sites 5 & 10	Draft TCRA Completion Report	12/13/2010
Site 1	Draft Remedial Design/Remedial Action Work Plan	12/17/2010
Site 35	Draft Final RD/RA WP and SAP	1/20/2011

Active and Upcoming Fieldwork, October 19, 2010
Alameda Point, Alameda, CA

Sites	Start	End*	Description of Fieldwork
Site 1	9/30/2010	11/12/2010	Groundwater Pilot Test
Site 28 RA	11/10/2010	11/12/2010	Ongoing groundwater monitoring scheduled for November, and re-establishment of vegetation, currently scheduled for Oct/November time frame.
Basewide	12/1/2010	12/7/2010	Basewide Groundwater Monitoring to absorb IR Site 27 quarterly monitoring
Basewide	10/13/2010	12/16/2010	Radiological Final Status Surveys of Designated Buildings ongoing.
Site 26	11/2/2010	12/20/2010	ISB/DHC amendment and Monitoring
OU-1 RA	10/5/2009	12/29/2010	Groundwater monitoring (post-ISCO) to occur December 2010. Building demolition and add'l excavation to be completed at Site 7 in Oct/Nov. Pesticides remain at Site 16, further sampling to be performed as discussed with BCT in Sept.
Site 4	3/8/2010	3/30/2011	Plume 4-1 TS DNAPL/Hydrogeological assessment: Designing Plume & Source Well Transect Layouts and injection extraction well design & layout. Planned well installs November
Basewide	10/1/2010	6/14/2011	Five-year Review of Post-ROD sites (10).
OU-5/FISCA IR02 Remediation	10/6/2008	10/6/2011	Biosparge / vapor extraction system Eastern Biosparge Area construction completed May 2009; Marina Village Western Biosparge Area biosparge area construction completed 10/6/2009. Treatment system running well. Calculated mass reduction of 2,822 pounds of benzene and 69,961 pounds of naphthalene after ~1 year of operation for the Eastern Biosparge Area. Variable frequency drives contributing to efficiency. End date based on running the system for two years, per the FS Report.
Site 17 Remediation	9/13/2010	12/31/2011	Fencing and radiological background surveys for land support facilities area completed. Land support facilities construction began October 18, 2010. Dredging to start in January 2011.

* Ordered by End Date