



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

July 18, 2015

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

Marilyn Ezzy Ashcraft, Alameda City Council; Laurel Hermes; Gretchen Lipow; Toni Mester, Sierra Club; Trish Spencer, City of Alameda Mayor; James Stephens; Robert Sullwold

Regulatory Agencies and City

James Fyfe, California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC); Dan Waligora, California Department of Fish and Wildlife (CDFW)

U. S. Navy

David Darrow, BRAC PMO West Remedial Project Manager
Bill McGinnis, BRAC PMO West, Lead Remedial Project Manager;

Contractors

Yashekia Evans, Tetra Tech, Inc.; Tommie Jean Valmassy, Tetra Tech, Inc.

MEETING SUMMARY

I. Welcome and Introductions

Cecily Sabedra (RAB Navy Co-Chair) called the July 2015 RAB meeting to order and initiated a round of introductions. The agenda is [Attachment A](#).

II. Co-Chair Announcements

Ms. Sabedra said the Navy BRAC team has moved offices; the new address is provided on the agenda ([Attachment A](#)). New phone numbers are not yet assigned, but she will share hers with the RAB when they are available.

Ms. Sabedra referred to an article in the *Alameda Sun* about a grant awarded to Jean Sweeney Park. The park is named in honor of Jean Sweeney, a former RAB Co-Chair that served on the RAB for many years. Jim Sweeney (current RAB member) is the husband of the late Mrs. Sweeney.

III. Community and RAB Comment Period

Tommie Jean Valmassy (Tetra Tech) reviewed the current process for the review of RAB minutes, noting only a hard copy of the final minutes is distributed; the draft is distributed electronically. RAB members asked to have the draft sent as hard copy in the meeting packets, which are distributed via mail the week before the RAB meeting. This will be called *draft final*, will incorporate all of the electronic edits from RAB members and will be sent “clean” with no track changes. George Humphreys (RAB member) and Dale Smith (RAB member) said they prefer a hard copy of the final version. When minutes are finalized, a hard copy will be provided to Mr. Humphreys and Ms. Smith.

Mr. Sweeney said he has seen workers and orange safety cones in the vicinity of Sites 13 and 22. He asked if this area is the former gas station, and what work is being conducted. Dave Darrow (Navy) said Site 22 is the old gas station site. The Navy recently began in situ bioremediation (ISB) to address petroleum contamination in the area. The orange cones demark points on the polyvinyl chloride (PVC) pipe that is being used at the site.

Kurt Peterson (RAB member) asked if the Navy had sent a letter to the Veteran’s Administration (VA) about the no-fly zone over the least tern colony; the March 2015 RAB minutes stated the Navy would do so. Mr. Peterson added that many planes are still flying overhead, and the transfer agreement between the Navy and the VA does not specify that the no-fly zone is only for planes taking off. Mr. McGinnis said he does not recall whether the Navy sent a letter to the VA; he will follow up with Derek Robinson (Navy), the former BEC for Alameda Point. As part of the property transfer documents, the VA received the Biological Opinion restrictions which contain the “no-fly zone.” Richard Bangert (RAB member) said he believes there is a minimum flight altitude for aircraft over the area. Mr. Peterson said he believes the altitude is 3,000 feet over homes; he is concerned that the noise will affect the least terns. Mr. Bangert said the birds began nesting there when it was an active airfield. Mr. Humphreys said the restriction should be interpreted to include a ban on drones flying overhead. Mr. Peterson said the goal is to make sure the VA is aware of the restriction. Mr. McGinnis agreed to identify the best contact at the VA to notify and share concerns with about the no-fly zone restriction. Dan Waligora (CDFW) said Susan Euing of the U.S. Fish & Wildlife Service may have the appropriate contact for the VA.

IV. Discussion: Draft OU2B Sites 3 and 4 Soil Remedial Action Completion Report

Ms. Sabedra opened up a discussion about the draft OU2B Soil Remedial Action Completion Report (RACR) (no handout). Mr. Humphreys said he reviewed the document and summarized the soil excavations from Sites 3 and 4. He noted that confirmation sampling in the southeast corner of the large excavation north of Building 517 had a lead concentration of 260 mg/kg. He read an excerpt from the executive summary describing the “Chebyshev inequality method” that

was used to explain why a value in excess of the remediation goal of 208 mg/kg was acceptable. He said the RACR indicates the Navy did not sample below the groundwater table, and asked why. Mr. Humphreys noted the contractor encountered an area of debris, including flatware, at a depth of 2 to 4 feet below grade. He believes it may have been a dump area, and asked if there was a need for any archaeological follow-up.

Mr. Sweeney asked if there were polycyclic aromatic hydrocarbons (PAH) at Site 3. Mr. Darrow said that PAH was not a contaminant of concern (COC) at Site 3. Mr. Humphreys noted that arsenic and antimony were listed as COCs at Site 3 in a 2011 handout provided to the RAB.

Ms. D. Smith referred to page 4-12 of the draft RACR. She said the report indicates that chromium-6 (hexavalent chromium) was detected at elevated levels. However, based on calculations, the Navy concluded those levels are not a problem. Ms. D. Smith said she believes these elevated levels of hexavalent chromium will be an issue for the City of Alameda and its developer in the future, and believes the regulatory agencies should not have agreed to this methodology.

Ms. D. Smith said she is concerned that the draft RACR indicates a 5-foot buffer area of soil was left in place around all of the water and gas lines in the excavation area. She said the field team should have installed cribbing around the lines to maintain their integrity while still excavating the contaminated soil, and noted cribbing was installed to excavate close to other lines at Alameda Point. Ms. Galleymore asked if the pipes were leaky and how that contamination in the buffer zone will be addressed. Mr. McGinnis said the lines referenced in the draft RACR are active water lines, which are pressurized and not leaking or a source of contamination. The previous project that was reported to the RAB where cribbing was used was for an excavation near a storm drain line, and not an active, pressurized drinking water line.

Mr. Bangert asked how lead contamination may have reached a depth of 5 to 6 feet below ground surface. Mr. McGinnis said OU2B was previously a shallow shoreline area, and it is possible people used to dispose of refuse. Lead may have come from paint or other discarded items.

Mr. McGinnis acknowledged the RAB members comments and asked that any further comments on the draft OU2B RACR be submitted to the Navy by the end of the comment period. He said that during the tour (immediately after this RAB meeting) the bus will drive by the Site 3 excavations and he will point them out. They are back-filled and the site is restored, but tour participants will be able to see the size of the excavated areas.

V. Photographic Building Tour

Ms. Sabedra showed a slide show of various buildings at Alameda Point ([Attachment B](#)). Carol Gottstein (RAB member) asked if asbestos and lead-abatement were completed in Building 360. Mr. McGinnis said the building was in compliance when the maintenance was placed in the care of the City of Alameda under the Lease in Furtherance of Conveyance (LIFOC). Ms. Galleymore asked when the operation and maintenance of Building 360 was transferred to the City of Alameda. Mr. McGinnis said the LIFOC was signed in 2000 and the City has held the responsibility for maintenance since then. Mr. McGinnis said that shortly after taking responsibility, the City held an auction and sold equipment and fixtures from Building 360. Victor Quintell said he worked in Building 360 for six years, and noted that the new building across from City Hall West was built to replace Building 360 because Building 360 had become too contaminated.

VI. Approval of Meeting Minutes/Review Action Items

The May 2015 RAB minutes were approved as final. The next RAB meeting will be held on Thursday, September 10, 2015. The meeting adjourned at 11:30 a.m. and the site tour began at 12:00 p.m.

Action Items:	Previous Item #/ Action Item Status/ Action Item Due Date:	Initiated by:	Responsible Person:
1. Request for Presentations: a. OU-2A Tarry Refinery Waste and Rail Cars b. Reseeding issues at Site 2	a. Pending 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	Complete	Ms. D. Smith	Ms. Sabedra
3. Search for and provide all documents 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.)	Complete; email March 24, 2015 from Derek Robinson to RAB members	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 Complete; Sampling reported in Site 1 RI documents	Ms. D. Smith	Mr. McGinnis
5. Final list of seeds for replanting Site 2.	Complete	Ms. D. Smith	Mr. McGinnis
6. Follow-up re: no-fly zone over least terns. Find out if Navy sent a letter to the VA about the no-fly zone restriction.	Ongoing	Mr. Peterson	Ms. Sabedra

Action Items:	Previous Item #/ Action Item Status/ Action Item Due Date:	Initiated by:	Responsible Person:
Identify the best person at the VA to notify and share concerns with about the no-fly zone, provide that contact to Kurt Peterson.			

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ATTACHMENTS

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS

- A. Naval Air Station Alameda Restoration Advisory Board Meeting Agenda, July 18, 2015 (1 page)
- B. Photographic Tour of Buildings 360 and 5 (12 slides)

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**RESTORATION ADVISORY BOARD
NAVAL AIR STATION, ALAMEDA**

AGENDA

JULY 18, 2015, 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)

<u>TIME</u>	<u>SUBJECT</u>	<u>PRESENTER</u>
10:00 – 10:05	Welcome and Introductions	Community and RAB
10:05 – 10:15	Co-Chair Announcements	Co-Chairs
10:15 – 10:30	Community and RAB Comment Period*	Community and RAB
10:30 – 10:45	Discussion: Draft OU2B Sites 3 and 4 Soil Remedial Action Completion Report	RAB
10:45 – 10:55	Building Photo Tour	Navy Co-Chair
10:55 – 11:00	Approval of Minutes	RAB
11:00 a.m.	RAB Meeting Adjournment	

* Note: Effective July 20, 2015 the Navy team in San Diego will have a new address:

Director
Navy BRAC PMO West
33000 Nixie Way
Building 50, Attention: Cecily Sabedra
San Diego, CA 92147

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Building 360

RAB Meeting July 2015









Building 5

RAB Meeting July 2015













