



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

May 14, 2015

[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

The following participants attended the meeting:

### Co-Chairs:

Cecily Sabedra Base Realignment and Closure (BRAC) Program Management Office  
(PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-Chair  
Susan Galleymore Restoration Advisory Board (RAB) Community Co-Chair

### RAB Members

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

### Community Members/Public Attendees

Irene Dieter; Laurel Hermes; Gretchen Lipow; Trish Spencer, City of Alameda Mayor; Robert Sullwold

### Regulatory Agencies and City

James Fyfe, California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC);  
Yemia Hashimoto, California Regional Water Quality Control Board (Water Board);  
Xuan-Mai Tran, U.S. Environmental Protection Agency (US EPA)

### U. S. Navy

David Darrow, Remedial Project Manager  
Bill McGinnis, BRAC PMO West, Lead Remedial Project Manager;  
Derek Robinson, BEC for Hunters Point

### Contractors

Yashekia Evans, Tetra Tech, Inc.; Suman Sharma, OTIE; Tommie Jean Valmassy, Tetra Tech

## MEETING SUMMARY

### I. Welcome and Introductions

Cecily Sabedra (RAB Navy Co-Chair) called the May 2015 RAB meeting to order and initiated a round of introductions. Jane Sullwold (RAB Community Vice Co-Chair) said Skip McIntosh had an excused absence. The agenda is [Attachment A](#).

## II. Co-Chair Announcements

The Co-chairs turned the floor over to Derek Robinson (Navy) to make some announcements. Mr. Robinson recently left the role of BEC for Alameda Point, and Ms. Sabedra has taken over. Mr. Robinson reiterated that the Alameda team won the 2014 Chief of Naval Operations (CNO) award, the result of the efforts of the Navy, the regulatory agencies, and the RAB. In recognition of that achievement and the hard work of the RAB, Mr. Robinson presented each RAB member with a certificate of appreciation. Mr. Robinson said he served as the co-chair for more than 5 years and thanked the RAB members for all of their work, the time they volunteer, and the contributions they make to the cleanup. The RAB thanked Mr. Robinson for his service and wished him luck in his new position.

Ms. Sabedra provided information on her background. She has been an RPM on the Alameda team for several years. In addition, Ms. Sabedra has worked on projects ranging from managing inactive landfills to working on the U.S. Environmental Protection Agency's innovative technology and brownfields programs. Before her work at the Navy, Ms. Sabedra was a consultant. Ms. Sabedra said she is looking forward to keeping RAB members informed and continuing their participation in the cleanup and thanked them for their continued participation.

Ms. Sabedra said the information repository, located in room 240 of this building, must be moved because the City of Alameda needs the current room. The information repository will be moved down the hallway, to room 230, sometime later in summer 2015.

Ms. Sabedra said the RAB had selected Saturday, July 25, 2015 as the date for the public site tour. Ms. Sabedra is unable to make that date, but said she would be able to send another Navy representative. The RAB discussed changing the date and determined that Saturday, July 18, 2015, works for all of the RAB members and will allow Ms. Sabedra to attend, as well. It was decided that the RAB meeting will be held from 10:00 a.m. to 11:00 a.m., there will be a lunch break, and the tour for RAB as well as the public will begin at 12:00 noon. The sites to visit on the tour are tentative, but may include:

- Sites 1 and 2,
- Building 5 – if accessible for the bus to drive through, no one will exit the bus,
- OU2B – a description of groundwater treatment will be included in the packet,
- Site 34, and
- Site 32 (which may also only be viewed from the bus).

## III. Community and RAB Comment Period

Ms. Sullwold reviewed the current process for the review of RAB minutes. She said overall the process is working for her, but she is having trouble when reviewers change what someone else said in the minutes. Dale Smith (RAB member) said the current process leaves her without a hard copy of action items, which she would like to have. It was agreed that in the future, the action items will be mailed as hard copy in the RAB packets that are distributed the week before each meeting.

George Humphreys (RAB member) handed out a memorandum titled “Construction of Wetlands at Site 32” ([Attachment B](#)). The memorandum enumerates the comments Mr. Humphreys provided at the March 2015 RAB meeting regarding considerations to take into account if

wetlands are to be constructed at Site 32. Mr. Humphreys would like the memorandum comments to be considered in any planning process for Site 32 wetlands.

#### **IV. Site 2 Vegetation**

Bill McGinnis (Navy) presented the Site 2 Vegetation update ([Attachment C](#)). The Navy won the 2014 CNO award mentioned earlier in the meeting for Site 2, among others. The wetlands at this site have been successful. However, Mr. McGinnis stated that the Navy is disappointed with the lack of progress with the vegetation.

During the review of slide 3, Ms. D. Smith asked how many non-native species are flowering at the site. Mr. McGinnis said the exact number is not known, but there are some non-native species flowering at Site 2. Susan Galleymore (RAB Community Co-Chair) asked if the water shown in the photograph is tidal. The water in the foreground is tidal, but the water in the background of the photograph is not tidally influenced.

During the review of slide 6, Mr. McGinnis said the top photograph was taken before the tobacco plants were removed, and the bottom photograph was taken after. Erosion control mulch was applied to that portion of the site, and an herbicide will likely be used to prevent regrowth of the tobacco plants. Ms. D. Smith asked what chemical the herbicide contains and if the herbicide was used immediately after the tobacco plants were removed. Mr. McGinnis said he is unsure of the chemical used. Ms. D. Smith asked if stinkwort is being removed, and Mr. McGinnis confirmed that it is being removed.

During the review of slide 7, Mr. McGinnis said a plan is being developed to repair drainage at the site. Ponding is not acceptable on the landfill cover, so it is likely that additional soil will be brought in to repair that ponding. A RAB member asked if the ponding is caused by settling from a recent earthquake. Mr. McGinnis said the geotechnical reports do not indicate the ponding is the result of an earthquake. Instead, it is likely that placing soil on top of uncompacted soil resulted in settling and subsequent ponding. Richard Bangert (RAB member) said he noticed “slides” on a few areas on the rim of the soil cover and asked if they will be fixed. Mr. McGinnis said there were two slight “wash-outs” that have been repaired and armored with additional riprap and drainage channels. Ms. D. Smith asked if there is public access to Site 2, and how Mr. Bangert was able to gain access. Mr. McGinnis said it is still a restricted area, though the United States Fish and Wildlife Service (USFWS) has access and may allow some limited access. Mr. Bangert said he is sometimes allowed a very minimal access by USFWS to take photographs when volunteering with the USFWS at the least tern colony.

Mr. Humphreys said, with regard to subsidence, there has been quite a bit of subsidence at the Alameda golf course, which is also on a landfill. It is believed that the subsidence is caused by a decrease in the groundwater levels because of the drought. Mr. McGinnis said the subsidence at Site 2 is believed to be caused primarily by the placement of the soil cover, but agreed that a decrease in groundwater levels because of the drought may also be a factor.

Mr. McGinnis said the contractor plans to re-seed the site in October. The contractor has been directed to use, to the greatest extent possible, the seed mix suggested by the RAB. It will depend on availability, viability, and cost. Ms. D. Smith said she purposefully included low-cost seeds in the suggested mixture. She added that October may be early for planting, and the seeding may work better if they plant later into the rainy season. Mr. McGinnis said he will

share that planting schedule suggestion with the contractor. He expects to have the final list of seeds at the July 18 RAB meeting. Mr. Bangert asked how long the seeds are viable. Ms. Sabedra said it depends on how the seeds are applied. They could be broadcast with mulch or hydroseeded. Mr. McGinnis said the methods of application are currently being evaluated for the best growth success. Ms. D. Smith said native plants are drought tolerant and the seeds should be able to survive for 2 to 3 years without water.

During the review of slide 10, Mr. McGinnis said herbicide will be applied during May 2015. He said that Susan Euing with U.S. Fish and Wildlife Service reviewed and concurred with the proposed herbicides. Additionally, he stated that Dan Waligora (DFW) visited the site and provided suggestions for removing the tobacco plants. Ms. D. Smith asked how Site 2 will be maintained if the Navy operations and maintenance (O&M) contract is only a 5-year contract. Ms. Sabedra explained the period of performance is limited by the contract. When the contract is up, a new one will be put in place.

Ms. D. Smith said she is concerned about the use of pre-emergent herbicides and herbicides that halt growth, as they may kill native plants. Mr. McGinnis said the herbicide application and the seed planting will be separated by time. The herbicide that will be used is not persistent, so seeding six months later will protect the native plants.

Mr. McGinnis said the intention is for rains to provide the water for the native seeds to sprout. However, due to the ongoing drought the Navy's O&M contract will include an optional provision for watering. Mr. Bangert asked how the area will be watered, since the primary watering system was dismantled a year ago. He asked if the contractor will pump water out of the south pond and noted that it is not fresh water. Mr. McGinnis said if watering is necessary the contractor will bring in fresh water; nothing will be pumped out of the ponds.

## **V. Alameda Petroleum Program**

David Darrow (Navy) provided an update on the petroleum program ([Attachment D](#)). During the review of slide 2, he reviewed the petroleum site closures by year, noting the years listed are fiscal years (October to September), and not calendar years.

During the review of slide 4, petroleum sites with current actions, Mr. Bangert asked why corrective action areas (CAA) 5C and 5B west are on the list, since work has been done there. Mr. Darrow said free product removal and in situ chemical oxidation were conducted at these CAAs. Monitoring indicates there is still petroleum in a few areas, which is being addressed. At CAA 7 the air sparge system is no longer running; however, petroleum remains, so in situ bioremediation will be implemented in summer 2015.

During the review of slide 5, Kurt Peterson (RAB member) asked about the time frame for the aboveground storage tanks (ASTs), which are part of the Site A redevelopment site. Site A is the first area of Alameda Point scheduled for redevelopment. Mr. Darrow said the Navy added this planned sampling to support redevelopment, and data will be ready in fall 2015. The levels of petroleum are not high, just slightly elevated above the level needed for closure. He added that the Navy is communicating with the City about the project. Ms. D. Smith asked if the source was leaks from the ASTs. Mr. McGinnis said yes, the conceptual site model for the petroleum is that it leaked from these former ASTs. Mr. Darrow said limited sampling was conducted in 2011, and at the time the Navy was unable to fully delineate the site, so delineation will be completed during this phase of work.

During the review of slide 7 Michael John Torrey (RAB member) asked if the photograph depicting CAA 4C is along Pacific Avenue; Mr. Darrow confirmed that it is. Ms. D. Smith asked if this plume is fully delineated. Mr. Darrow said this plume is fully delineated and does not extend off of this parcel.

During the review of slide 10, Bill Smith (RAB member) asked what kind of fuel was found at CAA 11. Mr. Darrow said CAA 11 stored various fuels at various times, including fuel for ships, motor vehicles, and aircraft.

During the review of slide 11, Ms. D. Smith asked if volatile organic compounds (VOCs) are at elevated concentrations at this site. Mr. Darrow said only jet fuel was used at CAA 13, so there are no VOCs at this site. He added that VOCs are typically found in areas where repair and overhaul work was conducted. If it was a location where jet engines were just tested, VOCs are typically not present. Mr. Bangert asked if this is the site where a fuel release of 4,000 gallons occurred. Mr. Darrow said there was an incident where a tank valve was left open and the entire tank drained. At the time, in 1991, immediate corrective action was taken to protect the storm drains and lines, but only limited soil remediation was conducted.

Peter Russell (Russell Resources) said the Navy asked the City of Alameda for a list of priority sites related to the petroleum program. The City provided that information, and the Navy has been using it to prioritize petroleum cleanup sites. Ms. Sullwold asked how Site A will be transferred to the City if the petroleum cleanup extends past the transfer date. Mr. Russell said the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) constituents must be addressed and the site must be closed under CERCLA for property to transfer. CERCLA has a petroleum exclusion so the property can transfer and the Navy can continue petroleum work after transfer. Mr. Peterson said CAA 11 appears to be a big project, and asked about the priority for the project. Mr. Russell said CAA11 overlaps the CERCLA site, Operable Unit 2B, which has a solvent plume that must meet remedial goals before this property can be transferred.

Mr. B. Smith asked if there is the potential for vapor underground that needs to be addressed. He noted that pooled hydrocarbons can create methane gas. Mr. Darrow said they do not test for methane. He said there is not enough petroleum for vapor concerns; the amounts that remain are relatively small. Mr. B. Smith asked what the biggest pocket of petroleum is at Alameda Point. Mr. Darrow said the large plumes were investigated and addressed 5 years ago. What remains are the smaller sites where investigation and some small remediation projects need to take place to receive closure from the Water Board.

Mr. Bangert asked when the Navy will begin the in situ bioremediation at OU2B. Mr. McGinnis said the record of decision (ROD) was recently signed. A draft remedial design (RD) is being prepared based on that ROD and the final RD will be issued in 3 to 4 months. Field work will likely begin in late 2016.

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

The March 2015 RAB minutes were approved as final. The next RAB meeting will be held on Saturday, July 18, 2015, at 10:00 a.m., followed by a site tour at noon. The meeting adjourned at 8:28 p.m.

| <b>Action Items:</b>  | <b>Previous Item #/<br/>Action Item Status/<br/>Action Item Due<br/>Date:</b> | <b>Initiated by:</b> | <b>Responsible<br/>Person:</b> |
|---|---|----------------------|--------------------------------|
| 1. Request for Presentations:<br>a. OU-2A Tarry Refinery Waste and Rail Cars<br>b. Reseeding issues at Site 2   | Pending<br><br>b. complete  | RAB                  | Ms. Sabedra                    |
| 2. Send the Remedial Design/ Remedial Action Work Plan along with responses to comments for Site 1 to Dale Smith  | In progress; a copy was sent to Ms. D. Smith but she has not received it      | Ms. D. Smith         | Ms. Sabedra                    |
| 3. Search for and provide all document referencing effects of Loma Prieta earthquake on Alameda Point, including report for Navy prepared by Underground Consultants. (See letter provided by Mr. Humphreys at March 2015 RAB meeting.) | Ongoing   | RAB                  | Ms. Sabedra                    |
| 4. Find out if Navy conducted additional groundwater sampling in the area added to Site 32, the southern portion of the current site  | From March 2015 meeting   | Ms. D. Smith         | Mr. McGinnis                   |
| 5. Final list of seeds for replanting Site 2.   | From May 2015 RAB meeting   | Ms. D. Smith         | Mr. McGinnis                   |

## **ATTACHMENTS**

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

- A. Naval Air Station Alameda Restoration Advisory Board Meeting Agenda, May 14, 2015 (1 page)
- B. Construction of Wetlands at Site 32, handed out by George Humphreys (1 page)
- C. Site 2 Landfill Cover Re-Vegetation (11 slides)
- D. Petroleum Program Update (13 slides)

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# ***RESTORATION ADVISORY BOARD***

***NAVAL AIR STATION, ALAMEDA***

## ***AGENDA***

**MAY 14, 2015, 6:30 PM**

**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)**

| <u>TIME</u> | <u>SUBJECT</u>                       | <u>PRESENTER</u>  |
|-------------|--------------------------------------|-------------------|
| 6:30 – 6:35 | Welcome and Introductions            | Community and RAB |
| 6:35 – 6:45 | Co-Chair Announcements               | Co-Chairs         |
| 6:45 – 7:15 | Community and RAB Comment<br>Period* | Community and RAB |
| 7:15 – 7:45 | Site 2 Vegetation                    | Robert Sevcik     |
| 7:45 – 8:15 | Petroleum Program                    | David Darrow      |
| 8:15 – 8:30 | Approval of Minutes                  | RAB               |
| 8:30        | RAB Meeting Adjournment              |                   |

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

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George Humphreys  
May 14, 2015

### Construction of Wetlands at Site 32

During the March 12, 2015 RAB meeting, I provided comments on some considerations that should be taken into account if wetlands are constructed at Site 32. Unfortunately, these comments were omitted from the meeting minutes. The RAB recommended that conversion to wetlands be included among the alternatives considered in the Navy's Site 32 Remedial Investigation/Feasibility Study. Mr. Bangert urged removal of concrete structures such as runways, bunker(s) and building slabs to make the site accessible for wetlands construction. The Navy representatives said they would consider how to structure work to make the site available for a future wetlands mitigation bank.

This memo captures some of my thoughts so that they will not be overlooked in the planning process:

1. Consideration should be given to whether the wetlands will be seasonal or permanent. If permanent wetlands are constructed, soil would have to be excavated to bring the wetlands to a level such that bay waters can flow into and out of the wetlands area.
2. Consideration should be given to where the excavated material would be disposed. One possibility would be to provide fill material needed the VA's facility.
3. Providing for the flow of bay water into and out of the excavated permanent wetlands area probably would require building a culvert or gap through the training wall next to the Oakland estuary channel. It was noted that this "training wall" is a historic structure.
4. It was suggested at the RAB meeting that "recycled" sewage water could be used to fill the excavation. However, relatively stagnant water will have problems with growth of algae. Even the Harbor Bay and main island lagoon systems, that have some inflow and flushing, have problems with algal growth during the summer months. The channels and ponds at the Alameda municipal golf course have (in the past) received recycled sewage water from irrigation and these ponds become quite smelly during the late summer and fall.
5. Concrete runways etc. cover approximately a third of the 75-acre Site-2 area. The soil under this concrete has never been surveyed for radioactive or other contamination. The Navy's conceptual site model contemplates that contamination was spread into Site 32 from Site 1 during expansion of the runway system. Therefore, it is likely that if the concrete cover were removed the soil under these areas (approximately 25 acres) would have to be surveyed for radioactivity. The City or private developer probably won't have the technical expertise to survey and dispose of any radioactive material that might be discovered. The Navy's Radiological Assistance and Support Office (RASO) is uniquely qualified in this area.

6. Even the areas of Site 32 not covered by concrete have only been surveyed to a depth of 2 feet (the detection instruments cannot detect appreciable radium emissions from depths greater than 2 feet). Any soil excavated from depths greater than 2 feet would have to be radioactively surveyed unless the Navy can provide assurance that it is "clean".
7. Parts of Site 32 abut Site 1 waste cells and parts of Site 1 that have been built up and capped. Consideration would have to be given as to how close "wetlands" construction in site 32 could come to the Site 1 boundary without compromising the structural integrity of waste containment at Site 1.
8. Excavation of Site 32 soils for "wetlands" construction might encounter remnants of the railroad the once ran along the estuary to the old ferry terminal at the northwest point.



## Welcome



### **Installation Restoration Site 2**

Landfill Cover Re-Vegetation

**Restoration Advisory Board (RAB) Meeting  
May 14, 2015**



## Introduction



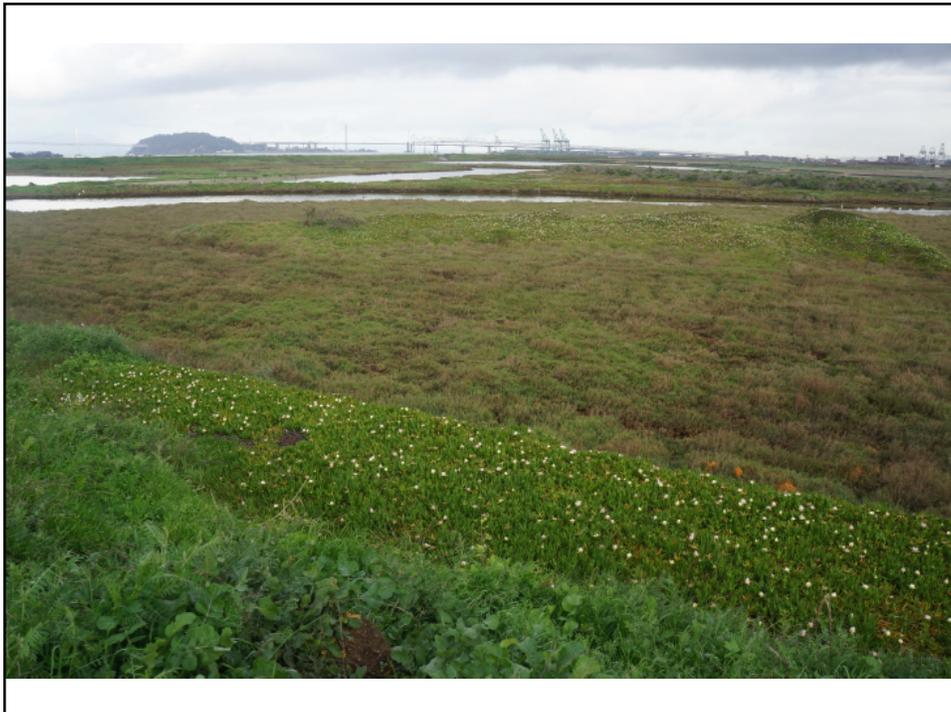
- Current Progress
- Plans for ongoing and future operations and maintenance
- Implementation schedule



## Current Progress



- Wetlands success criteria is being met
- Technical evaluation of cover vegetation completed
- Mitigation of invasive plants already underway





## **Tobacco Plant Removal**





## Plan



- Step 1. Eliminate invasive plant species on the cover(underway)
- Step 2. Continue to monitor and evaluate cover and vegetation throughout the summer; re-apply treatments as needed (underway)
- Step 3. Develop/design plan to repair drainage

### Invasive Plants





## Plan



- Step 4. Repair cover subsidence
- Step 5. Re-apply seeds
- Step 6. Monitor seed progress and take steps needed to ensure germination.



## Schedule



- Apply herbicide - May 2015
- Planning for repairs and reseeded - Present to September 2015
- Repair subsidence –August-September 2015
- Re-seeding – September-October 2015
- Inspections and maintenance – On-going

**Comments?**





# Welcome



## Alameda Point Petroleum Program May 2015

Former Naval Air Station Alameda,  
Alameda Point, Alameda, California

Restoration Advisory Board (RAB) Meeting  
May 14, 2015



# Program Summary



- 140 open sites of known or potential petroleum releases.
- 154 Sites have been closed.
- Petroleum site closures per year is shown below.
  - 1999 – 3
  - 2000 – 0
  - 2001 – 7
  - 2002 – 0
  - 2003 – 5
  - 2004 – 0
  - 2005 – 0
  - 2006 – 15
  - 2007 – 0
  - 2008 – 10
  - 2009 – 5
  - 2010 – 6
  - 2011 – 2
  - 2012 – 3
  - 2013 – 36
  - 2014 – 24
  - 2015 – 38
  - **=154**



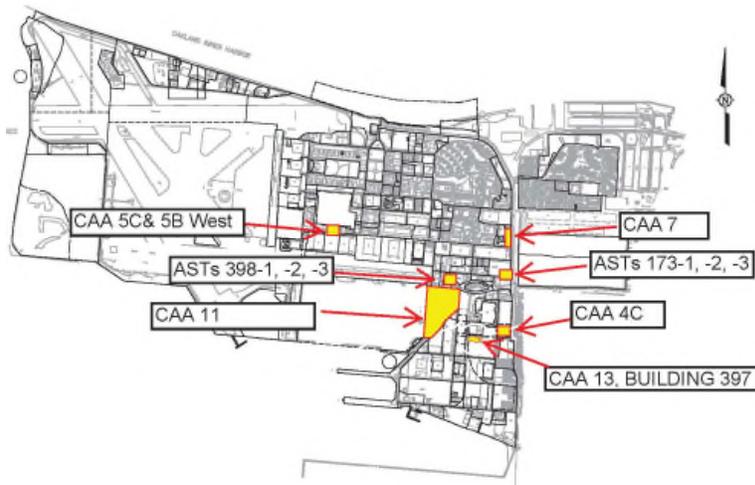
## Program Summary-cont'd



- Navy and Water Board (WB) are working to complete closures for petroleum sites that are suitable for closure without additional investigation or sampling.
  - Review historic reports, present data for review by WB for potential closure.
  - Some sites can be closed after site visit.
- In 2011 and 2012, Navy completed two phases of sampling to close petroleum sites that only required limited sampling.
  - Using the sampling results, Navy prepared 43 No Further Action Requests.
  - As of May 11, 32 of the sites have been closed.



## Petroleum Sites with Current Actions





## Active Projects - 2015



ASTs 173-1, -2, -3

- Building 173 – Backup Power Generator
- Three ASTs to fuel backup generators
- 2011 data gap investigation identified release from ASTs
- 2015 investigation will assess the extent of impact from the ASTs

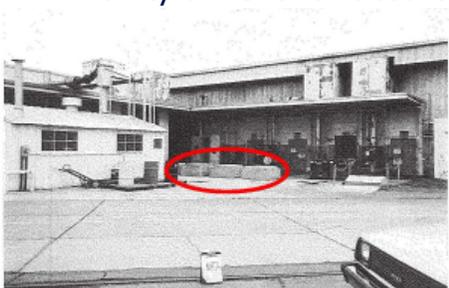


## Active Projects – 2015-cont'd



ASTs 398-1, -2, -3

- Building 398 – Three ASTs for waste oil and waste solvent storage
- Historic investigations and UST removals did not identify impacts but ASTs were not addressed
- 2015 investigation will evaluate the area in the vicinity of ASTs for closure





## Active Projects - 2015



### Corrective Action Area 4C (IR Site 22)

- Former gas station and car wash (1971-1980)
- All facilities removed (1994-1995)
- Remedial action in 1999, 2004-2006, and 2013-2014.
- **2015** – Insitu Chemical Oxidation (ISCO) combined with Insitu Bioremediation (ISB)



## Active Projects - 2015



### Corrective Action Areas 5B West and 5C (IR Sites 5 and 10)

- CAA 5B West adjacent to former wastewater treatment plant (1973-1995)
- 2011-2012 Free product removal, ISCO treatment
- CAA 5C adjacent Bldg 400 and in the vicinity of UST 400-1
- Samples collected during UST removal exceeded cleanup criteria
- **2015** - Additional investigation and preparation of a Corrective Action Plan for remediation





## Active Projects - 2015



### Corrective Action Area 7 (IR Site 7)

- Former gas station (1951-1997)
- Various remedial actions between 1996 and 2013.
- **2015** – In situ Bioremediation to enhance the natural biodegradation of petroleum compounds in groundwater.



## Active Projects - 2015



### Corrective Action Area 11 (IR Sites 11, 21, and 27)

- Building 14 and the "fuel tank farm" (Area 37)
- 45 petroleum USTs, ASTs, fuel lines, and misc.
- Remedial Actions in 2003-2006
- **2015** - Additional investigation and preparation of a Corrective Action Plan for remediation





## Active Projects - 2015



Corrective Action Area 13, Building 397 (Engine Test Cell)

- Jet fuel release and excavation of impacted soil in 1991
- Remediation 2003 to 2006
- Additional investigation 2011 identified residual contamination
- **2015** - Additional investigation and preparation of a Corrective Action Plan for remediation



## Closure Forecast - 2015



- The Water Board anticipates granting closures for 20 additional sites in the coming months.
- Navy working on additional 15 site closure requests for closeable sites.



## Questions



Comments??

Thank you!

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