



Proposed Plan Site 31

Military Ocean Terminal Concord

Concord, California

October 19, 2012

DEPARTMENT OF THE ARMY ANNOUNCES A PROPOSED PLAN FOR REMEDIATION OF CONTAMINATED SOIL AT MOTCO SITE 31 AND REQUESTS PUBLIC COMMENT

INTRODUCTION

The *Department of the Army* invites you to comment on the proposed remediation plan for soil contamination at Site 31 at Military Ocean Terminal Concord (MOTCO) in Concord, California (see Figure 1). On October 1, 2008, the property where Site 31 is located was transferred to the Army pursuant to the Defense Base Closure and Realignment Act of 1990, as amended by the Defense Authorization Act of 2005. The Army has assumed responsibility as the lead agency for environmental cleanup at this site. The *U.S. Environmental Protection Agency (EPA)*, the *California EPA Department of Toxic Substances Control (DTSC)*, the *California Department of Fish and Game (DFG)*, and the *San Francisco Bay Regional Water Quality Control Board (Water Board)* worked with the Army in evaluating all of the alternatives and in recommending the *preferred remedial alternative*. The Army has worked closely with the regulatory agencies since it became responsible for environmental cleanup at this site.

The proposed cleanup is part of the Army's *Installation Restoration (IR)* program. The purpose of the IR program is to identify, evaluate, and clean up Army sites where hazardous substances have been released to the environment. **The main purpose of this Proposed Plan is to encourage public participation in the remedy selection process.** The public comment period is from October 19 through November 19, 2012. See page 11 for more information on how to submit comment. In addition, a public meeting will be held from 6:00 p.m. to 7:30 p.m. on Wednesday, November 7, 2012, at the Clyde Community Center, 109 Wellington Avenue, Clyde, California 94520. Members of the public may submit written and oral comments on this Proposed Plan at the public meeting. This Proposed Plan presents summary information about Site 31, the four remedial alternatives evaluated, and the Army's preferred remedial alternative for Site 31.

The Army evaluated two kinds of risk posed by contaminants at the site. The first is risk to human health for exposure that would be typical for residential occupants and site workers. Currently, there are no residents at Site 31, but workers are

occasionally present. The second is risk to the environment, where risk was assessed for plants, invertebrates, fish, birds, and mammals.

Based on the results of the *human health risk assessment* prepared for the *remedial investigation (RI)*, existing contaminants at Site 31 would pose an unacceptable risk to residents if this site were ever developed with housing. MOTCO is an operating

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For more information on how the public can comment, see page 11.

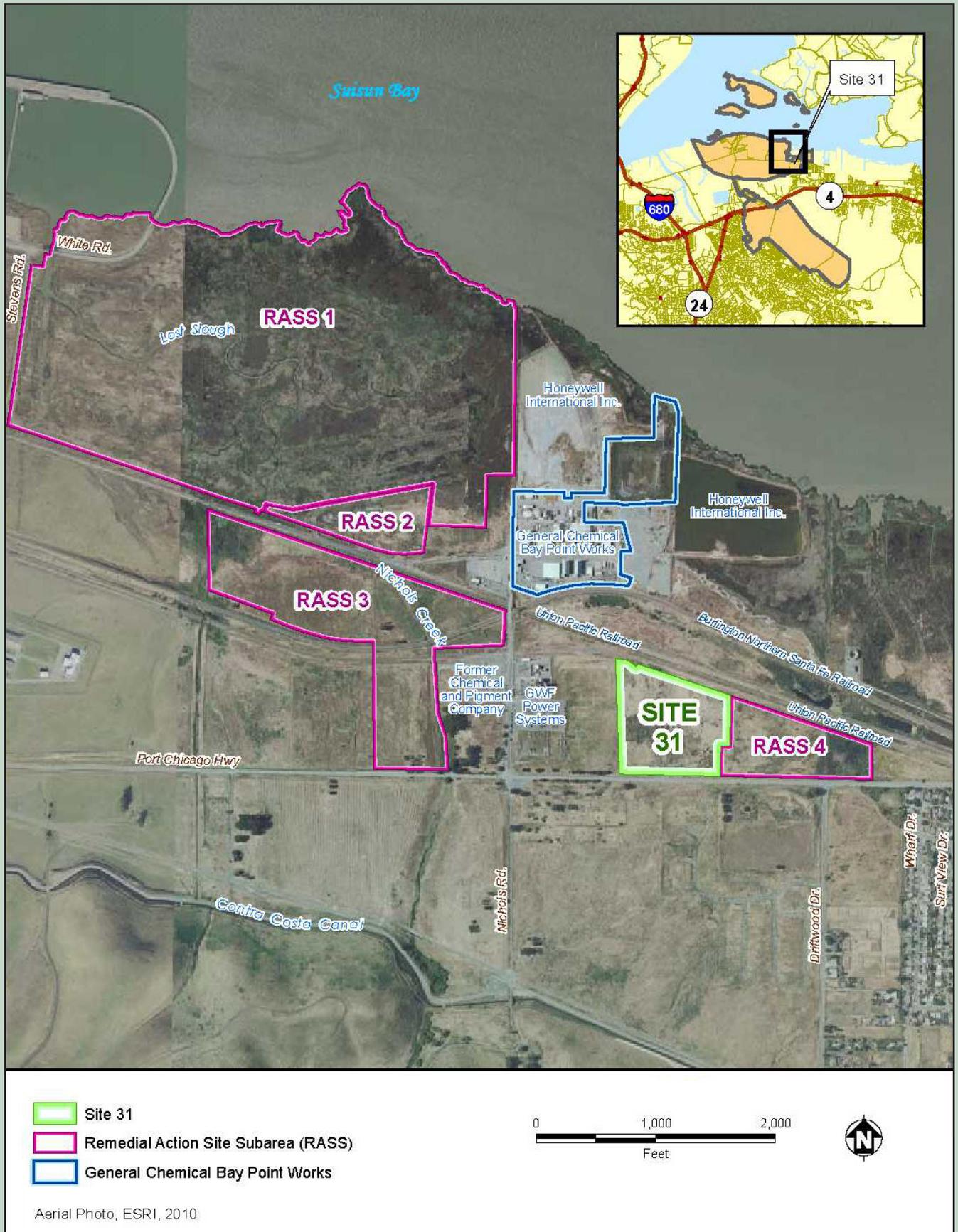


Figure 1. Site 31 Location

military base and future housing development is not part of the future use plans.

The EPA land use assumptions that most closely mimic the anticipated future human use at Site 31 are the EPA's commercial/industrial land use assumptions. Human contact at Site 31 under commercial/industrial land use assumptions is significantly less frequent than residential land use, and the human health risk assessment indicates that existing conditions do not pose unacceptable risks to current or future workers. However, cancer risk for future workers is exceeded when risks are estimated using California toxicity criteria. To address risk to human health, the Army proposes to implement *land use controls (LUC)* to prevent future residential development at the site, and to excavate soils contaminated with metals (arsenic, lead, mercury, and selenium) in areas that pose risk to future industrial workers. Removed soils (approximately 32,000 cubic yards) would be disposed off-site and clean soil will be brought to the property and graded to restore the previous topography.

Soil contaminated with metals (aluminum, arsenic, chromium, lead, mercury, molybdenum, selenium, vanadium, and zinc) at Site 31 poses an unacceptable environmental risk to birds, mammals, invertebrates and plants. To address risk to the environment, the Army proposes to clean up Site 31 by excavating contaminants, off-site disposal of the excavated material, and site restoration to establish the previous site topography.

The contaminated soil removal and site restoration activities are the Army's preferred remedial alternative to address risk to human health and the environment at Site 31. Protection is achieved at the site for risk to humans by preventing unacceptable levels of human contact through removal and LUCs. Environmental risk to plants, invertebrates, birds, and mammals at Site 31 is abated by permanently removing the metal-contaminated soils.

This Proposed Plan summarizes the site history, the environmental investigations, and the remedial alternatives evaluated in accordance with the *Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)*, as amended by the *Superfund Amendments and Reauthorization Act*, and explains the basis for identification of the preferred alternatives. The Army, EPA, the Water Board, DTSC, and CDFG have participated in all phases of the project up to this point, including the evaluations presented in the final *feasibility study (FS)* for Site 31, dated April 30, 2012. This Proposed Plan summarizes information that can be found in greater detail in the RI and FS. The Army will consider and respond to the public comments on this Proposed Plan when the *Record of Decision (ROD)*

is prepared for Site 31. The ROD will be prepared to document the Army's remedy selection decision.

THE CERCLA PROCESS

The Army is issuing this Proposed Plan as part of its public participation responsibilities under Section (§) 117(a) of CERCLA and § 300.430(f)(2) of the *National Oil and Hazardous Substances Pollution Contingency Plan (NCP)*. Environmental investigations and cleanup at Site 31 follow the steps shown in Figure 2. The current stage of the project is Step 3, the Proposed Plan and remedy selection. Remaining activities include the ROD, remedial design, remedial action, long-term monitoring, and site closure.

This Proposed Plan summarizes the site history, environmental investigations, risk assessments, evaluation of remedial alternatives for Site 31, and the basis for the Army's identification of its preferred alternative. One of the evaluation criterion used under CERCLA for selection of remedial alternatives includes acceptance of the preferred remediation alternative by the public. Public review and acceptance under this criterion is judged by the public comment received on the Army's evaluation process and the Army's preliminary selection of a preferred alternative. The Army welcomes public comment during the selection process and will consider and respond to comments received in the responsiveness summary that will be attached to the Record of Decision.

In consultation with the regulatory agencies, the Army may modify the preferred alternative or select another remedial option based on feedback from the community or on new information received. Therefore, the community is strongly encouraged to review and comment on this Proposed Plan. The Army's evaluation of and response to all public comments and the final remedy selection will be documented in a responsiveness summary attached to the ROD for Site 31.

SITE BACKGROUND AND CHARACTERISTICS

MOTCO is in north-central Contra Costa County, 30 miles northeast of San Francisco, California. Site 31 covers 17-acres and is the location of a former nitrogen-phosphorus-potassium (N-P-K) fertilizer plant located on the northeastern portion of MOTCO (Figure 1). The Department of the Navy purchased the former fertilizer plant site and surrounding property in 1983 to maintain a safety buffer around munitions transshipment operations. The fertilizer plant operated from 1955 to 1976, and all buildings at the site were demolished and removed in 1986. The Navy first became aware of contamination at Site 31 when the Contra Costa Water District (CCWD) installed a pump



Figure 2. EPA's Nine Evaluation Criteria

station at the site in 1998. Samples were collected to identify appropriate disposal methods for excavated soils, and results indicated the soils were contaminated with lead, mercury, and selenium.

Site 31 contains no structures, except for remnant concrete from prior uses of the site and a freshwater pump station that CCWD installed in 1998. The pump station is near the southern boundary of the site, about 80 feet north of Port Chicago Highway, and is currently operated and maintained by Golden State Water Company. The site is mostly vegetated with non-native grasses, although the central portion of the site, as well as other areas of the site, contain mature stands of coyote bush. Two very small wetlands (less than 1,000 square feet each) are located at the northern boundary of Site 31. In April 2012, Golden State Water Company repaired a leaking water line located adjacent to the wetlands and a non-natural source of water to the wetlands was removed.

Elevated concentrations of several metals, especially arsenic, lead, selenium, vanadium, and zinc, are consistent with the past production of N-P-K fertilizer at the former plant. Lead and selenium were found at elevated concentrations around the pump station. Both metals are commonly associated with pyrite cinders which were found at the pump station. Approximately 3,000 cubic yards of pyrite cinders were removed as part of the Non-time Critical Removal Action from the immediate vicinity of the pump station in 2002 to 2003, except where the materials were inaccessible beneath the pump station structure. Elevated concentrations of lead and selenium have been measured around former stockpiles of gypsum

SCOPE AND ROLE OF ACTIONS AT SITE 31

This Proposed Plan presents the Army's preferred remedial alternative for mitigating risk to human health and the environment at Site 31. Excavation and off-site disposal of metal-contaminated soil would address the risk to the future industrial workers and the environment and LUCs would prevent any risk associated with potential future residential occupancy.

SUMMARY OF SITE RISKS

As part of the RI of Site 31, a human health risk assessment and an *ecological risk assessment* were conducted. "Risk" is defined as the likelihood or probability that a hazardous chemical, when released to the environment, will cause adverse effects on exposed humans or other biological receptors. The site is expected to continue to be used as a military installation into the reasonably foreseeable future. The risk assessments estimates the chance that human health or the environment will be harmed as the result of the presence of environmental hazards in the context of current and future land use of the site (residential and commercial/industrial).

Human Health Risk Assessment

The human health risk assessment considered the various ways that humans might be exposed to chemicals, the possible concentrations of chemicals that could be encountered during exposure, and the potential frequency and duration of exposure. Site 31 will remain part of an active military base. There are no plans for future public access to Site 31 in the foreseeable future. There is limited access for military personnel working at the facility, and no plan for future residential development. The EPA land use assumptions that most closely mimic the anticipated future human use at Site 31 are the EPA's commercial/industrial land use assumptions. The risk assessment also evaluated unrestricted use. Unrestricted use

include residential occupancy which is the most intensive land use assumption used by the EPA.

Risk calculations were based on conservative assumptions to protect human health. “Conservative” means the assumption will tend to overestimate risk. Human health risk is classified as *carcinogenic* (from exposure to carcinogens) or noncarcinogenic (from exposure to chemicals that cause health effects other than cancer).

The risk assessment indicated that exposure to contaminants in surface and subsurface soils or sediment at Site 31 poses unacceptable risk to residents or workers under current and reasonably anticipated future use scenarios, for the following receptors: current pump station worker, future industrial worker, future construction worker, and future resident. Risk to human health was identified under the residential exposure scenario by exposure to arsenic, lead, mercury, selenium, *polycyclic aromatic hydrocarbons (PAH)*, *polychlorinated biphenyls (PCB)*, aldrin, dieldrin, methylene chloride, and naphthalene in soil or sediment at Site 31. In consideration of this risk, EPA requested an evaluation of LUCs in the FS to prevent future residential development. Risk to human health was also identified under the nonresidential scenarios (pump station worker, industrial worker and construction worker) by arsenic, PAHs, PCBs, aldrin, and dieldrin in soil or sediment at the site. Risk from exposure to groundwater will be addressed separately and is not part of this proposed plan.

Ecological Risk Assessment

An ecological risk assessment considers risks to plants, invertebrates, and wildlife, such as small mammals and birds. The ecological risk assessment indicated unacceptable risk to the following ecological receptors:

- Birds from lead, mercury, and selenium in soil
- Invertebrates from aluminum, arsenic, chromium, lead, mercury, selenium, vanadium, and zinc in soil
- Mammals from mercury, molybdenum, and selenium in soil
- Plants from vanadium in soil

Use of Preferred Alternative to Address Risk

The Army recommends the preferred alternative identified in this Proposed Plan to protect human health and the environment at Site 31. LUCs would address the risk to potential residents from metals in soil beneath the pump station. Excavation and off-site disposal of the metals-contaminated soils

would address the risk to future site workers and the environment.

REMEDIAL ACTION OBJECTIVES AND REMEDIAL GOALS

Potential cleanup alternatives were developed and evaluated in the FS. The first step in that process was developing *remedial action objectives (RAOs)*. RAOs provide the foundation used to develop remedial alternatives. Site-specific objectives were established to identify and screen alternatives that protect human health and the environment. *Remedial goals (RG)* were developed to meet the RAO for metal-contaminated soil at Site 31. RGs are the highest concentrations that can be left in soil and still be protective of human health and the environment. The RAOs and RGs were developed to address the risk posed by contaminants as identified by the human health and ecological risk assessments.

The FS identified the following RAOs to protect human health and the environment at Site31:

- Protect industrial and construction workers, and future residents from exposure to chemicals of concern (COCs) in soils from 0 to 10 feet below the ground surface (bgs).
- Protect wildlife from exposure to metals in soil from 0 to 6 feet bgs that exceed the target ecological remedial goals.

Remedial Goal

The human health remedial goal is the lowest concentration between the cancer- and noncancer-based risk-based concentrations (RBC), unless the RBC is less than the *background concentration*. If the RBC is less than the background concentration, then the background concentration is used as the remedial goal.

The method used to calculate ecological risk-based RGs was developed in accordance with the following EPA guidance. Ecological risk-based RGs for Site 31 were calculated using the same modeling methods and parameters presented in the Site 31 baseline ecological risk assessment (BERA) presented in the RI report. The food chain model doses were estimated based on life history information, site chemical concentrations, site-specific bioaccumulation factors (BAFs) for plants and invertebrates, and literature BAFs for small mammals.

The following remedial goals were developed for soil at IR Site 31 for the protection of human health, wildlife, and groundwater:

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TABLE 2: REMEDIAL ALTERNATIVES EVALUATED FOR SITE 31

Remedial Alternative	Cost (\$M)	Description of Remedial Alternative
Alternative 1 No Action	NA	Under a “No action” alternative, no cleanup is conducted. CERCLA requires a “no action” alternative be evaluated to provide a baseline for comparison with other options.
Alternative 2 Excavation, Off-Site Disposal of Contaminated Soil, and LUC	4.1 and 10.3 *	This alternative involves excavation of approximately 32,000 cubic yards of soil and waste materials to a maximum depth of 10 feet bgs that poses an unacceptable risk to industrial or construction workers and to wildlife for off-site disposal, and LUCs to restrict future residential use of Site 31. COCs at concentrations in soil and waste materials above the remedial goals would be excavated. Two methods were evaluated to move materials off-site. The first was waste hauling by truck and the second was waste hauling by rail. The excavation areas will be regraded to establish smooth topographic contour lines and proper site drainage. LUCs will require periodic visual inspections and 5-year remedy reviews.
Alternative 3 Excavation, Stabilization of Contaminated Soil, and LUCs	5.6	This alternative involves excavation of contaminated soil and waste materials to a maximum depth of 10 feet bgs that pose an unacceptable risk to industrial or construction workers and wildlife. The excavated soils and waste materials would be stabilized ex situ with binders (such as Portland cement) to immobilize the metals and reduce the leachability of the contamination materials. The stabilized soil would be returned to the excavation. LUCs would be implemented as described above for Alternative 2.
Alternative 4 Excavation, On-Site Containment of Contaminated Soil, and LUC	4.9	This alternative involves excavation of contaminated soil and waste materials to a maximum depth of 10 feet bgs that pose an unacceptable risk to humans and ecological receptors. Excavated soils would be placed in an onsite containment cell or corrective action management unit (CAMU) for permanent disposal. LUCs would be implemented to protect the CAMU and also to prevent residential development as in Alternative 2. This alternative also includes long-term maintenance, monitoring, period visual inspections, and 5-year reviews of the CAMU.

Note:

* Costs of \$4.1 million for waste hauling by truck and \$10.3 million for waste hauling by rail.

Boldface type is used in the above table to identify the remedial alternative preferred by the Army. The proposed excavation areas under Alternatives 2, 3, and 4 are illustrated in Figure 3.

and the environment under the anticipated future land use of the site. Alternative 1 does not mitigate the risks at the site and hence does not provide adequate protection to human health and the environment.

2. Compliance with ARARs

Compliance with ARARs is a threshold evaluation criterion. An alternative must either comply with ARARs or provide grounds for a waiver. Alternatives 2, 3, and 4 meet all of the pertinent ARARs. ARARs apply to removal or remedial action conducted entirely on site; Alternative 1 is not a removal or remedial action, therefore, ARARs do not apply to the no-action alternative, Alternative 1. In addition, Alternative 1 failed to fully meet the threshold criteria; the No Action Alternative, does not provide a mechanism to monitor Site 31 conditions, confirm compliance with ARARs, or ensure protection of human health and the environment. In accordance with the NCP, the No Action Alternative was carried through the detailed analysis of alternatives to form a baseline of comparison for the other alternatives.

3. Long-Term Effectiveness and Permanence

Alternative 2, Excavation, is the most effective and permanent alternative in the long term because soil that poses a risk to human health and the environment would be excavated and removed from the site. Alternatives 3 and 4 would not be as effective as Alternative 2 because Alternative 3 relies on LUCs to sustain the protectiveness of the stabilized areas and Alternative 4 relies on LUCs to sustain the protectiveness of the CAMU. Alternative 2 would require LUCs to restrict excavation and future residential use of the area around the pump station. In addition, the CAMU would require long-term groundwater monitoring to ensure protectiveness. Since no action would be taken under Alternative 1, it does not provide a long-term effective or permanent solution to the risks posed by soil at the site. In summary, Alternative 2 is the most effective and permanent in the long term, followed by Alternatives 3 and 4,

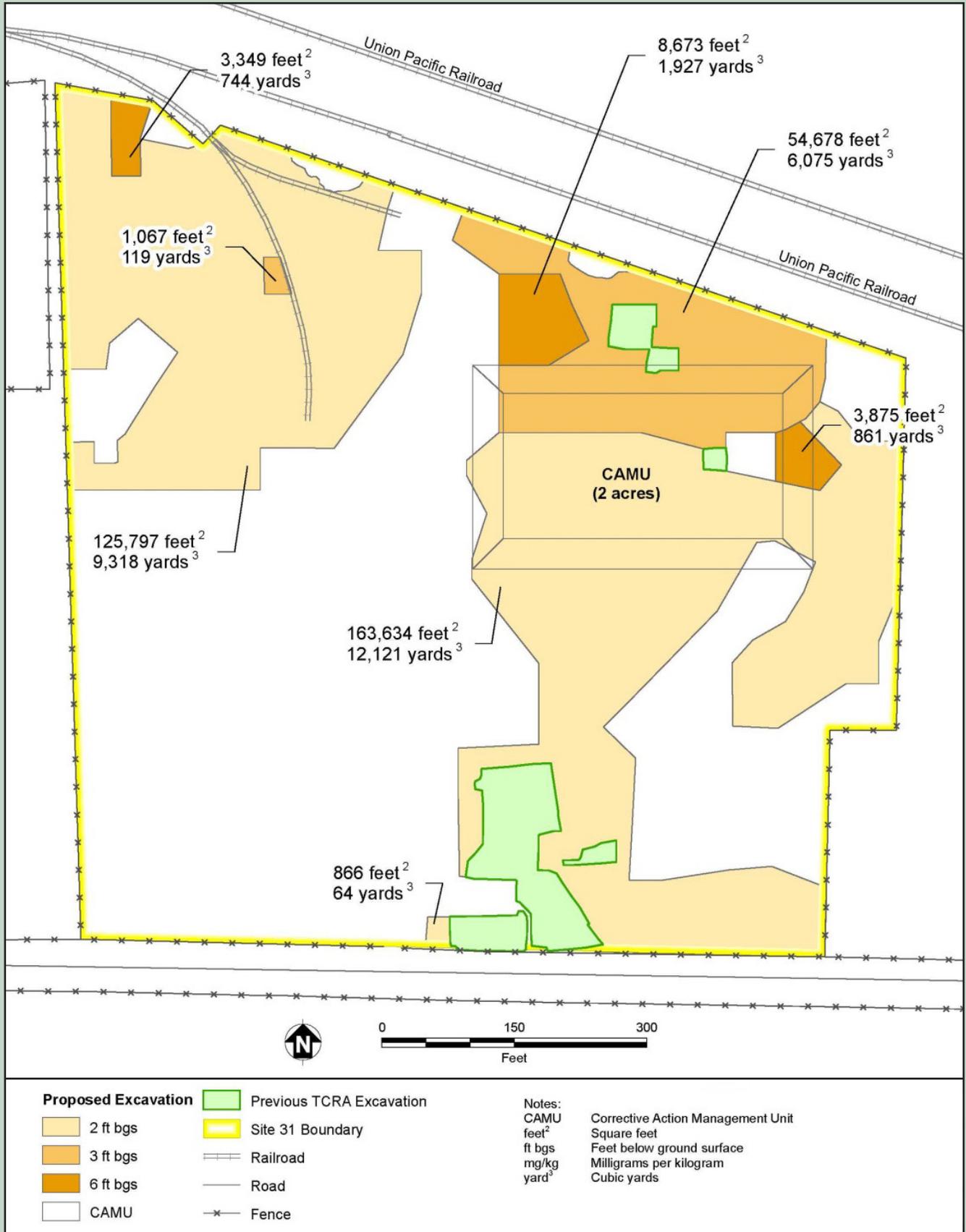


Figure 3. Excavation Areas

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TABLE 3: SUMMARY OF OVERALL RANKING OF REMEDIAL ACTION ALTERNATIVES
 Feasibility Study for Installation Restoration Site 31, Military Ocean Terminal Concord, Concord, California

Alternatives	Overall Protection of Human Health and the Environment ^a	Compliance with ARARs ^a	Long-Term Effectiveness and Permanence	Reduction of Toxicity, Mobility, or Volume through Treatment	Short-Term Effectiveness	Implementability	Costs (\$ Million)	Overall Ranking by Alternative
SOIL ALTERNATIVES								
Alternative 1: No Action	Not Protective	NA	○	◐	◑	○	● (\$0.0M)	○
Alternative 2: Excavation, Off-Site Disposal <u>by Trucking</u> , and LUCs	Protective	Meets ARARs	●	◑ ^b	◐	◑	◑ (\$4.3M)	●
Alternative 2: Excavation, Off-Site Disposal <u>by Rail</u> , and LUCs	Protective	Meets ARARs	●	◑ ^b	◑	◑	○ (\$10.7M)	◑
Alternative 3: Excavation, Stabilization, and LUCs	Protective	Meets ARARs	◑	◑	◑	◑	◑ (\$5.6M)	◑
Alternative 4: Excavation, Containment, and LUCs	Protective	Meets ARARs	◑	◑ ^b	◑	◑	◑ (\$4.9M)	◑

Legend:

- Not Acceptable
- ◐ Poor
- ◑ Marginal
- ◑ Good
- Excellent

Notes:

^a Overall protection of human health and the environment and compliance with ARARs are threshold criteria and alternatives are judged as either meeting or not meeting the criteria.

^b Recommended ranking by EPA (EPA 2012)

ARARs Applicable or relevant and appropriate requirements

LUC Land use controls

NA Not applicable

4. Reduction of Toxicity, Mobility, or Volume through Treatment

Alternative 3 is the only alternative that satisfies the statutory preference for treatment by reducing the mobility of the contaminants. None of the other alternatives reduces the mobility, toxicity, or volume of contaminated soil through treatment.

5. Short-Term Effectiveness

“Short-term” is defined as the construction period and considers community protection, worker protection, and environmental effects. Alternative 1 has the least potential effect on the neighboring communities, remedial workers, or the environment because it requires no action. Sound management techniques that are standard in the environmental remediation industry make it unlikely that any of the remedial alternatives will negatively affect the community or workers during implementation of the remedy. Best management practices and health and safety protocols would be used during implementation of Alternatives 2, 3, and 4 to minimize exposure of the community, workers, and the environment to contaminated soil and waste materials.

Alternatives 3 and 4 are both rated as good for short-term effectiveness because the contaminated soil would remain on site without any potential risks associated with exposure to neighboring communities, remedial workers or the environment. Alternative 2 would pose limited risk to the community by trucking the contaminated soil off-site. The haul route would be determined during the remedial design and would take into account that EPA is not supportive of the Army trucking contaminated soil through Bay Point, which is an Environmental Justice community. Alternative 2 would not potentially affect the community if rail transportation is used. The potential impact to remedial workers and the environment from exposure to contaminated materials is equivalent for Alternatives 2, 3 and 4. Alternative 3 would require on-site stabilization, and Alternative 4 would require construction of a CAMU, thus extending the period of time required to achieve the RAO.

Alternative 1 has the least potential effect on the community, remedial workers, or the environment because it requires no action; however, the time until remedial response objectives are achieved is not favorable. Therefore, Alternative 1 is rated marginal

for short-term effectiveness. Alternatives 3 and 4 have the same short-term effectiveness. Alternative 2 poses somewhat more potential risk of short-term exposure to neighboring communities, remedial workers, and the environment than the other alternatives.

6. Implementability

Alternative 1 would be easy to implement because it requires no action; however, Alternative 1 fails other crucial criteria and cannot be implemented under CERCLA. Alternative 2 is also easy to implement if the waste material can be trucked to an off-site disposal facility because it does not rely on site treatment or construction of a CAMU. The haul route would be determined during the remedial design and would take into account that EPA is not supportive of the Army trucking contaminated soil through Bay Point. Alternative 2 is more difficult to implement if rail transportation is used because the railroad tracks to the site need to be repaired and additional coordination with the rail transporter will be required. Alternative 3 is the most difficult to implement because it involves onsite treatment. Alternative 4, CAMU, would be moderately difficult to implement because it would involve excavation, construction of a CAMU at Site 31, and long-term maintenance and monitoring. Although these construction technologies are common, the increased complexity of Alternative 3 makes it the most difficult to implement. In summary, Alternative 2 is the easiest to implement if trucking is used for waste hauling, followed by Alternative 4, and then Alternative 3. Alternative 2 is the most difficult to implement if rail is used for waste hauling.

7. Cost

No costs are associated with Alternative 1 because it requires no action. Alternative 2 (waste hauling by truck) would be the least expensive (\$4.3 million), followed by Alternative 4 (\$4.9 million), and then Alternative 3 (\$5.6 million). Alternative 2 (waste hauling by rail) would be the most expensive (\$10.7 million).

8. Meeting State Acceptance

The relevant state regulatory agencies do not accept Alternative 1. Alternatives 2, 3, and 4 are acceptable to the state.

9. Meeting Community Acceptance

Community acceptance of these alternatives will be assessed after the close of the public comment period announced in this Proposed Plan. The ROD will document the community’s response to the Proposed Plan in a responsiveness summary.

Preferred Alternative

The lead agency (Army) supports the preferred alternative (Alternative 2 - Excavation, Off-site Disposal using Trucks, and LUCs) because it meets the threshold criteria and provides the best balance of tradeoffs among the alternatives. Alternative 2 satisfies the following statutory requirements of CERCLA §121(b) because: (1) it is protective of human health and the environment; (2) complies with ARARs; (3) is cost-effective; (4) uses permanent solutions to the maximum extent practicable; and (5) satisfies the preference for treatment as a principal element to the maximum extent possible.

COMMUNITY PARTICIPATION

The Army and the multi-agency environmental team encourage the public to gain a more thorough understanding of Site 31 and the CERCLA activities that have been conducted at MOTCO by visiting the information repository, attending public meetings, and joining the mailing list to receive regular project information. Restoration Advisory Board meetings are held every other month and are open to the public.

The two ways for you to provide your comments on this Proposed Plan are summarized as follows:

- 1. Public Comment Period.** During the public comment period from October 19, 2012 through November 19, 2012, you may use the comment form included with this Proposed Plan to send written comments via mail or e-mail to Mr. Guy Romine or Mr. Sunny Sea postmarked no later than COB November 19, 2012.
- 2. Public Meeting.** You may provide written or oral comments during the public meeting that will be held from 6:00 to 7:30 p.m. on Wednesday November 7, 2012, in the Clyde Community Center at 109 Wellington Avenue, Clyde, California 94520. A stenographer will be at the meeting to record all oral public comments.

Information Repository

An information repository has been established to provide public access to technical reports and other Installation Restoration Program information. All site documents, meeting minutes, newsletters, public meeting announcements, and other items are available for review at:

Concord Public Library

2900 Salvio Street
Concord, California 94519
Phone: (925) 646-5455

Library Hours:

Monday: 12:00-9:00 p.m.
Tuesday and Wednesday: 10:00-6:00 p.m.
Thursday: 12:00-9:00 p.m.
Friday and Saturday: 10:00 a.m.-5:00 p.m.
Sunday: 1:00 p.m.-5:00 p.m.

After the public comment period is over, the Army will review and consider the comments before a final decision is made on the remedial alternatives to be used for soil at Site 31. All site-related documents are available for review in the information repository, as listed below.

HOW THE PUBLIC CAN COMMENT

The 30-day comment period for the Proposed Plan is October 19, 2012, through November 19, 2012.

Submit Comments one of the following two ways during this period:

1. Offer oral or written comments during the public meeting
2. Provide written comments by mail or e-mail

Public Meeting

The public meeting will be held from 6:00 to 7:30 p.m. on November 7, 2012, in the Clyde Community Center at 109 Wellington Avenue, Clyde, California 94520. Army representatives will provide visual displays and information on the environmental investigations and the remedial alternatives evaluated. You will have an opportunity to ask questions and formally comment on this Proposed Plan.

Or you can send comments to postmarked no later than COB on November 19, 2012:

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GLOSSARY OF TERMS

Applicable or Relevant and Appropriate Requirements (ARAR): Federal, state, and local regulations and standards determined to be legally applicable or relevant and appropriate to remedial actions at a CERCLA site.

Background Concentration: The concentration that occurs naturally in the environment for metals at a site.

California Department of Fish and Game (DFG): The DFG manages California's diverse fish, wildlife, and plant resources and the habitats they depend on.

Department of the Army (Army): The federal agency responsible for administration and enforcement of CERCLA (and other federal environmental regulations). As the lead agency, the Army is responsible for administration and enforcement of CERCLA (and other federal environmental regulations).

California EPA Department of Toxic Substances Control (DTSC): A part of the California Environmental Protection Agency, and California's lead environmental regulatory agency. Its mission is to protect public health and the environment from toxic substances.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): A federal law (also known as Superfund) that established a program to identify hazardous waste sites and procedures for evaluating sites to be protective of human health and the environment.

Carcinogenic: Cancer causing substance or agent: a substance or agent that can cause cancer.

Ecological Risk Assessment: Ecological risk assessment is a process to evaluate the likelihood of adverse ecological effects as a result of exposure to contaminants.

Feasibility Study (FS): A study to identify, screen, evaluate and compare remedial cleanup alternatives.

Human Health Risk Assessment: The process of estimating the potential risk of contaminants on a human population under defined conditions. This information enables those concerned to determine whether any clean-up is warranted or other actions need to be taken.

Installation Restoration (IR) program: The IR program provides guidance and funding for the investigation and remediation of hazardous waste at military installations.

Land Use Controls (LUCs): LUCs consist of legal, administrative, or physical means (or some combination) to control land use and limit site access for the protection of human health and the environment. These controls can involve a range of measures, from simply posting signs and installing fences, to regulated restrictions on the use of property.

Multi-Agency Environmental Team: The multi-agency environmental team is made up of the Army, EPA, DTSC, DFG, and the Water Board.

National Oil and Hazardous Substances Contingency Plan (NCP): The regulatory basis for government responses to oil and hazardous substances spills, releases, and sites where these materials have been released.

Polycyclic Aromatic Hydrocarbons (PAH): PAHs are a group of chemicals that occur naturally in coal, crude oil and gasoline. PAHs also are present in products made from fossil fuels, such as coal-tar pitch, creosote and asphalt.

Polychlorinated Biphenyls (PCB): PCBs are a group of manmade chemicals. In 1979, the EPA banned the use of PCBs. PCBs were used widely in electrical equipment such as capacitors and transformers. They also were used in hydraulic fluids, heat transfer fluids, lubricants, and plasticizers.

Preferred Remedial Alternative: The remedial alternative selected by the Army, in conjunction with the regulatory agencies, that best satisfies the RAOs based on the evaluation of remedial alternatives presented in the FS.

Record of Decision (ROD): A decision document that identifies the remedial alternatives chosen for implementation at a CERCLA site; the ROD is based on information from the RI report and FS and on public comments and community concerns.

Remedial Action Objective (RAO): Describes what the site cleanup is expected to accomplish.

Remedial Goal (RG): A chemical concentration limit that provides a quantitative means of identifying areas for potential remedial action, screening the types of appropriate technologies, and assessing a remedial action's potential to achieve the RAO.

Remedial Investigation (RI): The first of two major studies that must be completed before a decision can be made about how to clean up a site (the FS is the second study). The RI is designed to evaluate the nature and extent of contamination and to estimate human health and ecological risks posed by chemicals of potential concern at a site.

Superfund Amendments and Reauthorization Act: The Superfund Amendments and Reauthorization Act of 1986 reauthorized CERCLA to continue cleanup around the country.

San Francisco Bay Regional Water Quality Control Board (Water Board): The California water quality authority, which is part of California Environmental Protection Agency. Its mission is to preserve, enhance, and restore California's water resources.

U.S. Environmental Protection Agency (EPA): As the lead federal regulatory agency, EPA is responsible for overseeing the Army's implementation of CERCLA (and other federal environmental regulations).

The Army and the multi-agency environmental team encourage the public to gain a more thorough understanding of Site 31 and the CERCLA activities that have been conducted at MOTCO by visiting the information repository, attending public meetings, and joining the mailing list to receive regular project information. Restoration Advisory Board meetings are held every other month and are open to the public.

Please send all written comments to:

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If you have questions or concerns about environmental activities at Military Ocean Terminal Concord, please contact any of the following project representatives:

U.S. Department of the Army

Mark Eldridge
11711 North IH 35, Suite 110
San Antonio, TX 78233
Army Environmental Command
Phone: (210) 424-8857
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Department of Toxic Substances Control

Jim Pinasco
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Phone: (916) 255-3719
jpinasco@DTSC.ca.gov

U.S. Environmental Protection Agency

Phillip Ramsey
Code: SFD 8-3
75 Hawthorne Street
San Francisco, CA 94105
Phone: (415) 972-3006
Ramsey.phillip@epa.gov

San Francisco Bay Regional Water Quality Control Board

Adriana Constantinescu
1515 Clay Street, Suite 1400
Oakland, CA 94612
Phone: (510) 622-2353
aconstantinescu@waterboards.ca.gov

Notes

Area with horizontal lines for taking notes.

Attn: Ms. Carolyn Hunter
Community Involvement Specialist, Tetra Tech EM Inc.
1999 Harrison Street, Suite 500
Oakland, CA 94612



Proposed Plan Site 31

**Request Public Comment on Proposed Plan for
MOTCO Site 31**

Comment Period October 19 to November 19, 2012

Public Meeting on November 7, 2012

SEE INSIDE FOR MORE INFORMATION