

## Alameda Point RAB Meeting on June 4, 2009 Highlights and Analysis

RAB members present: Dale Smith (Community Co-chair), Fred Hoffman, George Humphreys, Jeff Knoth, Joan Konrad, Jim Leach, Jean Sweeney, Jim Sweeney, and Michael John Torrey

Remediation and other field work in progress:

- The Navy removed some of the radioactively contaminated soil from the top of the riprap on the west side of the Seaplane Lagoon. This occurred after the RAB meeting. (Further information below.)
- The petroleum remediation systems near the southern end of western hangar row and near the base's Atlantic Avenue entrance are continuing operations.
- The air sparge/vapor extraction system to treat groundwater contaminated with benzene and naphthalene at Alameda Point OU-5 and FISCA IR Site 2 is continuing operations.

July RAB Meeting – Canceled

As is the usual practice, there is no RAB meeting in July.

OU-2C Feasibility Study

The Navy presented the draft Feasibility Study (FS) for OU-2C, the industrialized area north of Seaplane Lagoon, which includes IR Sites 5, (Building 5), 10, and 12. The FS raises several issues.

The FS assumes that all of OU-2C is planned for commercial/industrial reuse. However, the 2006 Alameda Point Preliminary Development Concept contemplates residential reuse for the portion of OU-2C that lies south of West Tower Avenue. Due to currently low contaminant levels, the FS proposes cleanup to residential reuse standards for most of the southern and western portions of OU-2C. The FS targets only a relatively small portion of OU-2C south of West Tower Avenue (future residential in PDC) for commercial/industrial reuse.

The FS evaluates soil remedial alternatives that include: (1) excavation with offsite disposal of soil above the remedial goals, (2) leaving contaminated soil in place with pavement and floor of Building 5 floor serving as an isolating cap, and (3) a blend of these two approaches. An important point the FS relies upon in its analyses of alternatives that use the floor of Building 5 as a cap for contaminated soil is that redevelopment plans likely involve demolition of Building 5. If that were to occur, redevelopment would have to include management of the contaminated soil that the floor of Building 5 caps. The cost of this post-transfer remediation is not captured in the FS's cost analyses of the remedial alternatives for soil.

The FS evaluates groundwater remedial alternatives, many of which use various approaches to remediate the more contaminated portions of groundwater plumes at OU-2C. Target clean-up levels for groundwater appropriately are designed to be protective of residential reuse in the

western and southern portions of OU-2C, and of commercial/industrial reuse elsewhere. Groundwater clean-up goals for the future commercial/industrial portions of OU-2C are calculated to avoid contaminant migration so as to cause exceedances of residential clean-up goals in adjacent residential areas.

This FS marks the first time the Navy has formally considered the environmental footprint of the remedial alternatives under consideration. As part of the evaluation of Short-Term Impacts, this exercise appears under the heading of Sustainable Environmental Restoration. It is also commonly known as Green Remediation.

As a follow up to the Alameda Point Update presented at the June 3 ARRA Board meeting, ARRA staff is preparing a comment letter on the FS regarding the OU-2C FS and remediating to residential standards consistent with the PDC. Other concerns noted above will also be addressed.

#### Building 5 Reuse

Anna-Marie Cook of the USEPA announced that her agency had awarded a \$30,000 contract to explore the feasibility of reuse options for Building 5. The objectives of the land-revitalization study would be to reduce waste generation and reuse the contaminated land to promote environmental stewardship and green technology. USEPA plans to work closely with the ARRA to evaluate various options for Building 5.

#### RAB Facilitator

Beginning with the next RAB meeting, the Navy will provide a facilitator to assist in conducting effective meetings.

#### Radioactively Contaminated Soil on West Side of Seaplane Lagoon

On Saturday, June 20, 2009, the Navy removed radioactively contaminated soil from a location at the top of the riprap on the west side of the Seaplane Lagoon. The scope of this removal activity was limited to the shallowest three feet of soil to avoid encountering groundwater and accidentally causing contamination to migrate. Some of the riprap within the work area was found to be radioactively contaminated, too, and was removed. At the bottom of its three-foot excavation, the Navy's contractor still observed elevated radioactivity, although lower than at shallower depths. Presumably, the Navy will now prepare a more detailed work plan to clean up the deeper contamination, designed to avoid potential contaminant migration through groundwater.