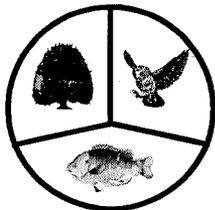


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MINUTES FROM 27 JULY 1999 RESTORATION ADVISORY BOARD MEETING NAS CECIL  
FIELD FL  
7/27/1999  
TETRA TECH NUS INC



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# *Minutes*

NAS Cecil Field  
Restoration Advisory Board  
*Meeting Minutes*  
Tuesday, July 27, 1999

The quarterly meeting of NAS Cecil Field's Restoration Advisory Board (RAB) began at 7:05 PM on Tuesday, July 27, 1999. The meeting was held in the Conference Room of Building 82 at NAS Cecil Field.

**The following RAB members were present:**

Community Members

Lisa Chelf  
Diane Peterson, Community Co-Chair  
Richard Darby  
William Dike  
Iran Maisonet  
Skip Renckley  
David Scott

Navy, Regulators, and Officials

Mark Davidson  
Mike Deliz  
Rich Donoghue  
John Flowe  
Scott Glass  
Dave Kruzicki

**The following members were absent:**

Community Members

Margaret Day Julian

Navy, Regulators, and Officials

CDR Scott Morrison, Navy Co-Chair  
David Farrell  
Keith Halford  
Debbie Vaughn-Wright  
William C. Wilson

**The following support personnel and guests were present:**

Len Scullion (JEDC), Norman Hatch (CH2M Hill), Mark Jonnet (TtNUS), Charles Kelley (Community Visitor), Dr. Ron Kotun (TtNUS), Joe Logan (TtNUS), Steve McDermaid (NASCF), Janet Moody (Community Visitor), Bob Simpson (JPA), Mark Speranza (TtNUS), Abby Wilcox (TtNUS).

Site 16 Field Trip

Norman Hatch conducted a field trip to the Site 16 air sparging system.

Administrative

Diane Peterson called the meeting to order at 7:30 PM. She announced that Richard Donoghue would be retiring September 30, 1999. There will be a retirement ceremony open to the public on August the 20<sup>th</sup> at noon, in Building 1820. The April RAB Meeting Minutes were approved as written.

Base Update

Rich Donoghue, the Base Transition Coordinator, gave a brief update on the status of NAS Cecil Field closure. He explained that three to four buildings have been closing each day, and that the closure will be completed on time.

## **Sites Update**

Mark Davidson of SOUTHDIV reviewed the status of each of the sites at NAS Cecil Field, referencing the Sites Update document that was distributed with the July monthly materials. He informed the RAB that the Charleston Environmental Detachment was in town at the time to complete the removal actions at Site 8 and the west side of the North Fuel Farm (NFF). Mark explained that the NFF tanks have been defueled, but they will not be excavated until fiscal year (FY) 2000.

A soil removal action will be conducted at Site 10 during the first or second week in August. The Site 15 soil contamination has been delineated and an update will be given later in the meeting. CH2M Hill completed the Site 16 storm sewer relining and will be investigating the anomalies discovered at Site 11. The Sites 3 and 16 air sparging systems are up and running.

Mark explained that the Day Tank One would be defueled by August 13<sup>th</sup> and that there is FY 1999 funding available to remove it. There is also funding in place for sixteen upcoming tank excavations. All the oil water separators on base are also being investigated. Those found to be dirty will be cleaned up, and those found to be leaking will be removed.

Q) Have all of the oil water separators been investigated?

A) The investigations are still underway.

Buildings 9 and 46 have Remedial Action Plans (RAPs) in place, but due to lack of funding they won't begin until FY 2000. The additional investigations along the 103<sup>rd</sup> street pipeline valve boxes and anomalies have also been put off until FY 2000 due to lack of funding.

Mark continued with an explanation of the NAS Cecil Field funding process. SOUTHDIV submitted a FY 1999 budget of \$22.5 million for all the necessary investigations to be completed at NAS Cecil Field, however they only received \$12.2 million in funding. This will fund the excavation of the west side of the North Fuel Farm, but not Sites 36 and 37, 15, 11, or 103<sup>rd</sup> street.

Diane Peterson asked why the funding got cut so drastically? Mark responded that the entire Naval Facilities Engineering Command (NAVFACENGCOM) asked for \$120 million in funding, but only received approximately \$89 million. Out of that, SOUTHDIV was granted approximately \$40 million. The majority of that funding will go to the Charleston Shipyard, since they are conducting a pilot study in which funding gets handed over to a contractor to clean up the entire base. He explained that compared to the other Base Realignment and Closure (BRAC) bases, NAS Cecil Field was awarded a fair portion of the remaining funds. Scott Glass added that SOUTHDIV never gets exactly what they ask for, and that prioritizing often results in making difficult decisions.

Rich Donoghue expressed the frustration of the RAB members who, after five years of being told that the base would be funded during the closure process, still see the funding getting cut. Diane Peterson asked what the community could do to help in this funding process? Scott Glass responded that this is equally frustrating for SOUTHDIV.

Bob Simpson asked what the lack of funding means for Sites 36 and 37, since those sites are the most important for future airport development. Mark replied that since the remedy for those sites has not been finalized, this fiscal year funding would not have been very useful anyway. Rich Donoghue asked if the site could be built on while treating the groundwater underneath? Scott Glass responded that this is one option being considered.

## **Reuse Update**

Rich Donoghue, the Base Transition Coordinator, presented a base reuse update. The following items are changing:

<u>Building</u>	<u>Activity</u>	<u>Time Frame</u>
Golf Course	Contractor	AUG 99
Qtrs. A	CH2Mhill	OCT 99
Qtrs. B	SOUTHDIV	OCT 99
Qtrs. C	Bechtel	OCT 99
Qtrs. D	HLA/TtNUS	OCT 99
Qtrs. E	Bechtel	OCT 99
82	Contractor	OCT 99
198	JEA	Indefinite
374	Bionetics	SEP 99
815, 825, 67	Northrop	Indefinite
884	Boeing	AUG 99
887	Semcorp	SEP 99
1820+	Boeing	AUG 99
1845+	Northrop	Indefinite

+ Indicates that a smaller building or line shack is associated with this building

Rich indicated that all the contractors previously occupying Qtrs. A through E will be moving into Bldg. 1. The Golf Course and the Air Traffic Control Tower (Bldg. 82) are waiting on contractor proposals. Northrop Grumman will be moving into half of Building 815 and will have the first right of refusal for Buildings 825 and 67.

He also indicated that the JPA parcel, minus carveouts, has been approved. The transfer date has been tentatively set for October 1st. Len Scullion of the Jacksonville Economic Development Commission (JEDC) has been working on the Parks and Recreation Parcel application. Rich Donoghue asked Len to make a presentation on the Business Plan at the next RAB meeting. Len agreed to do so.

Q) Will the properties of the base that are not transferred be leased?

A) Yes.

Q) There was a story in the newspaper indicating that the government might give NAS Cecil Field to the City, instead of the City buying it. If this is the case, what is the proposed amount?

A) There is a proposal in Congress to that effect, for an undetermined amount.

Finally, Rich announced that Steve McDermaid will be taking over his position as BCT come September 30<sup>th</sup>.

### **PSC/ Dig & Haul update**

Mark Davidson of SOUTHDIV gave an update on the Potential Source of Contamination (PSC) and BRAC site investigations. He clarified that a PSC is a site where there is known contamination or a potential source area. BRAC sites usually have no history of known contamination, therefore they are often delineated much faster. He explained that out of 43 PSCs, 15 are ready to be excavated. Four of these have been determined to be No Further Action (NFA).

The Charleston Environmental Detachment will excavate PSC 6, the Lake Fretwell Rubble Disposal Area. PSC 21, the Golf Course Pesticide Storage Area, has become a complicated site with arsenic and chlordane as contaminants of concern. The toxicology study results from PSC 48, Lake Fretwell, were good, and it will most likely become a NFA site.

Q) Was a Fact Sheet ever produced which covered the NAS Cecil Field Ponds and Lakes?

A) We don't think that has been drafted.

Q) Would you please provide the JEDC with any available information on the lakes and ponds?

A) We will give what relevant information we have to the JEDC.

Q) Will PSC 49 remain a skeet range?

A) The JEDC doesn't know. Some people would like that, but there are still concerns to be discussed at the BRAC Cleanup Team (BCT) meeting tomorrow.

Samples taken at PSC 51, the Golf Course, along its boundary with the housing area came up clean. Mark explained that the State is in the process of making a decision as to whether or not to look at the criteria for Golf Courses under the assumption that they will remain golf courses, or as any other site.

All of the water towers have been delineated for lead contamination. AOI 24, the Pistol Range, was found to be NFA. This site will remain a pistol range after transfer. The Old Battery Shop was also found to be NFA.

Diane Peterson commended Mark on the BCT's quick action on the gray sites (sites needing further investigation to determine the nature and extent of the problem). Mark indicated that these have always been of the highest priority.

### **Site 15 Update**

Mark Speranza of TtNUS presented an update on the Site 15 soil investigation. Site 15 is the former Yellow Water Weapons Area skeet range and ammunition storage area. The contaminants of concern at this site are polynuclear aromatic hydrocarbons (PAHs) and lead. In December, the BCT was considering an action level for the site, but decided that there were remaining data gaps to be filled. As a result, approximately 200 more samples were collected and the site was expanded in size from 40 acres to 90 acres.

The high levels of lead at the site exceed the residential criteria of 400 parts per million (ppm). The PAH contamination could be based on a pattern of previous forest fires. Since the site acreage has expanded so much, the BCT has decided to conduct a full-blown Feasibility Study and Remedial Action. They will present another update at the October meeting.

Q) Where does the lead contamination at this site come from?

A) The lead comes from the skeet range shot.

### **Institutional Controls**

Scott Glass of SOUTHDIV gave a brief presentation on Institutional Controls (ICs). ICs are land use restrictions placed on properties prior to transfer. The Navy, Environmental Protection Agency (EPA), and the Florida Department of Environmental Protection (FDEP) have signed a Memorandum of Understanding (MOU) which has been used at NAVSTA Mayport and NAS Jacksonville since last year. This MOU has been the basis for NAS Cecil Field IC decisions as well. Even though the base is closing, there are still remedies in place with ICs.

The BCT has developed site specific ICs called Land Use Control Implementation Plans (LUCIPs). An example of one such LUCIP is found at Sites 1&2. These sites will be transferred over with the LUCIP stating "do not disturb." This LUCIP will be defined in the documents that are involved in the transfer.

Q) At other BRAC bases with ICs, do municipalities monitor them?

A) NAS Cecil Field is on the leading edge, therefore there is no history of this. SOUTHDIV will write a letter to the regulatory agencies to let them know that there are restrictions on the land and that they need to make the appropriate people aware of them.

Q) Will copies of those letters go into the Information Repository?

A) Yes

Rich Donoghue added that the restrictions will be included in the property's Finding of Suitability to Transfer (FOST) as well. Mike Deliz of FDEP added that the state will perform quarterly inspections to ensure that the ICs are being followed, and that there is an annual reporting requirement. He also explained that while ICs have not been implemented on many BRAC bases, they have been implemented on plenty of active bases. Therefore, nobody really knows what will happen after the closure. The environmental law in Florida is complicated in this area, and there is currently a legal mechanism in place to lift these restrictions after 30 years. The legislature is aware of this due to their involvement with the Underground Storage Tank and Brownfield Programs.

Q) Will there be a registry of these ICs?

A) The LUCIPS will be so broad, that there will be language enough in each of the deeds to satisfy the EPA and the FDEP. The deeds themselves will act as the registry.

Q) Who will inspect the deeds?

A) That will be determined by the BCT.

Scott Glass indicated that there are no guarantees as to what will happen after the base closes. Mark Davidson also explained that SOUTHDIV's mission is not to have ICs in place, and that they are going back to restricted sites in an attempt to make them unrestricted. Community RAB member Bill Dike shared his belief that the community will have to have faith in the RAB successors to do the right thing in abiding by the ICs.

## **Air Quality**

Dr. Ron Kotun of TtNUS gave a presentation on air emissions from air sparging systems such as the ones in place at Sites 3 and 16. Air samples were recently collected from five wells at Site 3. Volatile organic compounds (VOCs) were detected in only one of these samples. There were also no VOCs detected in the breathing zone of these wells. The worst case scenario for air emissions at this site is calculated to be 6.3 lbs/day. The regulatory limit is 13.7 lbs/day.

The contaminants of concern at Site 3 are various VOCs. These VOCs undergo chemical reactions in the air that result in their degradation. This degradation results in significant dilution before they reach the site boundaries. Dr. Kotun's comparisons of wellhead concentrations, off-site concentrations and general State of Florida concentrations demonstrated this dilution. He also indicated that gasoline vapors are emitted at the pump at a concentration similar to that of the VOCs emitted at the Site 3 air sparging system.

Q) How do these emissions compare with those of an FA18 fighter jet?

A) The FA18 fighter jets have no reporting requirement, so we don't know.

## **Conclusion**

Rich Donoghue presented a letter of appreciation from Captain Cech to RAB community co-chair Diane Peterson for her committed service to the RAB. The next meeting is scheduled for October 19, 1999. The meeting concluded at 9:05 PM.