



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

July 12, 2014

[www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)  
950 West Mall Square, Alameda City Hall West  
Room 140, Community Conference Room  
Alameda Point  
Alameda, California

N00236\_004293  
ALAMEDA POINT  
SSIC NO. 5090.3.A

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

George Humphreys Restoration Advisory Board (RAB) Community Co-chair

### **RAB Members**

Richard Bangert; Carol Gottstein, M.D.; Skip McIntosh; Bert Morgan; Kurt Peterson; Bill Smith;  
Dale Smith; Jane Sullwold; Jim Sweeney; Michael John Torrey

### **Community Members/Public Attendees**

Anthony Shomon

### **Regulatory Agencies**

James Fyfe, California Environmental Protection Agency (Cal/EPA) Department of Toxic  
Substances Control (DTSC)

### **U. S. Navy**

Bill McGinnis; Base Realignment and Closure (BRAC) Program Management Office (PMO)  
West, BRAC Environmental Coordinator (BEC)

### **Contractors**

Jessica O'Sullivan, Tetra Tech; Tommie Jean Valmassy, Tetra Tech

## **MEETING SUMMARY**

### **I. Welcome and Introductions**

George Humphreys (RAB Community Co-Chair) called the July 2014 former Naval Air Station Alameda (Alameda Point [AP]) RAB meeting to order, and initiated a round of introductions. Derek Robinson (RAB Navy Co-Chair) reviewed the agenda (Attachment A.)

## **II. Co-Chair Announcements**

Mr. Humphreys provided a list of documents he received in May through June, 2014 ([Attachment B](#)). He noted that the Final Work Plan for Site 1 and Final Operable Unit (OU) 2B Soil Site had not been listed because they were received in July.

Mr. Robinson thanked attendees for participating on a Saturday, and said the Navy will be holding the yearly tour after this meeting. Mr. Robinson also said that OU 2B Soil Site is starting excavation soon and there is additional investigation into the storm drain and industrial waste.

## **III. Community and RAB Comment Period**

Dale Smith (RAB Member) said Lawrence Livermore National Laboratory would like to survey Treasure Island for radiation, and they are currently working with regulators over protocols. Ms. Smith said she is hopeful they will also want to survey Alameda Point. She said they would survey just soil, not buildings, looking for 9 different radioisotopes, and there would be no cost to the Navy.

Kurt Peterson (RAB Member) said the flyover zone for the least tern area is not being adhered to; there is a ¾-mile-radius no-fly zone around the least terns during their nesting season. He attempted to address the issue with the US Fish and Wildlife Service; however he did not receive a return call. Mr. Robinson said this is now Department of Veteran's Affairs (VA) property; he mentioned the no-fly zone and they said they will look into it.

Mr. Humphreys said the Final Work Plan for Site 1 was distributed with comments from Ms. Smith previously included in the Responses to Comments (RTCs), and were omitted from the appendix. Mr. Robinson said the full comments and responses should be included; he will make sure the contractor submits those pages. Mr. Humphreys asked why John West was not on the distribution list. Mr. Robinson said Mr. West is planning to retire and David Elias (Mr. West's supervisor) is the temporary contact. Mr. Humphreys asked why no regulators were present. Mr. Robinson said DTSC will be at the RAB meeting later, and will attend the tour.

## **IV. Environmental Program Review**

Mr. Robinson presented a Program Overview of sites where significant work was completed in 2013 and 2014 ([Attachment C](#)).

During the review of slide 4, Ms. D. Smith asked if the Navy assessed submerged parcels prior to transferring the property. Mr. Robinson said the Navy did conduct off-shore investigations in certain areas, including Seaplane Lagoon and part of Oakland Inner Harbor. The Navy is not required to assess 100 percent of the base, but investigates areas where historical activities could have created issues.

During the review of slide 6, Richard Bangert (RAB member) asked if "remedy completed" is the date when the Remedial Action Completion Report (RACR) is issued. Mr. Robinson said yes, the remedy completed date includes submission and time for concurrence of the Final RACR, though it may not include long-term monitoring. Mr. Bangert asked which sites are in OU 1 and Mr. Robinson answered Sites 16 and 6 are the sites in OU 1 that are not yet closed. Site 6 will be viewed during today's tour. Mr. Robinson said the conceptual site model for Site 32 has changed; the Navy now believes that during grading, material from the previous Site 1 Landfill was spread into Site 32.

During the review of slide 8, Mr. Bangert asked why there is more scanning planned for Building 5, since over two years ago Building 5 ceilings were scanned thoroughly. Mr. Robinson said the scanning technology improves so the Navy can check for lower levels than in the past. The Navy does not expect to find anything but wants to make sure. Mr. Humphreys asked if the Radiological Affairs Support Office (RASO) does the work. Mr. Robinson said RASO does not do the work, they help to oversee it. Ms. D. Smith asked if this is hand scanning; Mr. Robinson answered that it uses a motorized device, not hand scanning.

Mr. Humphreys asked if the soil area between Building 400 and Seaplane Lagoon has been tested. He was concerned that contamination might have been forced out laterally by concrete pumping under the building. Mr. Robinson said the contaminant of concern (COC) is radium, and it is not likely in the groundwater in that location. The storm drain and two vertical lines were removed in front of Building 400 and the trench was scanned after removal. Mr. Humphreys asked if other COCs could have been an issue under the concrete slab. Mr. Robinson said the Navy took soil borings under the slab.

Anthony Shomon (community member) asked what the difference is between deep and shallow groundwater. Mr. Robinson said 5-8 feet is where groundwater starts at Alameda Point and the deep designation in many documents depends on the old surface of the Bay mud prior to filling to create Alameda Point. At Building 5 the deep designation is about 30 feet. Mr. Bangert asked what the connection is to the heating treatment that was completed at Building 5 several years ago. Mr. Robinson said the heating treatment was a success and removed a majority of the non-aqueous phase liquid (NAPL); this is a continuation of that cleanup.

During the review of slide 9, Mr. Humphreys said the soil under roads and structures at Site 25 was never surveyed for PAHs, nor was about one acre around the trees; both areas need to be restricted. The City is considering a park in the northern area. Mr. Robinson said the City developed a soil management plan for all remaining environmental conditions. During the review of slide 11, Bill Smith (RAB Member) asked what decommissioning of wells includes. Mr. Robinson said that typically decommissioning includes injecting concrete into the well to prevent vertical movement, then cutting the well down 5 feet and pouring in a grout mixture to cap it.

Mr. Bangert asked what the additional cleanup is at Site 6. Mr. Robinson said the remedy is a phased treatment plan: first is in-situ chemical oxidation, followed by bio-augmentation if needed, then monitored natural attenuation. There are three active phases. Mr. Bangert asked what is being pumped in for bio-augmentation. Mr. Robinson said oxygen, microbes, and lactate.

During the review of slide 12, Mr. Humphreys asked what the COCs are for Site 33. Mr. Robinson answered that the COCs are PAHs. During the review of slide 12, Mr. Peterson asked if the plume is underneath the storage units and Mr. Robinson answered that it is. Ms. D. Smith asked if the Navy is going to use heavy duty caps so the wells are not damaged, and Mr. Robinson answered yes, the Navy will use traffic-rated caps. Carol Gottstein (RAB Member) asked if any of the tenants were complaining. Mr. Robinson said the contractor will move as needed and there could be a half-day delay in the worst case. Mr. McGinnis said all equipment will be moved off site at the end of each day. Mr. Peterson asked where the source of the contamination is and Mr. Robinson answered that it was near an old gas station and the COC is benzene.

During the review of slide 14, Mr. Robinson said that at Site 2 the Navy will continue operations and maintenance (O&M) and expects to have to do some reseeded. The Navy may have to address settling as well, which will be dealt with before the transfer of maintenance to the VA. Ms. D. Smith asked who has the monetary obligation for reseeded and Mr. Robinson answered the Navy is responsible for paying to reseed; the amount depends on the contractor and what their specialist recommends. Mr. Robinson said the Navy plans to address reseeded this year. Ms. D. Smith mentioned that if left too long, roots establish and are hard to remove. Mr. Bangert asked if the nearby culvert was replaced with concrete and Mr. Robinson confirmed that it was, and that it has a grate on both sides.

Mr. B. Smith asked if the Bay is being monitored for run-off. Bill McGinnis (Navy) said the Navy will maintain best management practices until a vegetation cover is established. Mr. Bangert said he had heard second-hand that Caspian terns like the new island. Ms. D. Smith asked if deep soil compaction at Site 1 has been completed. Mr. McGinnis answered that it is not, and during the tour today attendees will see soil stockpiled for that purpose.

During the review of slide 18, Mr. Robinson said the Navy is proud of having the last ROD for Alameda Point planned for next year. Mr. Humphreys noted that there was no total for Navy expenditures and future project costs. Mr. Robinson said the total through fiscal year 2013 was \$513 million.

On slide 20 Mr. Robinson said the last 180 acres is the last part to transfer, and will possibly be done in 2020. The last environmental sites include the lower portion of OU-2B, Sites 1 and 32, and OU-2C. These remaining parcels could be split into pieces and would not have to be transferred all at once.

## **V. Approval of Meeting Minutes/Review Action Items**

Mr. Humphreys asked for comments on the draft May 2014 meeting minutes.

Mr. Peterson made the following comments:

- Page 2 Section III, end of first sentence: after terns add “during the nesting period, April 1 through August 15.”
- Page 2 Section III, second sentence: after (VA) add “about this land deed restriction document.”

Dr. Gottstein made the following comments:

- Page 3, fifth full paragraph third line: Change “Mr. Gottstein” to “Mr. Robinson”
- Page 3, fifth full paragraph, last sentence: after “which is...” add “needed by the microorganisms for growth.”

Ms. D. Smith made the following comment:

- Page 3 first paragraph, sixth line down: change “fire house” to “fire hose.”

Mr. Humphreys made the following comments:

- Page 3 fifth full paragraph: put a period after “Savannah River project.” Change second half of sentence to read “Vegetable oil was injected to a 60 foot depth into groundwater,

where it sequestered chlorinated solvents and concentrated them at the groundwater surface, where they were biodegraded.” Then change the third sentence to read “He asked whether that process was evaluated for this site. Then add the sentence: “Mr. Robinson said that he was unfamiliar with the Savannah River project. Mr. Robinson said he had referred the article to the Navy for evaluation, but not to the contractor.”

- Page 3, last paragraph: Before the first sentence, add “Referring to the aboveground intake pipes and vents at Site 13 in OU 2A, ...”

The minutes were approved with the preceding changes incorporated. The next RAB meeting will be held on Thursday, September 11, 2014 at 6:30 p.m. The meeting was adjourned at 11:59 a.m.

<b>Action Items:</b>	<b>Previous Item #/ Action Item Status/ Action Item Due Date:</b>	<b>Initiated by:</b>	<b>Responsible Person:</b>
1. Request for Presentations: a. OU-2A Tarry Refinery Waste and Rail Cars	Pending	RAB	Mr. Robinson
2. Navy to look into video-conferencing capabilities at various Alameda locations	Ongoing	RAB	Mr. Robinson
3. OU-5/FISCA IR-02 Navy to investigate whether a return to anaerobic conditions after cessation of biosparging will result in contaminant concentrations at the groundwater/soil interface	Pending	Mr. Humphreys	Mr. Robinson
4. Locate the Loma Prieta seismic report for AP (Pacific Earthquake Engineering Report ([PEER]) – Skip McIntosh found a sent a link to Ms. D. Smith. It’s an internal draft report, authored by Wayne Magnusson, and the Navy must request release. Ms. D. Smith will send the information to Mr. Robinson; he will request release of the document.	New	Ms. D. Smith	Mr. Robinson
6. Navy will answer the question: what happens if part of the IR Site 1 waste isolation barrier moves and the rest stays in place?	Pending	Mr. Humphreys	Mr. Robinson

<b>Action Items:</b>	<b>Previous Item #/ Action Item Status/ Action Item Due Date:</b>	<b>Initiated by:</b>	<b>Responsible Person:</b>
8. Ms. D. Smith will forward a copy of the preliminary study she read related to PFOS.	Pending	Mr. Robinson	Ms. D. Smith

## **ATTACHMENTS**

### **NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS**

- A. Naval Air Station Alameda Restoration Advisory Board Meeting Agenda, July 12, 2014 (1 page)
- B. Documents Received during May - June 2014 – provided by George Humphreys (1 page)
- C. Alameda Point Program Review (23 slides)

# ***RESTORATION ADVISORY BOARD***

***NAVAL AIR STATION, ALAMEDA***

## ***AGENDA***

**JULY 12, 2014, 10:00 AM**

**ALAMEDA POINT – 950 WEST MALL SQUARE, ALAMEDA CITY HALL WEST  
SUITE 140/COMMUNITY CONFERENCE ROOM**

**(FROM PARKING LOT ON W. MIDWAY AVENUE, ENTER THROUGH MIDDLE WING)**

<b><u>TIME</u></b>	<b><u>SUBJECT</u></b>	<b><u>PRESENTER</u></b>
10:00 – 10:35	I. Welcome and Introductions	Community and RAB
10:35 – 10:45	II. Co-Chair Announcements	Co-Chairs
10:45 – 11:15	III. Community and RAB Comment Period*	Community and RAB
11:15 – 11:45	IV. Environmental Program Review	Mr. Derek Robinson
11:45 – Noon	V. Approval of Minutes	RAB
Noon	RAB Meeting Adjournment	

\* If there is time at the end of the agenda, additional comments will be taken.

Alameda RAB  
Documents Received During  
May-June 2014

1. "Preliminary Remedial Design, Operable Unit 2B, Installation Restoration Sites 3, 4, 11 and 21, Alameda Point, Alameda, California", May 8, 2014 (received May 9, 2014), prepared by Arcadis, U. S. Inc. for Naval Facilities Engineering Command Southwest.
2. "Draft Final Remedial Design and Remedial Action Work Plan, Installation Restoration Site 1, Alameda Point, Alameda, California", May 7, 2014 (received May 19, 2014) prepared by AMEC Environment & Infrastructure, Inc. for U. S. Department of the Navy, Base Realignment and Closure, Program Management Office West.
3. "Final, Radiological Work Plan and Remedial Design and Remedial Action, Installation Restoration Site 1, Alameda Point, Alameda, California". March 2014 Revision 1 (received May 20, 2014), prepared by AMEC Environment & Infrastructure, Inc. for U. S. Department of the Navy, Program Management Office West.
4. "Final 2013 Annual Basewide Groundwater Monitoring Report, Alameda Point, Alameda, California, May 2014" CD only. May 30, 2014 (received May 30, 2014)
5. "Draft Final, Remedial Action Completion Report, Installation Restoration Site 17, Seaplane Lagoon, Alameda Point, Alameda, California", June 2014, Department of the Navy, Base Realignment and Closure, Program Management Office West.



# Welcome



## Alameda Point PROGRAM REVIEW

**Restoration Advisory Board Meeting**

Derek J. Robinson, P.E.  
BRAC Environmental Coordinator – Navy RAB Co-Chair  
July 12, 2014



# Presentation Outline



- Purpose
- Background & History
- Environmental Status
- Budget
- Property Transfer
- Plan for 2014/15

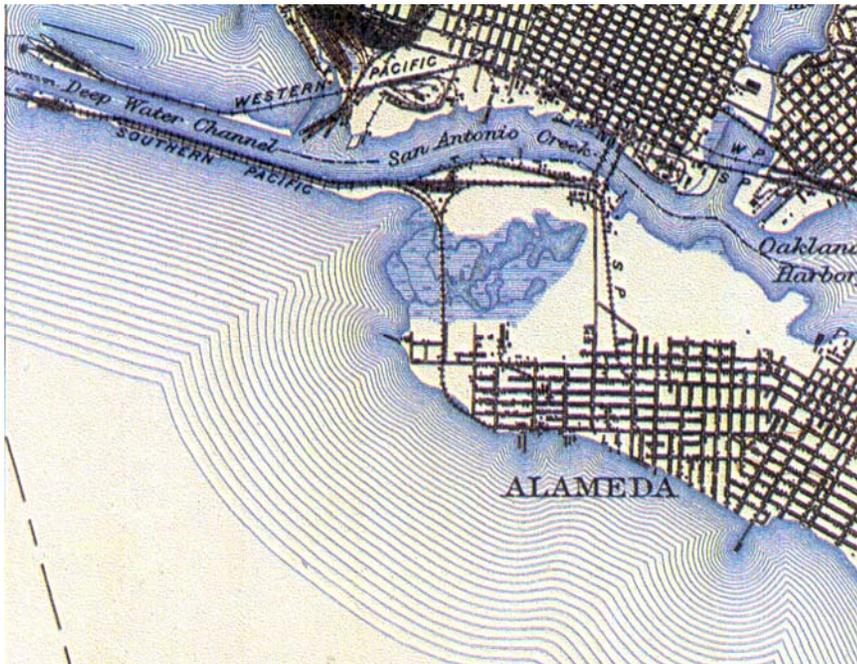


# BASE BACKGROUND & HISTORICAL USE

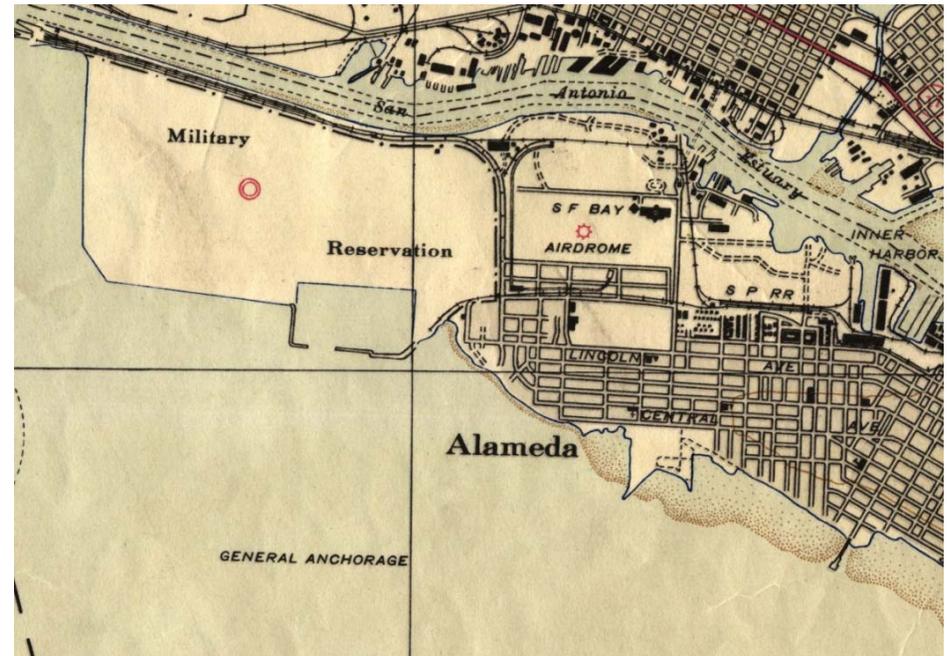


Alameda Point Formation – Constructed with fill materials from dredging activities occurring between 1887 and 1975

1915



1942





## BASE BACKGROUND & HISTORICAL USE



### Navy Operations

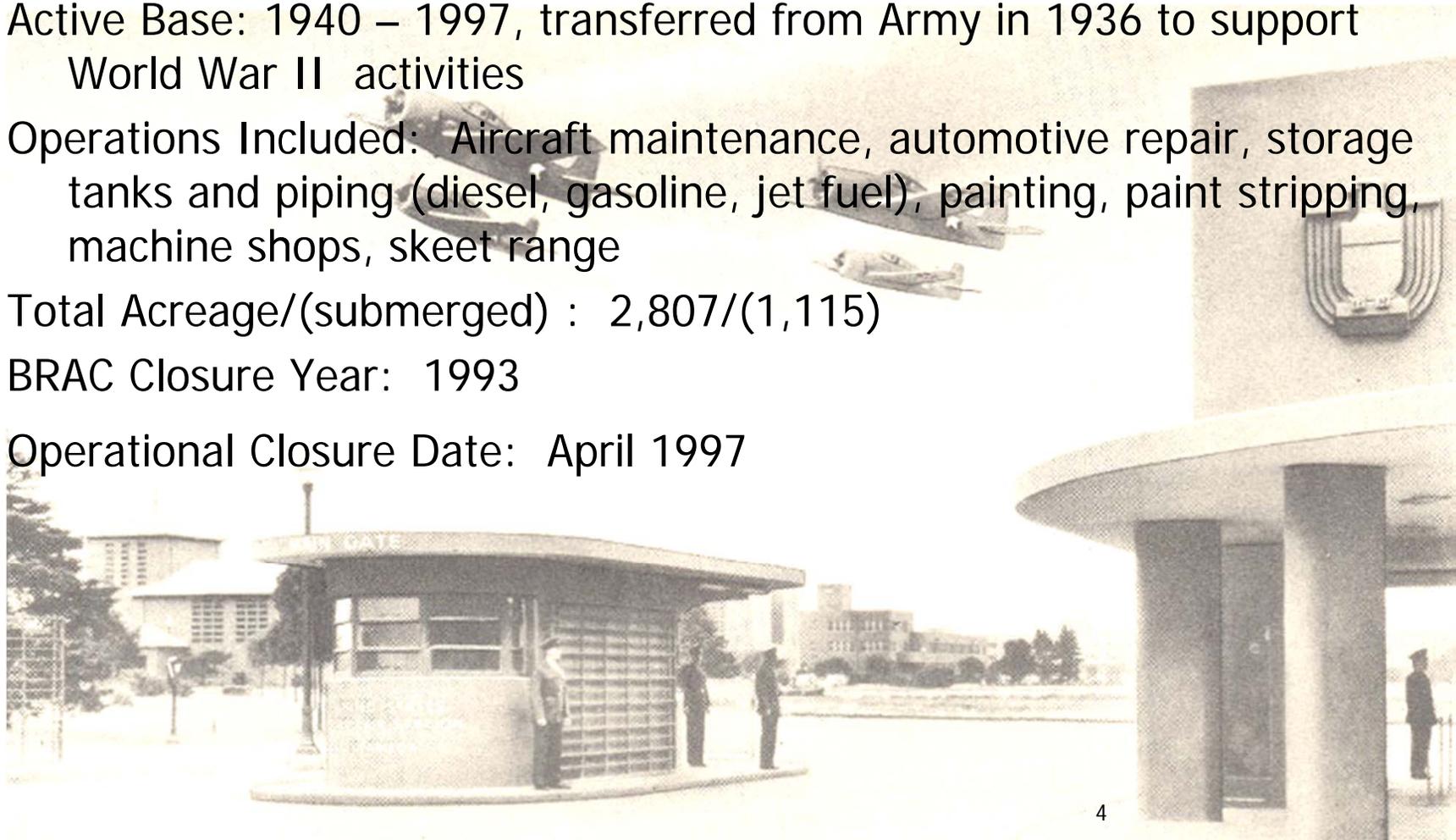
Active Base: 1940 – 1997, transferred from Army in 1936 to support World War II activities

Operations Included: Aircraft maintenance, automotive repair, storage tanks and piping (diesel, gasoline, jet fuel), painting, paint stripping, machine shops, skeet range

Total Acreage/(submerged) : 2,807/(1,115)

BRAC Closure Year: 1993

Operational Closure Date: April 1997





## BASE BACKGROUND & HISTORICAL USE



Congress - Instructs the Dept. Of Navy to close base in 1993

Dept. of Navy - Closes base and turns over to BRAC in 1997

BRAC is composed of real estate and environmental groups

Initially, the NAS Alameda program was focused on identifying lands suitable for leasing or without environmental contamination

- Land leased to City of Alameda at no cost
- Clean up coordinated around tenants to the greatest extent possible

Environmental program supports property transfer by completing clean-up



# ENVIRONMENTAL STATUS



Site Status							
Site Name	Site Investigation	Remedial Investigation	Feasibility Study	Proposed Plan	Record of Decision	Remedial Action	Remedy Completed (expected date)
Site 1	[Progress bar: Site Investigation to Remedial Action]						2015
Site 2	[Progress bar: Site Investigation to Remedial Action]						2015
OU-1	[Progress bar: Site Investigation to Remedial Action]						2016
OU-2A	[Progress bar: Site Investigation to Remedial Action]						2016
OU-2B	[Progress bar: Site Investigation to Remedial Action]						2021
OU-2C	[Progress bar: Site Investigation to Remedial Action]						2021
Site 17	[Progress bar: Site Investigation to Remedial Action]						2014
Site 24	[Progress bar: Site Investigation to Remedial Action]						2014
OU-5	[Progress bar: Site Investigation to Remedial Action]						2014



# ENVIRONMENTAL STATUS



Site Name	Site Status							Remedy Completed (expected date)
	Site Investigation	Remedial Investigation	Feasibility Study	Proposed Plan	Record of Decision	Remedial Action		
Site 26	→							2016
Site 27	→							2015
Site 28	→							2016
Site 30	→							
Site 31	→							
Site 32	→							2021
Site 33	→							
Site 34	→							
Site 35	→							



# OU2C REMEDIATION AREAS

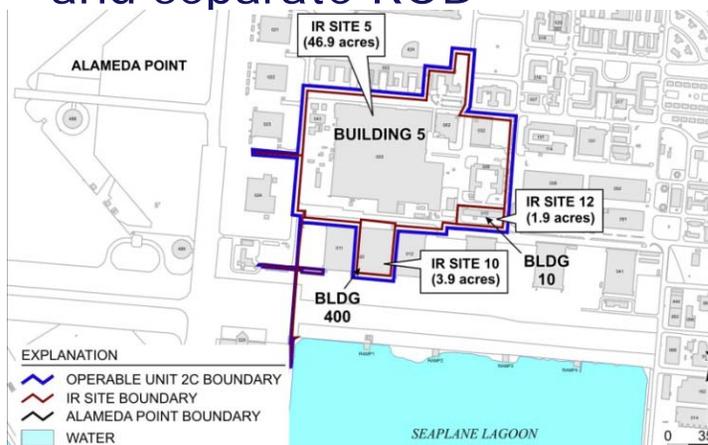


OU2C consists of four areas

1. Shallow Groundwater
2. Deep Groundwater
3. Soil
4. Storm Drain and Industrial Waste Lines

Areas 1-3 → May 2014 ROD

Area 4 → Additional investigation and separate ROD



## SCHEDULE

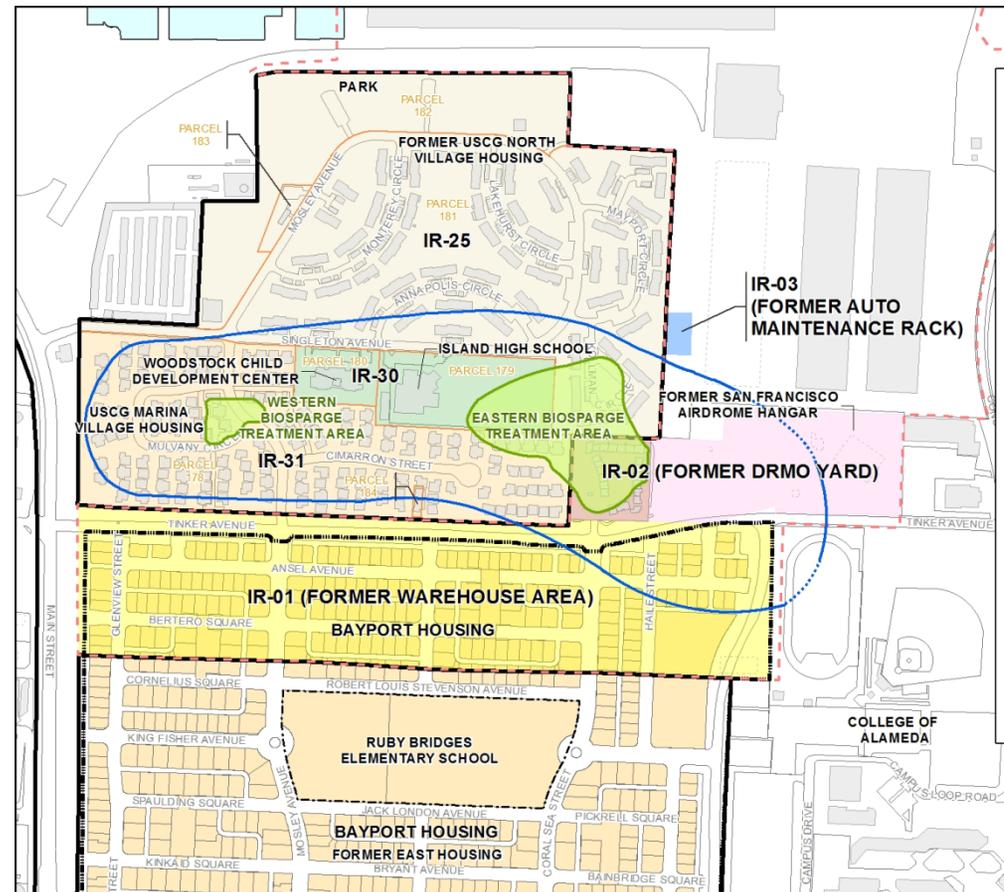
- May 2014: Issued final Operable Unit 2C Record of Decision
- June 2014: Resumed Building 400 radiological surveys
- July 2014: Begin further investigation of industrial waste line
- Early 2015: Conduct radiological surveys and remediation of materials in Building 5
- August 2015: Begin shallow groundwater remediation
- 2015: Begin ROD preparation for storm water and industrial waste lines
- 2020: Operating properly and successfully determination for OU-2C



# OU5/IR02



- Active remediation at OU5 halted in February of 2013
- EPA collected additional samples in 2013 – samples verified that site is safe
- Rod Amendment scheduled to be final by November 2014
- ROD amendment and HUD determination allows for transfer of North Housing (36 acres) and Former AUSD Parcel (7 acres)



OU-5/FISCA IR-02 Areas



## Site 34



- Soil excavations completed in 2013
- Remedial action completion report finalized March 2014

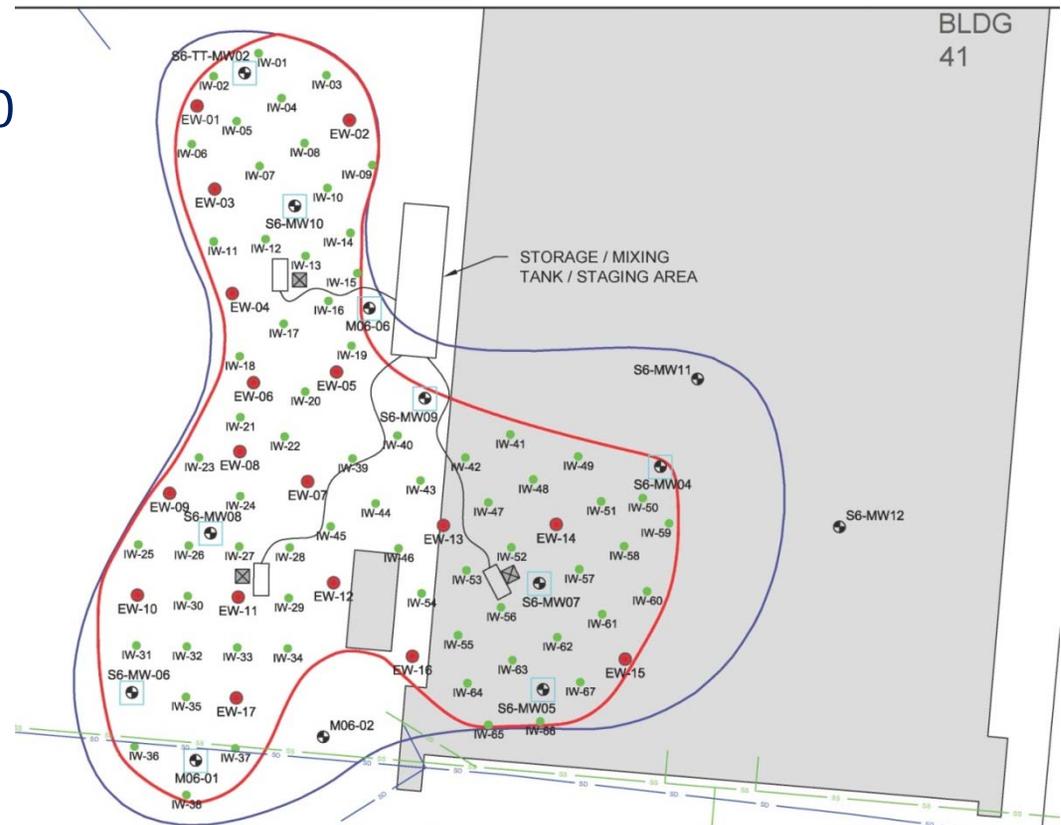




# Site 6



- Remedial action for groundwater initiated in 2010
- Additional treatment to be conducted in the summer of 2014
- Active groundwater treatment expected to be complete by the end of 2015

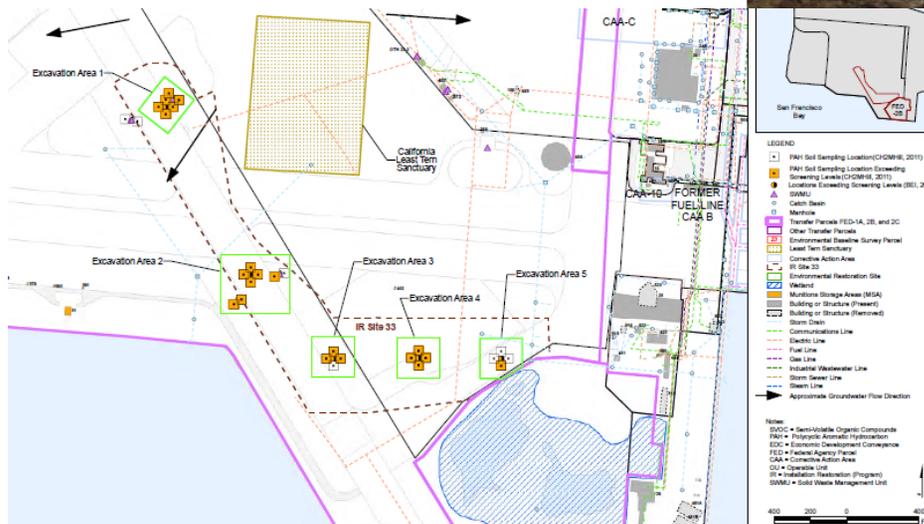




# Site 33



- Soil removal completed in 2012
- Time critical removal action report completed in early 2014
- No further action required



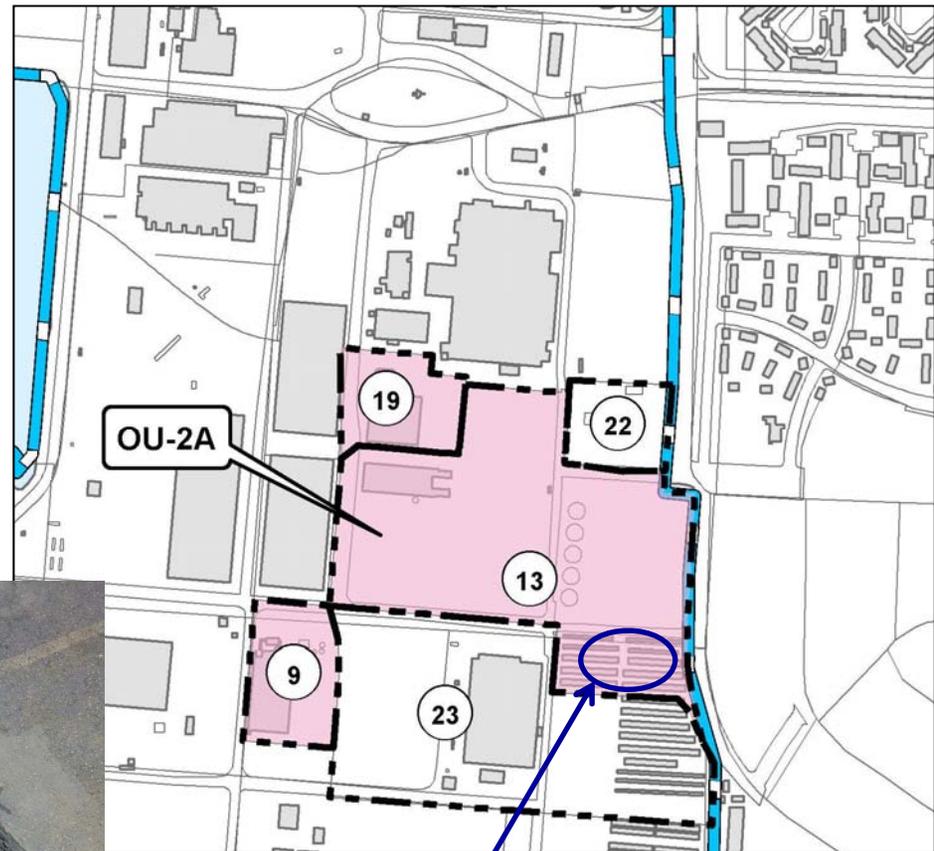


# Site 13 – Benzene Plume



## OU2A Location

- Groundwater treatment fieldwork initiated in June 2014
- Active treatment is expected to be complete in 2016



Site 13 Plume Area



# Site 2 Progress





# Site 2 Culvert Replacement





# Site 2 Barge Off-Loading

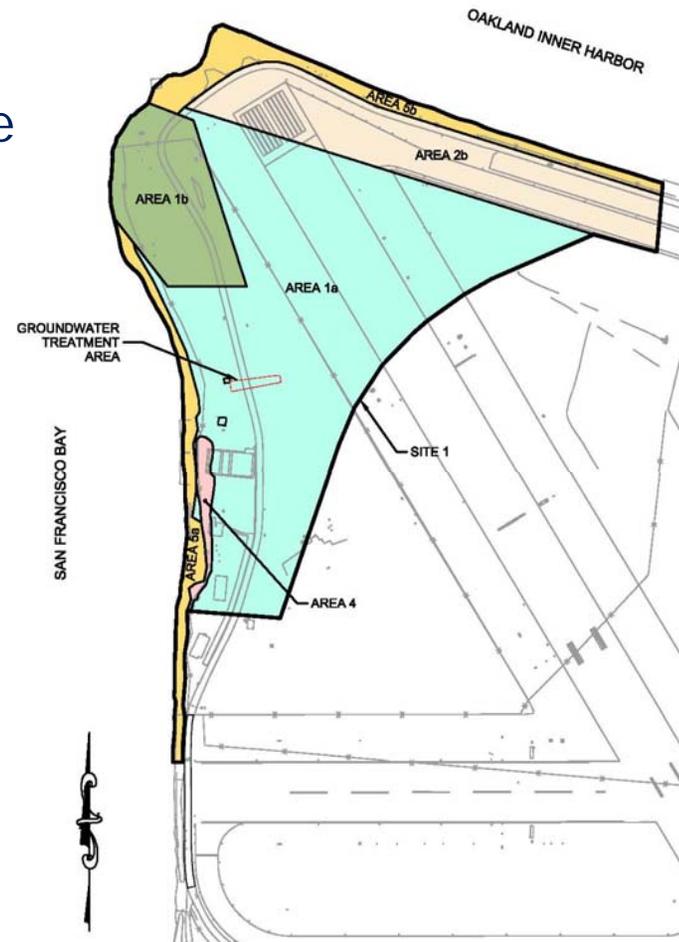




# Site 1 – Former Landfill



- Remedial action for groundwater is in progress
- Remedial action for soil: July 2014 –June 2015

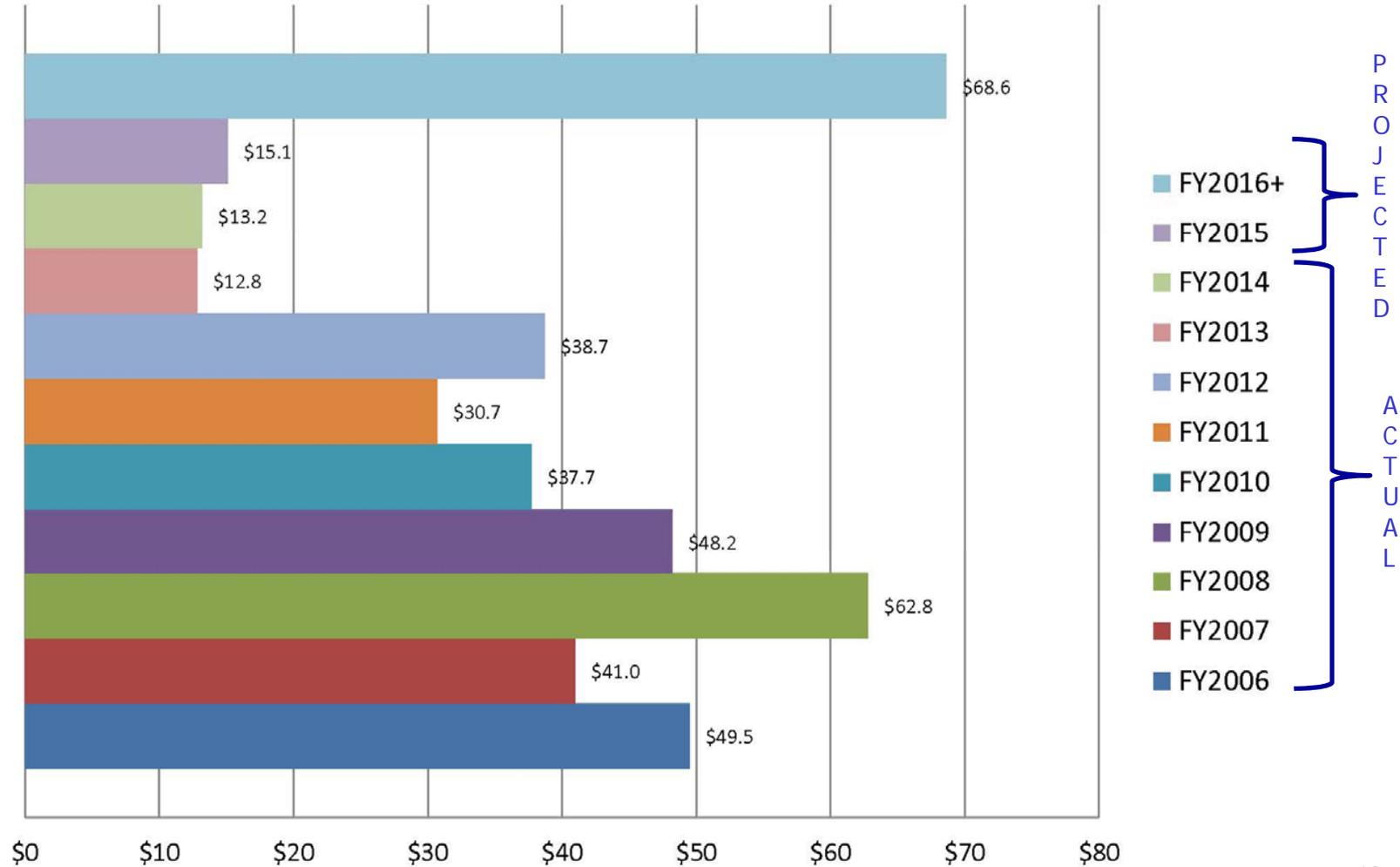




# BUDGET BY FISCAL YEAR

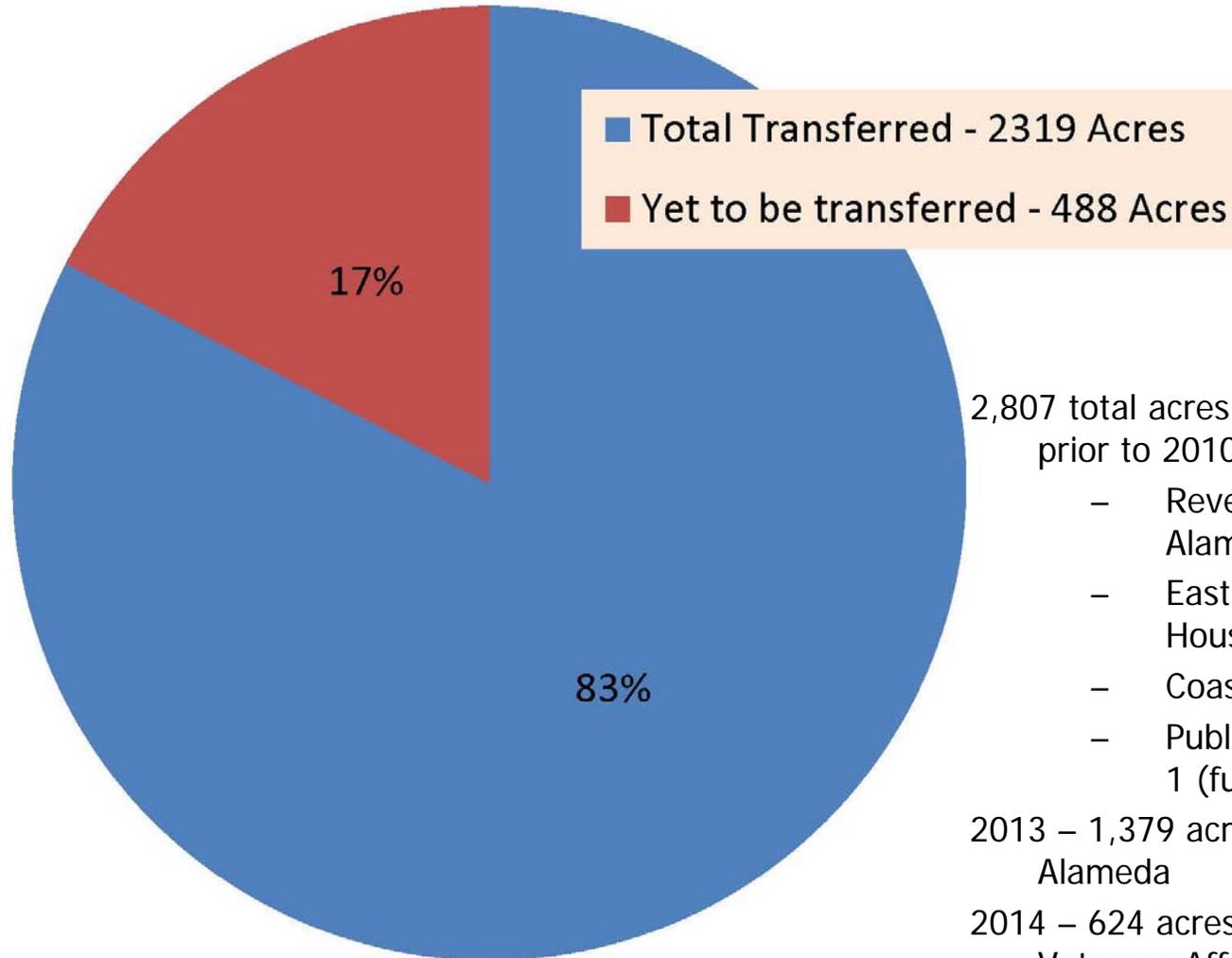


## Alameda Budget (millions of dollars)





# PROPERTY TRANSFER



2,807 total acres w/ 309 +/- acres transferred prior to 2010

- Reversionary Parcel to City of Alameda (Term-1)
- East Housing Parcel (Bayport Housing)
- Coast Guard Housing Area
- Public Benefit Conveyance Parcel 1 (future Sports Complex)

2013 – 1,379 acres transferred to the City of Alameda

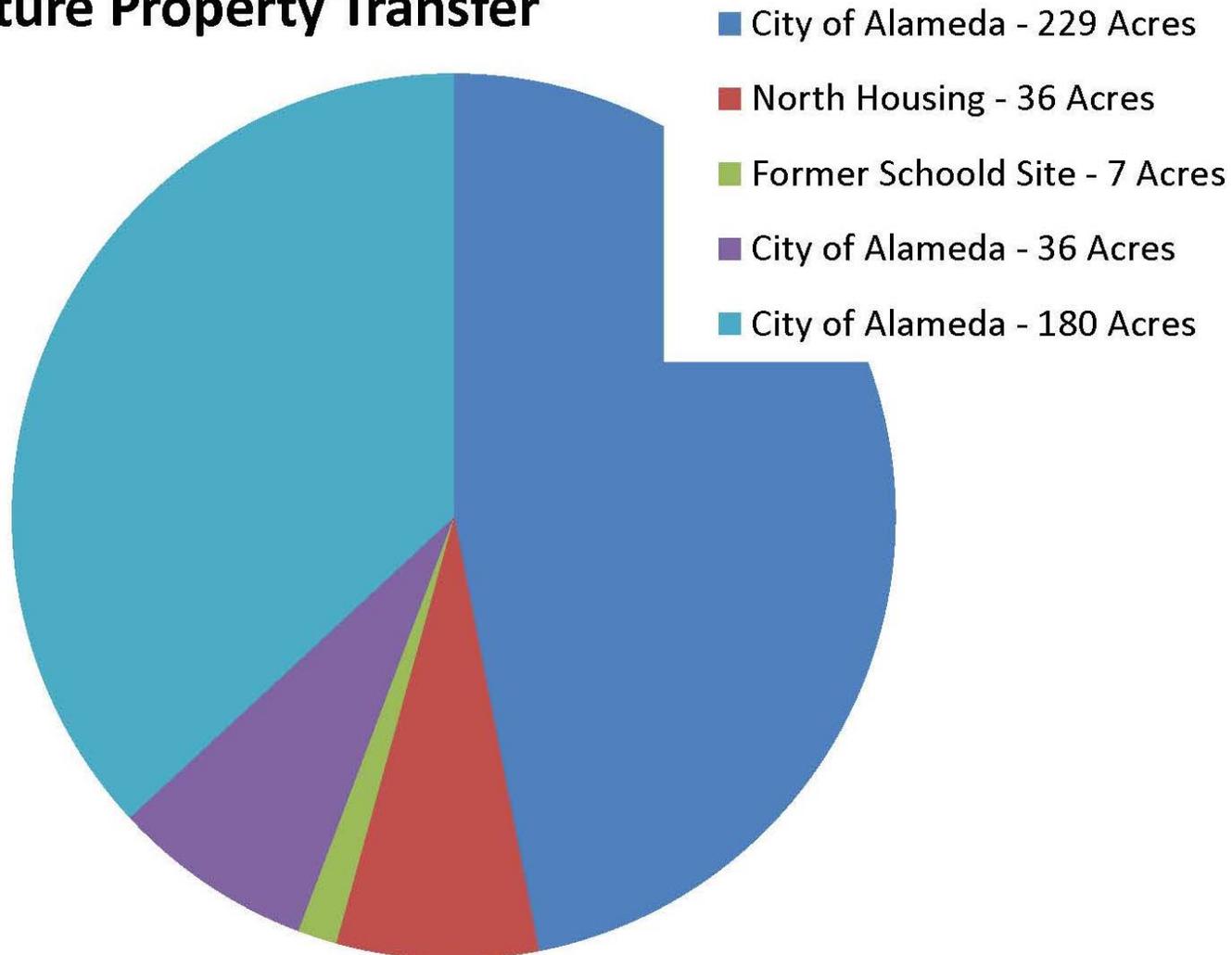
2014 – 624 acres transferred to the Dept. of Veterans Affairs



# PROPERTY TRANSFER



## Future Property Transfer





## Plan for 2014/15



### RAB and Community Involvement -

- Proposed Plan Meeting for Site 32 in 2015
- RAB Meetings (every other month)
- Tours in 2014 and 2015

### Remedial Actions -

- OU-2A: Groundwater treatment July 2014 - 2016
- OU-2B: Initiate/Complete soil excavations in 2014
- OU-2C: Initiate soil and groundwater remedial actions in 2015
- Site 1: Initiate soil remedial action in 2014 and complete in 2015



## MORE INFORMATION



Join the RAB!! RAB Members...

- Review/evaluate/comment on environmental documents
- Represent their community and communicate interests and concerns to the Dept. of the Navy and Regulatory Agencies

View the Alameda Website

[http://www.bracpmo.navy.mil/brac\\_bases/california/former\\_nas\\_alameda.html](http://www.bracpmo.navy.mil/brac_bases/california/former_nas_alameda.html)

Visit the Information Repositories

Alameda Point – 950 West Mall Square, Bldg 1, Rm 240

Alameda Public Library – 2200A Central Avenue

Navy Contact:

Derek J Robinson – BEC for NAS Alameda

619-532-0951

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# QUESTIONS?

