

installation and a Remedial Project Manager for Alameda Point sites and is familiar with the installation.

Ms. Sabedra asked the RAB members for any feedback from the tour that the Navy held on July 18, 2015. George Humphreys (RAB member) referred to the Site 1 fact sheet provided in the tour handout packet and asked about a large excavation, possibly near the funnel and gate system previously used for plume control, shown in the aerial photograph. Ms. Sabedra said the excavation shown in the photograph was an area of burn material that was excavated and moved inland for waste consolidation prior to cover placement. Waste in that area was excavated because of its proximity to the shoreline. Ms. Sabedra said the funnel and gate is south of that excavated burn area. The funnel and gate was not removed, but the top was crushed so the area could be compacted before the soil cover was constructed.

Mr. Humphreys said that he saw a cylindrical object with a tree growing out of the middle of it near the estuary shoreline during the July community tour. He researched old RAB meeting minutes and, in October 2002, a community member, Patrick Lynch, said he believed there were two water tanks in that area, which is part of Site 14. The community member thought that the tanks were filled with contaminated material, possibly associated with Pan Am operations. In those minutes, Glenna Clark (with the Navy) said samples had been collected in that area, but there are no further details in the minutes. Mr. Humphreys asked what material was in the tank and at what levels; Mr. Humphreys then asked about the plans for those tanks. Ms. Sabedra said she will get those answers for Mr. Humphreys.

Kurt Peterson (RAB member) said he thought the tour had a broad array of attendees. It was noted that the bus was full, but no one was turned away. Ms. Sabedra said people are welcome to provide additional feedback on the tour by telephone or email.

III. Community and RAB Comment Period

Susan Galleymore (RAB Community Co-Chair) opened the comment period. Mr. Humphreys said the attachments for the Final May 2015 meeting minutes were the wrong set of attachments. Tommie Jean Valmassy (Tetra Tech, Inc.) will correct the final May 2015 RAB meeting minute attachments and re-distribute them to those who receive final minutes.

Mr. Humphreys said the RAB meeting announcement in the *Alameda Sun* was incorrect; the date was correct, but it listed the day of the week as Saturday rather than Thursday.

Kurt Peterson (RAB member) thanked Richard Bangert (RAB member) for the article he wrote about Alameda Point; the article was published in the *Alameda Sun* on September 10, 2015.

Mr. Peterson said he is still awaiting additional information from the Navy regarding the no-fly zone over the least tern colony, which affects property the Navy transferred to the Veteran's Administration (VA). Ms. Sabedra said she followed up with the previous RAB Navy Co-Chair, Derek Robinson. Mr. Robinson said he spoke to the VA about the biological opinion prepared by the U.S. Fish and Wildlife Service (USFWS) and related restrictions. Ms. Sabedra said the intent of the restrictions applies to owners and occupants of property conveyed or transferred by the Navy to minimize any impacts to the least tern colony. The restrictions have no bearing on air traffic. For example, if the area were used for filming a commercial, the restriction would prevent any air traffic during the least tern season. Mr. Peterson said the biological opinion and restrictions were not well written, and he wishes USFWS would have had a lawyer review it. Dale Smith (RAB member) suggested Mr. Peterson raise the issue of the no-fly zone over the least tern colony with the Audubon Society.

Mr. Bangert asked for an update on the re-vegetation of Sites 1 and 2 and noted that each site is being reseeded by a different contractor. Ms. Sabedra said that the plan is to finish seeding at both sites this calendar year. Both sites will be seeded within 1 month of each other. Mr. Humphreys said the fact sheet for Site 1, presented during the tour, indicates the soil cover was completed in June. Ms. Sabedra said that information is correct; however the seeding is not yet completed.

IV. OU2B ROD, In-Progress OU2B Work, and Groundwater RD

Ms. Sabedra presented the update for OU2B ([Attachment B](#)). During the review of slide 5, Mr. Humphreys said there was an area west of Building 360 that had bentonite, arsenic, and antimony. On the figure it may be in the area labeled “Building 163 Hot Spot.” Mr. Humphreys noted the Record of Decision (ROD) says there is some other contamination in OU2B, but it is not a concern. Mr. Humphreys would like a greater explanation: did the human health risk assessment consider bentonite, arsenic and antimony? Mr. Bangert asked if the bentonite is from the old borax plant. Mr. Humphreys said bentonite is a clay-like material; he is more concerned about the heavy metals, like arsenic, that may be present. Ms. D. Smith said bentonite is a concern she has raised before, and the ROD does not cover it adequately. Ms. Sabedra said she will get more information from the RPM for OU2B about bentonite at the site.

During the review of slide 6, Ms. D. Smith asked why the ROD states that Building 360 is not a source for the groundwater plume, even though that building is near a significant portion of the plume. Mr. Bangert said, in his understanding, the source of the plume is not well defined. Ms. Sabedra said the plume is likely from multiple sources. Referencing the figure on slide 6, Ms. D. Smith asked which area is part of the transfer to the City of Alameda. Ms. Sabedra said Site 3 is part of the transfer.

During the review of the schedule on slide 10, Ms. Sabedra said the Navy delayed the ROD so that new U.S. Environmental Protection Agency criteria for groundwater could be incorporated into the document.

During the review of slide 11, Mr. Bangert noted there is a building with cobalt contamination within the city’s Site A redevelopment area. A land use control (LUC) is in place for the area, so he questioned how the developer will work with that area. Peter Russell (Russell Resources) said the land use control in place prohibits residential reuse; however, the property can be used for commercial purposes. The area has been characterized, and the levels of cobalt are low, but not low enough for residential reuse. Bill Smith (RAB member) said one of the reuse proposals is for senior living in this area. Dr. Russell added that the City does not plan any “sensitive” uses such as daycares, senior centers, and hospitals for that area. The area where the restriction applies is approximately ¼ acre in size. Carol Gottstein (RAB member) added that the cobalt in the area is not radioactive, and while it is a heavy metal, it does not pose a high risk to human health. Ms. D. Smith cautioned that often people do not carefully read restrictions, and then they are upset later when they find out that they have to abide by them.

Mr. Humphreys pointed to the plume outline on the figure on slide 11 and noted the future path for Ralph Appezato Memorial Parkway goes through the area. He asked what will happen when a field crew has to dig the area. Ms. Sabedra said the team must profile and properly dispose of any soil excavated in that area. Mr. Humphreys asked if the corrective action area (CAA) near the mounted plane is within the Site A area. Ms. Sabedra said the plume has a buffer area. Controls will be in place, such as prohibiting first-floor residential use. Dr. Russell clarified that Site A does not have the same boundaries as the parcels the Navy is transferring to the city. The city will not have title to the entire area by next year, just the portion of Site A within the Site 3 boundaries.

Until then, any use, such as construction storage or vehicles using an area, is still subject to a document called a lease in furtherance of conveyance (LIFO) issued by the Navy.

During the review of slide 15, Ms. D. Smith asked if any of the soil stockpiled from excavations had been tested and found suitable for backfill. Ms. Sabedra said she does not have the answer to that question, but she will look into it and get back to the RAB with an answer.

During the review of slide 20, Ms. D. Smith asked if the planned depth for the treatment is still a maximum of 30 feet. Ms. Sabedra said the risk is associated with “shallow” groundwater, but she does not know the exact depth considered “shallow” at this site. Ms. D. Smith asked if the contamination will rise from the deep groundwater into the shallow groundwater, necessitating a cleanup of the deeper groundwater. Ms. Sabedra said the document describing the full treatment will have that information, and the RAB will be invited to review and comment on it.

Mr. B. Smith asked what volatile organic compounds (VOCs) may be present in groundwater at the site. Ms. Sabedra said trichloroethene (TCE) is present, along with petroleum hydrocarbons. Mr. B. Smith said that contamination poses an interesting issue because the petroleum hydrocarbons biodegrade best in an aerobic environment and TCE usually requires an anaerobic environment. Mr. Humphreys said he had previously asked about perchloroethene (PCE) near the surface, and the Navy said there was none present. However, he subsequently found a document stating there is PCE at the site. Mr. Humphreys is concerned that the Navy is justifying cleanup only in the shallow groundwater by denying there is anything deeper. Skip McIntosh (RAB member) said PCE has a lower environmental screening level than TCE, so he believes the Navy would not want to address that.

Victor Quintell (RAB member) said the ventilation for Building 360 goes underground. When he worked in that building, numerous solvents were used, and when the solvents were “dirty,” workers would dump them down the drains. In addition, people often did not wear appropriate protective gear including gloves. Mr. Quintell said he saw workers at Building 400 put small paint brushes in their mouths to get the bristles to a fine point, then use the paint brushes to paint radium dials. During a recent hospital stay, Mr. Quintell met two men who were both his age and had also worked at Building 360; they had both had a major stroke within the same week.

Ms. D. Smith said she does not like to hear the response “I don’t know” when RAB members ask a question during a presentation. Ms. Sabedra said that providing information to the RAB is important to her, but sometimes it will be necessary to get back to them with answers later if she is uncertain of details. Ms. D. Smith said she prefers any answers given after the RAB meeting still be provided to everyone rather than one-on-one, so everyone has the information.

V. OU2C Update

Ms. Sabedra provided the update for OU2C (no handout). The Navy is putting contracts in place for remediation at Buildings 5 and 400, both within OU2C. The scope includes remediation of the drain lines beneath the buildings and rerouting the lines from the roof; the contract will be awarded and the work will begin in fall 2015. The lines beneath the building will be grouted in place. The building slabs will remain in place as well. Ms. D. Smith asked if the Navy will clean the interior or beneath the lines that are being grouted. Ms. Sabedra said the plan will not include cleaning the interior or beneath the lines. Ms. D. Smith asked if the Navy knows whether the lines are affecting the soil beneath them; Ms. Sabedra said the storm lines do not pose a risk. Mr. Bangert said there are many exit points from the lines and asked if the Navy will be sealing them all. Ms. Sabedra said the remedial design is not yet prepared. Mr. Humphreys asked if concrete will be used to seal the drain lines; Ms. Sabedra said the details will be addressed in the remedial design.

In addition to work on the drain lines, both buildings are being radiologically scanned. The majority of Building 400 has been scanned, and that process is almost complete. A new contract will be awarded in 2015 for addition radiological scanning at Building 5, and the work will begin in 2016. Mr. Bangert noted Building 5 has been scanned numerous times using different tools and techniques; he asked why the building is being scanned again. Ms. Sabedra said that with each scan the Navy has decided to scan additional areas. Ms. D. Smith asked if the entirety of Building 400 was scanned. Ms. Sabedra said it was not; the scans began in known areas of contamination. Ms. D. Smith asked if the Navy is using more sensitive equipment for these scans, and Mr. Humphreys asked if the Navy's Radiological Affairs Support Office (RASO) is providing input to the project. Ms. Sabedra said the equipment meets the Navy's standards, and RASO is part of the project. Dr. Gottstein asked if the field crew is following a decay product of radium-226, which is radon, to see if radon is spreading. Ms. Sabedra said she does not know, but will share that idea with the project manager.

Mr. Bangert asked about the final results for the investigation of the industrial wastewater line outside of Building 5. Ms. D. Smith asked if the soil beneath the wastewater line will be tested. Ms. Sabedra said the work is still in progress.

VI. RAB Co-Chair Nominations

Ms. Sullwold nominated Ms. Galley more for RAB Community Co-Chair. Ms. Galley more nominated Ms. Sullwold as RAB Community Vice Co-Chair. Both members accepted the nominations. There were no additional nominations. The RAB will vote at the November 2015 meeting, and the new term will begin in January 2016.

VII. Approval of Meeting Minutes/Review Action Items

The July 2015 RAB minutes were approved as final. The next RAB meeting will be held on Thursday, November 12, 2015. The meeting adjourned at 8:04 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	a. Pending	RAB	Ms. Sabedra
2. Follow-up re: no-fly zone over least terns.	Complete	Mr. Peterson	Ms. Sabedra
3. Provide information about the tanks near Site 14 (seen during the tour with a tree growing out of the middle). Specifically, what material and contaminants are in them and at what levels, and what the future plans are for the tanks?	New	Mr. Humphreys	Ms. Sabedra
4. Provide information about the area west of Building 360 that has bentonite, arsenic and antimony. What are the levels, and what did a human health risk assessment say, if one was done?	New	Mr. Humphreys	Ms. Sabedra
5. Provide information whether any of the stockpiled soil at OU2B tested and found suitable for backfill.	New	Ms. D. Smith	Ms. Sabedra

ATTACHMENTS

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS

- A. Naval Air Station Alameda Restoration Advisory Board Meeting Agenda, September 10, 2015 (1 page)
- B. Operable Unit 2B Record of Decision, In Progress OU2B Work, and Groundwater Remedial Design (20 slides)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

SEPTEMBER 10, 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 Period*	Community and RAB
7:15 – 7:50	OU-2B ROD, In-Progress OU-2B Work, and Groundwater RD	Navy representative
7:50 – 8:00	OU-2C Update	Navy representative
8:00 – 8:15	RAB Co-Chair Nominations	RAB
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.



Alameda Point



Operable Unit (OU)-2B Record of Decision (ROD), In-Progress OU-2B Work, and Groundwater Remedial Design (RD)

**Presented by
Ms. Cecily Sabedra
BRAC Environmental Coordinator**

**Restoration Advisory Board (RAB) Meeting
September 10, 2015**



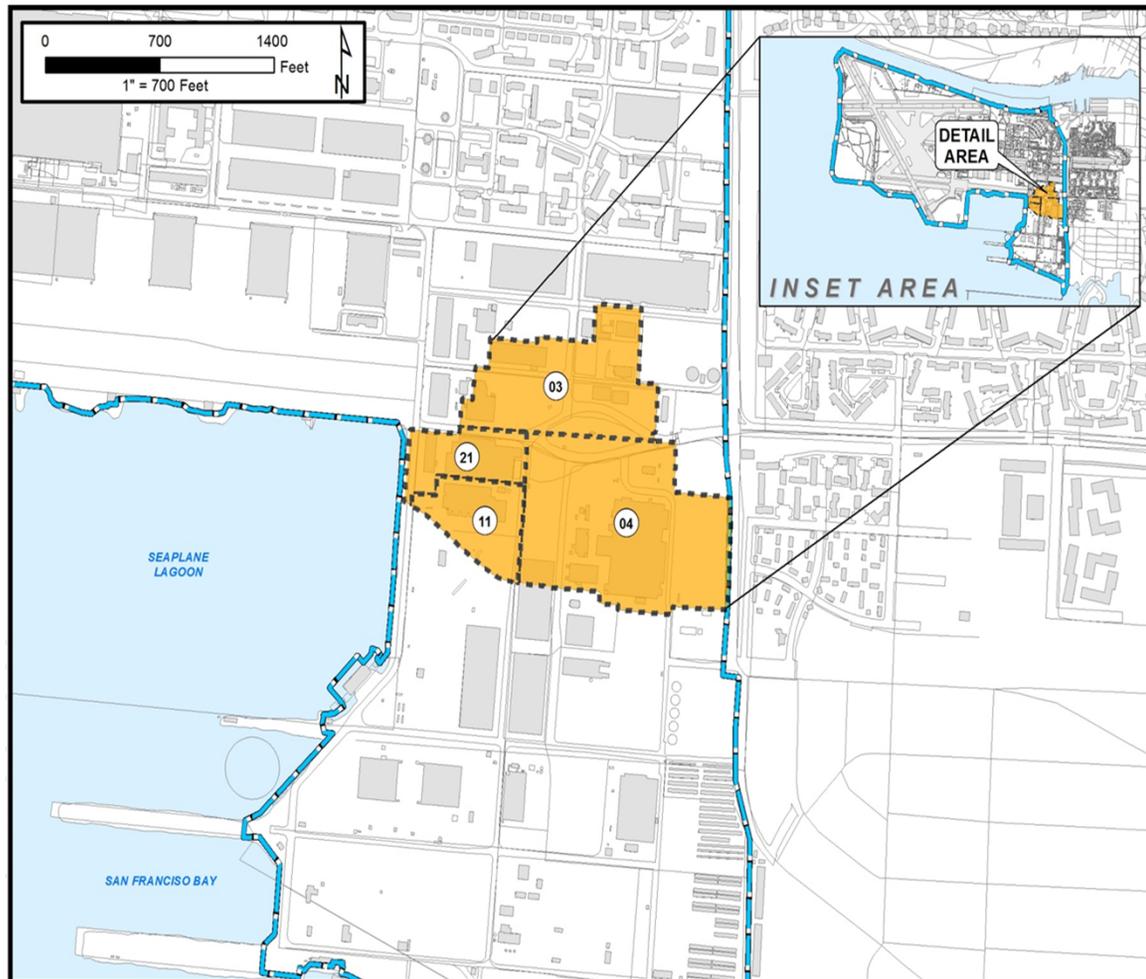
OU-2B Topics



- Background: Location Maps and Site Descriptions
- Record of Decision
- In-Progress Work
- Groundwater Remedial Design
- Questions and Comments



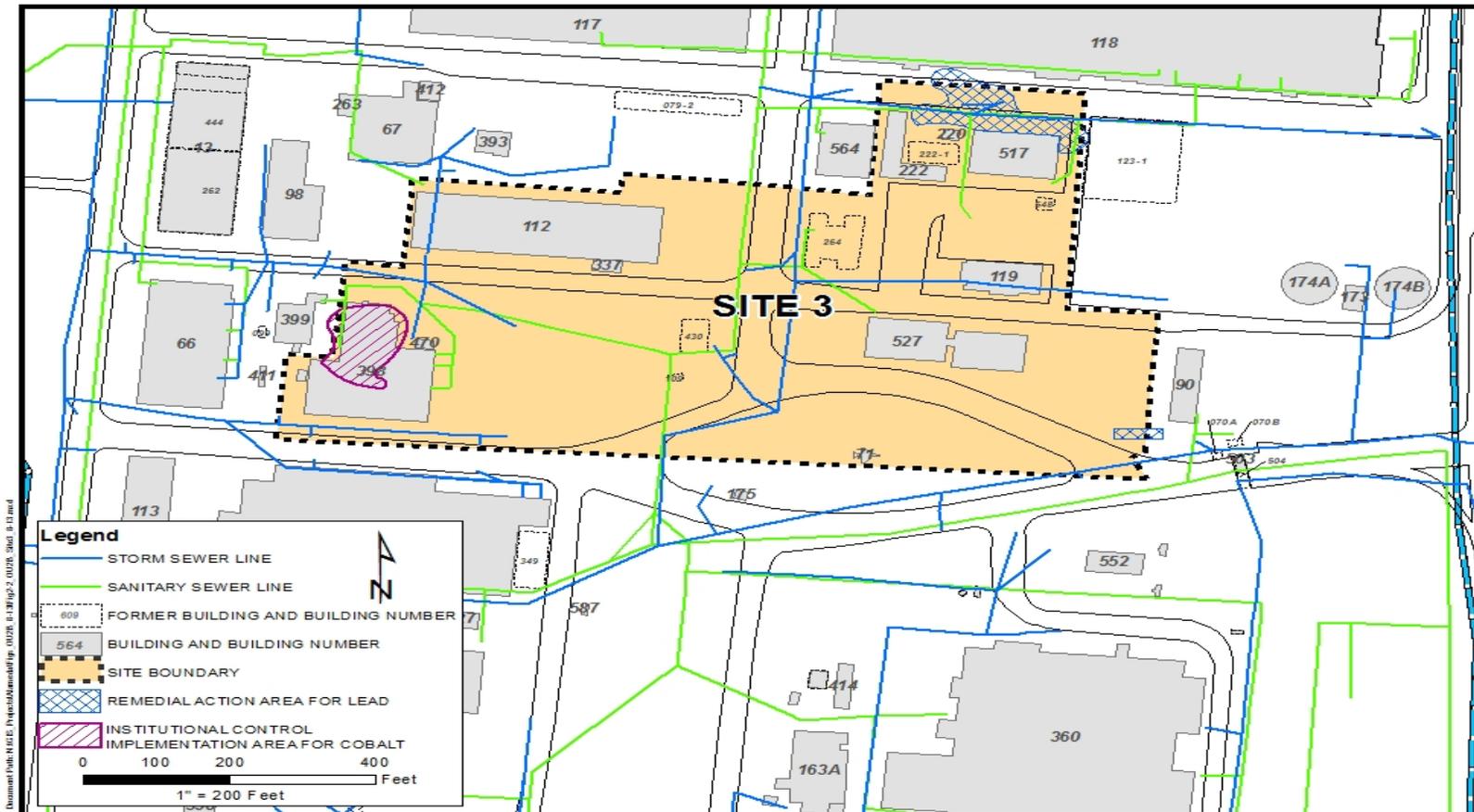
Background Location Map and Site Descriptions



- OU-2B contains Sites 3, 4, 11, and 21
- Site 3: ~13.4 acres; former fuel storage
- Site 4: ~22.7 acres; former aircraft engine testing and maintenance
- Site 11: ~5.4 acres; former aircraft engine testing and maintenance
- Site 21: ~5.1 acres; former ship and aircraft maintenance

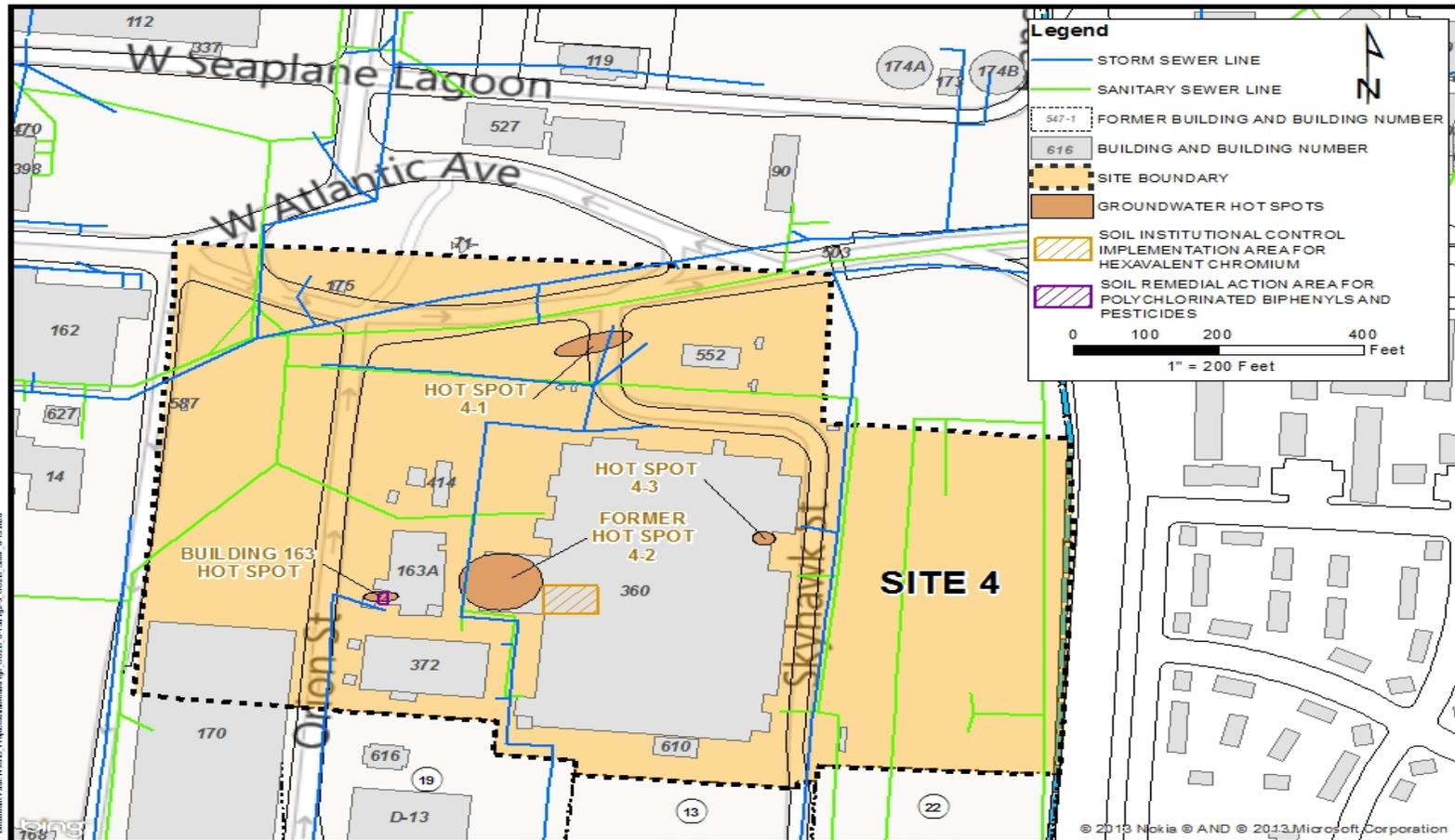
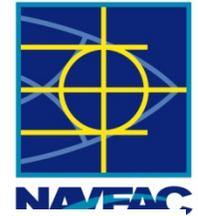


Background Map for Site 3 Soil Remedy (from ROD)



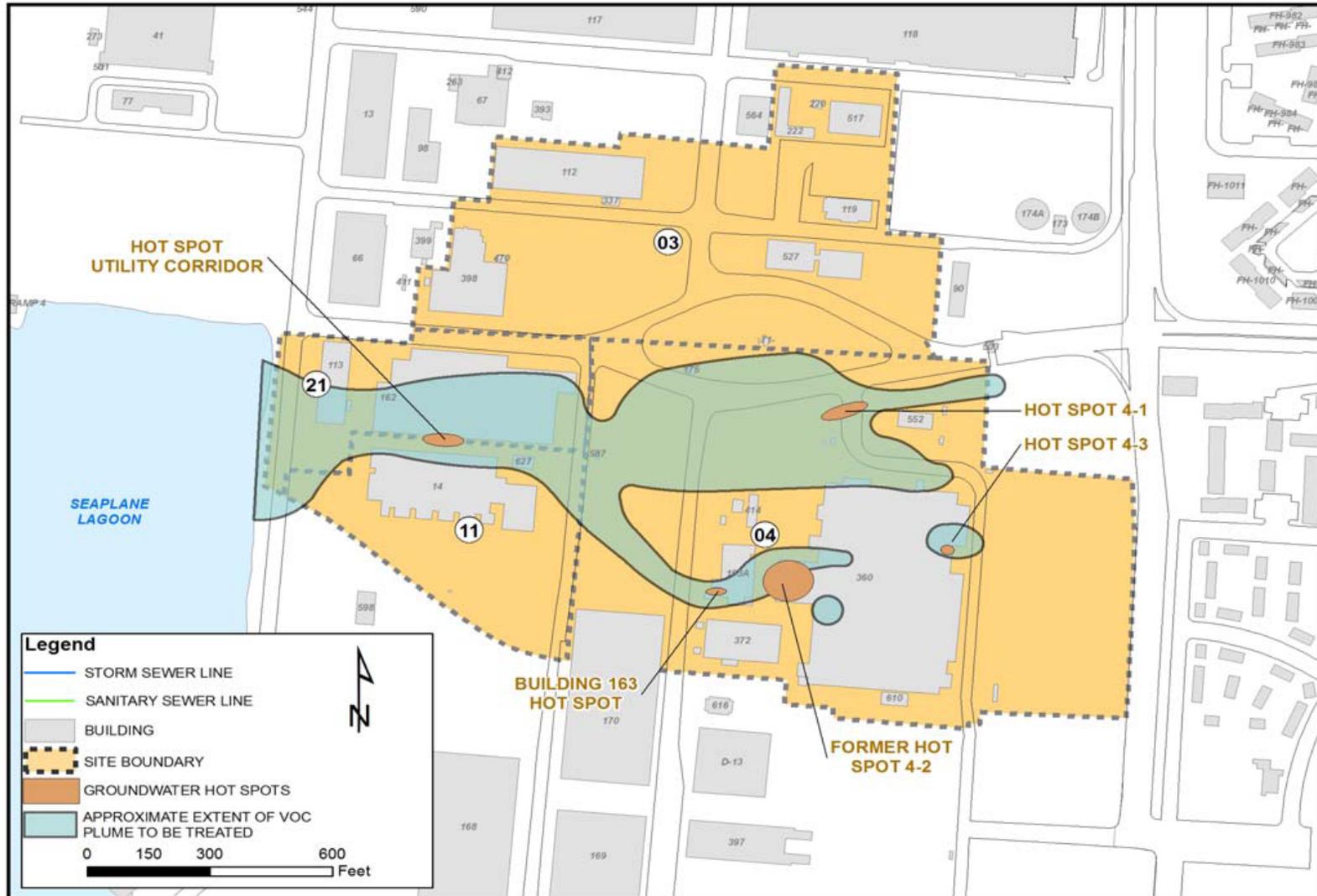


Background Map for Site 4 Soil Remedy (from ROD)





Background Groundwater Plume Map (from ROD)





Background

Hot Spot Utility Corridor: Pile Installation





Background

Hot Spot Utility Corridor: 6-Phase Heating





Background

Hot Spot 4-1: Bioremediation





OU-2B Record of Decision



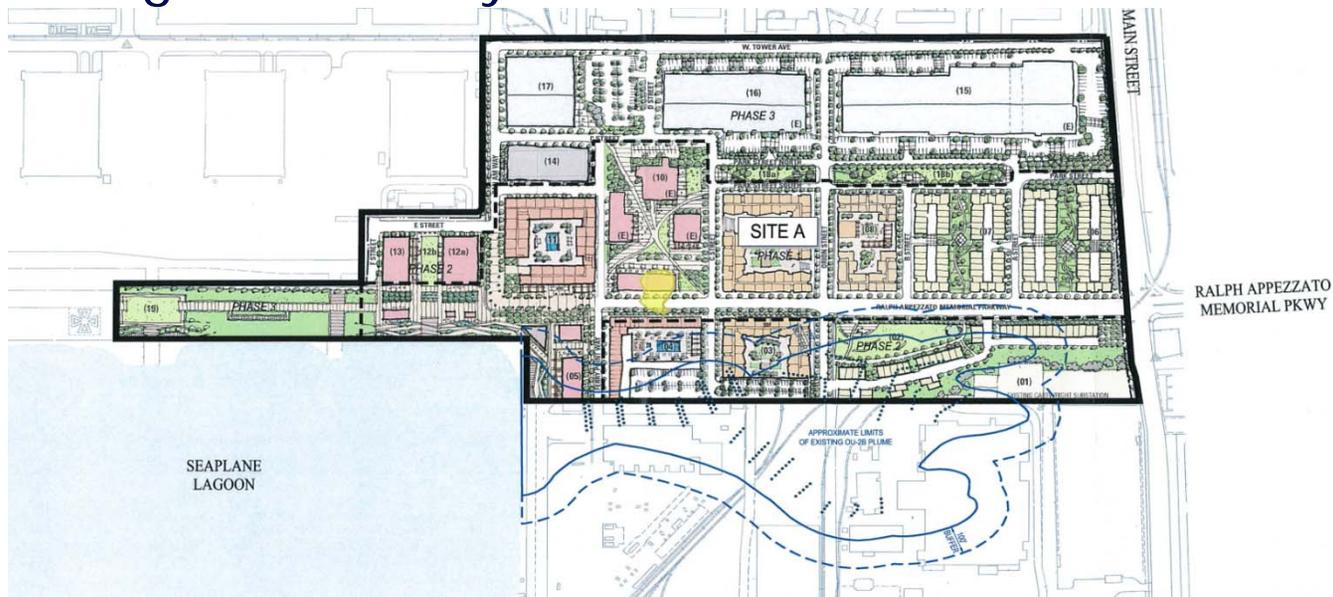
- Removal of the contaminated soil in IR Sites 3 and 4 that is not located beneath buildings
- Controls for soil beneath buildings
- Clean-up by bioremediation of the contaminated groundwater in the OU-2B plume at Sites 4, 11, and 21



In-Progress Work



- **In-progress** OU-2B documents include:
 - Soil Remedial Action Completion Report
 - Land Use Control Remedial Design
 - Finding of Suitability to Transfer





In-Progress Work Remedial Action Completion Report



Soil Remedial Action Completion Report (RACR) for Sites 3 and 4:

- Documents removal of contaminated soil at Sites 3 and 4 completed in September 2014
- Draft RACR - May 29, 2015
- Responses to comments are being prepared
- Final RACR is scheduled to be issued in November 2015



In-Progress Work (RACR) Site 3 Soil Removal in Large Excavation





In-Progress Work (RACR) Site 3 Soil Removal in Smaller Excavation





In-Progress Work (RACR) Stockpiled Soil from Excavations





In-Progress Work (RACR) Cleaning Restored Site 3 Surface





In-Progress Work Land Use Control Remedial Design



OU-2B Land Use Control Remedial Design (LUC RD):

- The LUC RD documents how the requirements in the ROD will be implemented for areas where contamination remains in place.
- The LUC RD is in progress and scheduled to be finalized in early October 2015.



In-Progress Work Finding of Suitability to Transfer



Finding of Suitability to Transfer (FOST), which includes Site 3 (part of the Site A development area):

- The FOST is a real estate report that provides documentation that the property is environmentally suitable for transfer. It summarizes results and conclusions from environmental reports for the property being transferred.
- FOST preparation began in 2014 and is in progress.
- Finalization of the FOST is scheduled for late 2015, with transfer of OU-2B Site 3 scheduled for early to mid-2016.



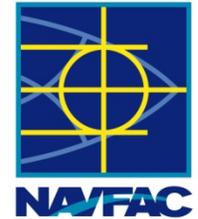
Next Step: Groundwater Remedial Design



- The RD presents the design approach for implementing the clean-up required by the ROD.
- The schedule for the OU-2B Groundwater RD was coordinated with the BCT and City of Alameda to facilitate transfer, so the Draft RD was issued in May 2014, when the ROD was scheduled for signature.
- Based on new technical information from the U.S. EPA and delayed issuance of the ROD, the OU-2B Groundwater RD was placed on hold pending issuance of the OU-2B Final ROD.
- The Revised Draft RD will be issued for review in early 2016.



Questions and Comments



Questions and Comments are Welcomed!