



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

January 14, 2016

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; Victor Quintell; Dale Smith; Jane Sullwold; Jim Sweeney; Michael John Torrey

Community Members/Public Attendees

William Cordova, Alameda Point Storage; Irene Dieter, community member; Regina Hall, Alameda Point Storage; Kayla Strauss, Alameda Point Storage; John Sullivan; Bob Sullwold, community member

Regulatory Agencies and City

Yemia Hashimoto, San Francisco Bay Regional Water Quality Control Board (Water Board); Peter Russell, Russell Resources (for City of Alameda), Xuan-Mai Tran, U.S. Environmental Protection Agency (US EPA); Karen Toth, California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)

U. S. Navy

Bill McGinnis, 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 January 2016 RAB meeting to order and initiated a round of introductions. The agenda is included as [Attachment A](#).

II. Co-Chair Announcements

Susan Galleymore (RAB Community Co-Chair) said Bill Smith (RAB member, not present) will no longer be able to attend meetings because of a schedule conflict. The RAB discussed the possibility of changing the RAB meeting night, but due to conflicts, it was determined Thursday works best for everyone.

III. Community and RAB Comment Period

George Humphreys (RAB member) said he was contacted by an environmental firm, Sealaska, wanting to interview him for the Five-Year Review for Alameda Point. Mr. Humphreys summarized his comments and concerns regarding Sites 1, 2, 3, 17, Building 400, and the Fleet Industrial Supply Center Alameda (FISCA).

Ms. Galleymore is concerned about institutional controls (ICs), and that future residents may not understand the IC restrictions at Alameda Point. She would like to make sure ICs, and the reasons for those ICs, are well promoted. She does not expect the developer to do that, so she would like to know what the city will do to make sure future tenants are fully aware of ICs.

Peter Russell (Russell Resources) said the city issues permits for buildings, and there are restrictions. Portions of Alameda has a marsh crust area with a related no-digging ordinance; if anyone requests a permit to dig, it is flagged for DTSC. Dr. Russell added that there are deed restrictions in many of the redevelopment areas and a Covenant to Restrict the Use of Property (CRUP) that prohibits residential reuse. A CRUP typically includes a requirement for annual inspections. Ms. Galleymore said she does not believe a deed restriction appropriately highlights the restrictions, and she would like it noted that she believes the covenant and deed restriction mechanisms currently in place could put people in situations that are not in their best interests.

Karen Toth (DTSC) confirmed that DTSC receives notices about residents wanting to plant trees, and they always address those requests. Ms. Toth said the homeowner's associations (HOAs) at the FISCA property include information about restrictions in their Covenants, Conditions & Restrictions (CC&Rs).

Richard Bangert (RAB member) said he would want to know if he were living in a residential unit kept safe by a vapor barrier. He added he would not need to know, and does not think buyers or tenants want to know, the entire history of a site, but would want to know if a piece of plastic (vapor barrier) is what is keeping them safe. Ms. Sabedra said that information is in the deed. Bill McGinnis (Navy) noted that the construction details of a vapor barrier are part of redevelopment. Ms. Toth said she knows the vapor barrier at Shinsei Gardens (FISCA) is in the deed, though she is unsure how that information might be communicated to residents. Mr. McGinnis noted it is standard to provide renters with certain notices, such as asbestos and lead-based paint notices. Mr. Bangert said it sounds like everything is being done to the letter of the law, and if RAB members want additional notification to future buyers or residents, they should talk to the city about it. Ms. Sabedra suggested RAB members look into other redevelopment communities for information about what those communities may do to inform new residents.

Referring back to the Five-Year Review, Mr. Humphreys said he is appalled that the Navy comes to the public to find out what could be wrong at these sites, and said that some investigation should be done. Ms. Sabedra explained that the community interviews are a key aspect of the Five-Year Review process, and in addition to RAB members, regulators are also interviewed. Ms. Sabedra said the Five-Year Review also includes review and analysis of data. The Five-Year Review is part of the Comprehensive Environmental Response, Compensation,

and Liability Act (CERCLA) process for any site with a remedy in place that includes restrictions. Mr. Humphreys said he is concerned that any comments made as part of the Five-Year Review process will elicit ambiguous or evasive responses when the contractor prepares the document. Mr. McGinnis said the Five-Year Review Report is subject to the agency review process, and the interviews will be included, verbatim, in the document.

IV. NAS Alameda 2016 Environmental Plan

Ms. Sabedra said the purpose of this presentation is to provide an overview of the Navy's plans for environmental work at Alameda Point in 2016 ([Attachment B](#)). She hopes the RAB members can use this information to identify projects that they would like addressed in future RAB meeting presentations.

Ms. Sabedra noted that Site 32 is at the remedial investigation/feasibility study phase, and the rest of the sites at Alameda Point are further along in the CERCLA process. Alameda's Installation Restoration Program is a mature program with much remediation work completed.

Mr. McGinnis took over the presentation during the review of slide 5. He reminded the RAB that Alameda Point won an environmental award in 2015, and the Navy provided certificates of appreciation to the RAB in May 2015. He thanked RAB members again for their contributions to the cleanup program.

During the review of slide 6, Mr. McGinnis said the Navy was disappointed in the initial vegetative cover growth at Site 2. The Navy removed the weeds in November, reseeded, and now the new cover is beginning to sprout. The current conditions indicate the intended growth will take place. The photograph on the right on slide 6 shows where the contractor successfully fixed a low spot, so there is no ponding in that area. Mr. Bangert asked about what appear to be ditches in the photograph. Mr. McGinnis said the area was tilled and those ditches are furrows to provide cover and retain water for the seeds. The perspective in the photograph is misleading; the furrows are no greater than 2 to 3 inches deep, while they look 6 to 12 inches deep in the photograph. A community member asked what kinds of seeds were used. Mr. McGinnis said seeds native to the Bay Area, predominantly grasses but also some flowers were used, all to provide low growth and shallow roots.

Slide 7: At Site 13 the Navy has conducted three rounds of injections for enhanced bioremediation, and the remedy is now in the operations and maintenance phase. The contaminant levels have been reduced but not to below action levels, so remediation is being focused on the plume area where levels are the highest. Mr. McGinnis said the contractor is bioventing right now; bioventing is another form of active treatment because it introduces oxygen into the subsurface to stimulate biodegradation. After groundwater sampling in May, the Navy will decide the next steps based on that data. It could include more treatment or just monitoring for rebound. In the photograph on the slide, the white tank is a calcium peroxide blend, and the blue tanks are the oxygen releasing compound. Mr. Humphreys noted the injection of air and the venting take place above the area of contamination. Mr. McGinnis said the bioventing provides oxygen in the vadose zone to diffuse into the groundwater and the injections were into the groundwater in the area of the contamination. Mr. Humphreys made a general comment that the slides would be better if, in addition to pictures, there were written explanations about what is taking place in the photographs.

During the review of slide 9, Ms. Sabedra presented a map color-coded for phases of future land transfer. She noted the map is subject to change. As indicated on this figure, 83 percent of the land at Alameda Point has already been transferred. Mr. Bangert noted this map and the map

found in the draft Finding of Suitability to Transfer (FOST) differ in when they indicate the hardscape near Seaplane Lagoon will be transferred. Ms. Sabedra said the map in the draft FOST is more accurate. She added that this figure also indicates Site 16 will be part of the phase 3 transfer, but it will take place during phase 2. Dale Smith (RAB member) asked about the very small site labeled “4” and located in the north-central portion of the island. Ms. Sabedra said it is part of the storm drain lines associated with Building 5. Mr. Bangert asked why the north housing is listed for a later transfer, fiscal year 2017, if it is suitable for transfer now. Ms. Sabedra said it is environmentally suitable as presented in the FOST. Mr. McGinnis added that a different mechanism will be used to transfer North Housing since it is not part of the no-cost Economic Development Conveyance (EDC).

Slide 11 presents upcoming documents. One of the documents that will be issued is the draft Five-Year Review. Ms. Sabedra and the RAB thanked Mr. Humphreys for his thoughtful input to that Five-Year Review document.

V. 2016 Meeting Calendar and Future Topics

Ms. Sabedra presented a draft 2016 RAB schedule ([Attachment C](#)). She said she inserted a placeholder meeting in July, when the Navy typically holds a Saturday meeting and a community tour on the same day, and the RAB needs to select an official date for that event. Ms. Galleymore said the RAB would like a small tour, only for RAB members, of Site 1 and Site 2 before the next meeting. It was determined that the next meeting was scheduled before daylight saving time begins. The RAB voted to postpone the March meeting one week, until March 17, 2016, to take advantage of the extra hour of light and have a tour. There will be a 1-hour tour for RAB members at 5:00 p.m. on March 17, immediately followed by the RAB meeting.

Ms. Sabedra asked for input on RAB presentations for 2016. The RAB requested presentations on groundwater remediation at Operable Unit (OU) 2B and the soil remedy design at OU-2C. Mr. Humphreys said he would also like information about Building 360 during the OU-2B presentation. There is a crawl space beneath that building where vapors could be present and pose a hazard. It was noted that the March RAB would be the timely meeting for the OU-2B and the OU-2C work; Ms. Sabedra agreed the Navy could present OU-2B for the March meeting and OU-2C would be timely in May for the upcoming documents.

Ms. Smith said the 2016 Environmental Plan presentation did not list any documents being issued past April. She said the Site Management Plan used to be distributed, and that document would help the RAB decide which presentations they would like during the whole year. The Site Management Plan has been distributed and copies are available in the Information Repository. [Ms. Smith notes that only the schedule, not the full plan, has been distributed.]

While discussing future meeting topics, Ms. Sabedra asked for clarification on the request for presentations on the action item list.

OU-2A Tarry Refinery Waste: Mr. Humphreys said previously there was a spectrograph test, and tarry waste was identified near the surface of Site 13. However, it was also determined that it is not a hazard, though Mr. Humphreys is not sure why, and he expects it will be a problem for the developer. Ms. Sabedra asked what information Mr. Humphreys would like regarding the tarry refinery wastes. Mr. Humphreys said he would like to know the concentrations of polycyclic aromatic hydrocarbons (PAHs) and how these concentrations compared with agreed-upon PAH cleanup levels. Mr. McGinnis said the tarry refinery waste was evaluated as part of OU-2A and the OU-2A Record of Decision (ROD) documents that no further action is necessary. Site 13 property has transferred to the City of Alameda. The Water Board reserved

its right to regulate tarry refinery waste post-transfer, and is working with the city to determine if anything further needs to be done. Ms. Galley more asked if the Water Board could provide a presentation about OU-2A tarry refinery waste. Yemia Hashimoto (Water Board) said her agency has been looking into this issue; however, she is not prepared at this time to make a presentation.

Rail Line Area: Ms. Smith said she is interested in more information about how much characterization has been done along the rail line, since rail lines are often a site of contamination. She added that the Historical Radiological Assessment document mentions a rail car that was leaking radium, and she is concerned that could be an issue. Mr. Humphreys added that rail ties are often sprayed with creosote, which is a contaminant.

VI. Approval of Meeting Minutes and Action Items

The draft final minutes for the November 2015 RAB meeting were approved as final. The next RAB meeting will be held on Thursday, March 17, 2016, at 6:30 p.m. A tour for RAB members will be held at 5:00 p.m.; the group will meet at the standard RAB location.

| Action Items: | Action Item Status/ Action Item Due Date: | Initiated by: | Responsible Person: |
|---|--|----------------------|----------------------------|
| 1. Request for Presentations: a. OU-2B groundwater b. OU-2C soil design | a. March 2016 b. May 2016 | a. RAB | a. Navy b. Navy |
| 2. Provide the Site 1 O&M plan when completed. | Pending | George Humphreys | Ms. Sabedra |

This page intentionally left blank.

ATTACHMENTS

NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD MEETING ATTACHMENTS

- A. Naval Air Station Alameda Restoration Advisory Board Meeting Agenda, January 14, 2016 (1 page)
- B. NAS Alameda 2016 Environmental Plan (12 slides)
- C. Alameda Point Restoration Advisory Board Schedule, 2016

This page intentionally left blank.

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

JANUARY 14, 2016, 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 – 8:00 | NAS Alameda 2016 Environmental Plan | Navy Co-Chair |
| 8:00 – 8:15 | 2016 Meeting Calendar and Future Topics | Co-Chairs |
| 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.

This page intentionally blank



Welcome



NAS Alameda 2016 Environmental Plan

Restoration Advisory Board Meeting

January 14, 2016

Cecily Sabedra

BRAC Environmental Coordinator – Navy RAB Co-Chair



Presentation Outline

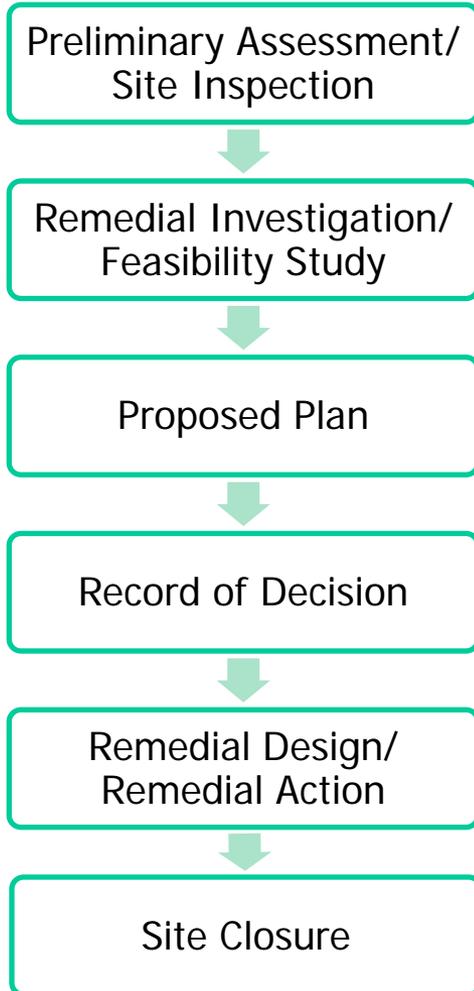


- CERCLA Progress
- 2015 Environmental Actions
- Property Transfer
- 2016 Environmental Goals
- Upcoming Environmental Documents





CERCLA Progress



Installation Restoration Sites: 34

- Remedial Investigation/Feasibility Study: 1
- Remedial Design/Remedial Action: 11
- Sites Closed: 14
- Response Complete: 4
- Remedy In Place: 4





Environmental Actions 2015



Record of Decision

- OU-2B ROD
- OU-5/FISCA IR02 No Further Action ROD Amendment

Remedial Actions:

- Site 6: Groundwater treatment 2014 – 2016
- OU2A Site 13: Groundwater treatment 2014 - 2016
- Site 1: Soil remedy complete

Remedial Action Completion Report

- OU2B Soil
- Site 17





Environmental Actions 2015



Site 6 Groundwater In-situ Bioremediation



Environmental Actions 2015



Site 2 Soil Cover



Environmental Actions 2015



Site 13 Groundwater Remediation



Environmental Actions 2015

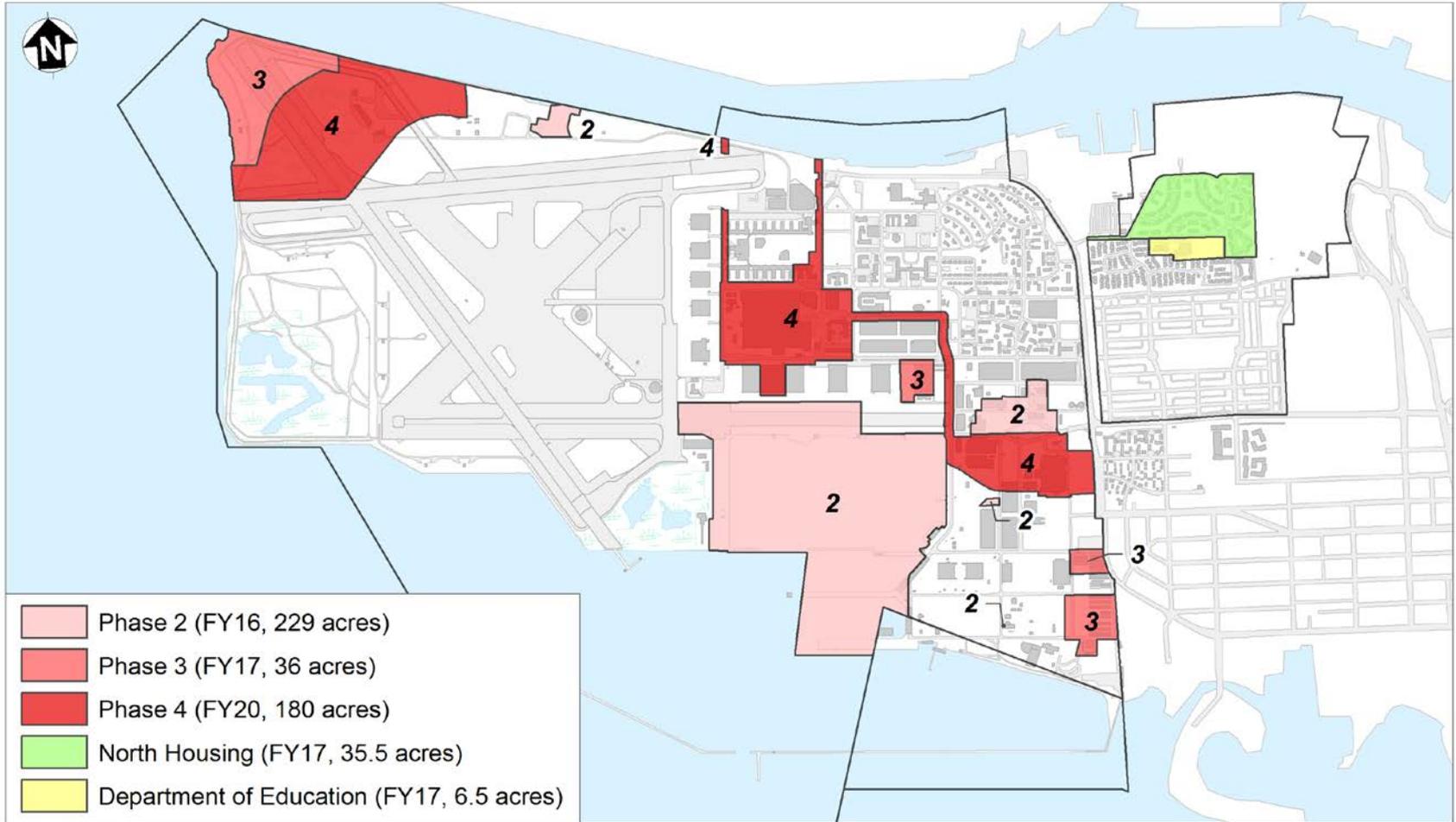


Site 1 Soil Cover





Remaining Navy Property





2016 Environmental Goals



2016 Primary Environmental Goals

- Finding of Suitability to Transfer Phase 2
- Five Year Review
- Complete Site 6 and 13 groundwater treatment
- OU2C: Begin soil, radiological, and groundwater remedial action
- OU2C: External drain lines Record of Decision
- Site 1: Remedial Action Completion Report
- Site 2: Remedial Action Completion Report
- Site 32: Revised RI/FS





Upcoming Environmental Documents



- Finding of Suitability to Transfer (Final, February 2016)
- OU2C: Soil Remedial Design/Remedial Action Work Plan (Draft, February 2016)
- OU2B: Groundwater Remedial Design (Draft, February 2016)
- Site 1: Remedial Action Completion Report (Draft, March 2016)
- OU2C: External Drain Lines Record of Decision (Draft, March 2016)
- Basewide: Five Year Review (Draft, March 2016)
- OU2C: Remedial Design/Remedial Action Work Plan Building Radiological Remediation (Draft, April 2016)





Comments



2015 Alameda Point Community Tour
photo credit: Dennis Evanosky

Alameda Point Restoration Advisory Board Schedule | 2016

| | | |
|--|--|---|
| January | Feb | Mar |
| Thursday, January 14 – RAB Meeting, 6:30 – 8:30 PM, Building 1, Alameda Point | | Thursday, March 10 – RAB Meeting: 6:30-8:30 pm, Building 1, Alameda Point |
| April | May | June |
| | Thursday, May 12 – RAB Meeting: 6:30-8:30 pm, Building 1, Alameda Point | |
| July | August | September |
| Thursday, July 14 – RAB Meeting: 6:30-8:30 pm, Building 1, Alameda Point | | Thursday, September 8 – RAB Meeting: 6:30-8:30 pm, Building 1, Alameda Point Co-chair and Vice Co-chair Nominations |
| October | November | December |
| | Thursday, November 10 – RAB Meeting: 6:30-8:30 pm, Building 1, Alameda Point Co-chair and Vice Co-chair Election | |

This page intentionally blank