

**NAS ALAMEDA RESTORATION ADVISORY BOARD
MEETING SUMMARY**

**NAS Alameda Officer's Club
NAS Alameda, California**

Tuesday, April 4, 1995

Revised

MEETING SUMMARY

I. Introductions/Minutes

The meeting was called to order at 7:12 p.m.

Ron Owens introduced Ken Hansen, the interim community co-chair for the Field Industrial Supply Center, Oakland Restoration Advisory Board (RAB). Additionally, he introduced Susan Jun, who will replace Ron as the Department of Toxic Substances Control (DTSC) public participation specialist (PPS) for NAS Alameda; Ron is transferring to the DTSC Sacramento office.

CMDR Al Elkins introduced John Mineta, who is working in CMDR Elkins' office as part of the National Conservation Corps Program.

Several RAB members requested revisions to the March 3, 1995, RAB meeting minutes:

- James Ricks requested that the minutes reflect that Sophia Serda agreed to conduct a RAB workshop on toxicology issues on April 29, 1995.
- Kathy Teller noted that her name was omitted from the attendance list; however, she attended the March 3 RAB meeting.
- Roberta Hough said she had asked when the least turn buffer zone study would be released; the minutes should note that the BRAC Cleanup Team could not provide her an answer at that time.

Pending these revisions, the RAB approved the March 3, 1995, meeting minutes.

II. Co-Chair Announcements

RAB Training Workshops

A RAB training workshop entitled "A Road Map to Documents and Decisions: How do they affect you" was held on March 18, 1995, to explain the installation restoration (IR) and property reuse processes and what they mean to RAB members. Kathy Teller thanked the workshop sponsors and instructors for doing an excellent job. She expressed her disappointment in the number of RAB members who attended the workshop, especially since so many members initially expressed

enthusiasm about the training workshops. Only 7 of the current 18 community RAB members attended the workshop. She encouraged other RAB members to attend future RAB workshops.

On April 8, 1995, a workshop will be held on early actions and treatability studies. Mayor Appezzeto may attend part of that workshop.

A RAB workshop is also scheduled for April 29, 1995, to provide an overview on toxicology and risk assessment. A flyer will be sent to RAB members providing more detail on the workshop.

Kathy Teller announced the resignation of Dr. John Healy, the Navy League representative. No information on his replacement is available yet.

Joint Meetings with the Base Reuse Advisory Group

Malcolm Mooney sent a letter to the NAS Alameda RAB inviting the BRAC Cleanup Team and focus group leaders to attend the Base Reuse Advisory Group (BRAG) meeting of April 26, 1995. The letter encouraged continuation of joint efforts and consultation between RAB and BRAG members.

Facilitation Support

LCDR Petouhoff introduced Heidi Gitterman as a new facilitator for NAS Alameda RAB meetings. Ms. Gitterman expressed that facilitation of meetings will help clarify ground rules and get results. Corinne Stefanick expressed that Pam McCallum had worked on a draft mission statement that should be reviewed.

Ms. Gitterman stressed the need for developing a RAB mission statement, especially in time for the joint meeting with the BRAG scheduled for April 26, 1995. She offered to facilitate the efforts underway within the Organizational Focus Group to complete the mission statement. Heidi will coordinate a meeting with interested RAB members, tentatively April 17 or April 18, to finish the mission statement. Corinne Stefanick agreed that the RAB should have a draft mission statement to present to the BRAG and requested members to prepare a brief summary of their perspective on the RAB's mission to share with the Organizational Focus Group at the upcoming meeting.

Memo to Captain Dodge

Kathy Teller cited a memo to Captain Dodge requesting Navy action on a number of items. LCDR Petouhoff provided a status report on Navy follow-up to the memo:

- A series of training workshops are scheduled and facilitation support has been secured.
- The Navy is filling a couple of support positions. In light of John Headlee's resignation, his public affairs position has been filled. LCDR Petouhoff is in the process of hiring an additional community relations specialist to work with Sherri Withrow.
- The Navy is proceeding with printing the community outreach brochure.

- The Navy has signed a contract with USA Copy & Print at South Shore so that RAB members can use the shop to make copies. RAB members may also use the copier in Building 1 on the ground floor in the front guard's office. An administrative guide containing this information will be prepared for RAB members.

LCDR Petouhoff pointed out that the Congress provided \$7.5 million last year to support RAB administrative needs. The Department of Defense (DoD) and the U.S. Environmental Protection Agency (EPA) are still drafting guidance on how the funds will be allocated and administered.

III. Focus Group Reports

Organizational Focus Group

Kathy Teller reported for Pam McCallum. Ms. Teller noted that she and Pam McCallum were the only attendees present at the last meeting and they discussed the RAB charter.

Technology Focus Group

Bill Smith stated that the April 8 workshop on early actions will function as the group's April meeting. A joint meeting between the Technology Focus Group, the Early Action Focus Group, and U.C. Berkeley is tentatively scheduled for April 10, 1995, to discuss early actions.

Natural Resource Focus Group

Roberta Hough announced a meeting scheduled for 7:00 p.m., April 27, at Roberta's home, to review upcoming natural resource documents and identify additional documents the Focus Group may need to review.

Community Outreach Focus Group

Corinne Stefanick pointed out that a videotape of the March 18, 1995, training workshop is available and the next workshop will also be videotaped. Corinne hopes to accumulate a library of training videotapes that RAB members can check-out and view. Additionally, Corinne will place an announcement in the local newspaper regarding the availability of the videotapes.

Early Action Focus Group

Richard King stated that Tom Lanphar participated in the last Early Action Focus Group meeting. The group is reviewing the practice of stockpiling excavated soil and any potential associated impacts of that practice.

Ken O'Donoghue noted that he attended the Early Action Focus Group meeting. He stated that focus groups provide a forum for a wide range of issues not discussed at the monthly RAB meetings. He encouraged other RAB members to attend the Focus Group meetings.

Reuse Focus Group

Ron Basarich stated that the Reuse Focus Group met on March 30, 1995, to review the status of the parcel evaluation plans and discuss demolition activities proposed by the Navy. He expressed concern that the demolition plans seem to fall short of the community's expectations of the amount of space needed for reuse.

Ron also expressed concern about Ken O'Donoghue's point regarding activities at the focus group level. He feels that the RAB represents the aggregate of community interests and it is difficult for RAB members to attend multiple meetings. He stressed that the full RAB should receive letter reports on the discussions that take place within the focus groups.

IV. RAB Membership

Kathy Teller announced that she has received four resignations from RAB members and six applications for membership on the RAB. Four of the applicants were present at the meeting. RAB members discussed the applicants and voted to approve the membership of all six applicants.

Lynn Stirewalt inquired whether additional community members could apply for membership. Kathy Teller explained that applications may be filed at any time; even if new members cannot be accepted at that time; in the event a member resigns, it would be good to have applicants on file.

LCDR Petouhoff stated that while there is no established ceiling on the number of RAB members, he cautioned that if the membership grows too large, it may be difficult for individuals to be heard.

The four new members were welcomed to the RAB. They included:

Tom Okey, Executive Director of the Conservation Science Institute
Sharon Bayle, member of the Asian Pacific Environmental Network
Michele Kortyna, a micro-biologist
Karen King, an environmental engineer for the Department of Energy

Two new members who were absent from the meeting include Doug deHaan and Wayne Mayer. All new members are residents of Alameda.

V. Community Co-Chair Selection

Kathy Teller recommended that the title "alternate" co-chair be revised as the alternate co-chair provides assistance on an ongoing basis rather than representing the co-chair only in the co-chair's absence. She suggested that the co-chair be allowed to nominate a couple of members that he/she can work well with as assistant co-chair and then let the RAB community members vote on those nominees. Kathy next asked for volunteers to the seat of community co-chair and assistant co-chair.

Tom Okey expressed an interest in the co-chairmanship and described his experience to the RAB. He would like to be co-chair because he wants to make a meaningful contribution, although he is a new member. Ken O'Donoghue also volunteered to fill the co-chairmanship and noted that as the alternate co-chair, he has worked with Kathy over the past year.

Bill Smith asked whether Ron Basarich would be interested in the co-chairmanship. Ron responded that he has too many other time commitments to fill the position.

Lynn Stirewalt expressed concern that RAB members need more time to consider and discuss the selection process. She requested that the vote be deferred to the next full RAB meeting. RAB members agreed and decided to table the vote until the next meeting. Additionally, RAB members agreed that Ken O'Donoghue will act as the interim community co-chair pending that vote.

VI. Parcel Evaluation Plan Updates

Tom Lanphar distributed a handout that presented a progress report on parcel evaluation plans (PEP) (attached). He explained that the goal of the PEPs are two-fold: (1) to design field sampling plans to determine whether a release of hazardous contaminants occurred and (2) to move parcels out of property category No. 7 and collect adequate information about a parcel to support a lease.

He noted that five lease proposals have been submitted. PEPs have been approved and implemented for each of the five parcels proposed for leasing. He explained that "implemented" meant that the samples have been collected but the sampling results are not yet available.

Karen Hack inquired whether the samples were being handled at an on-site laboratory. Tom Lanphar responded that initially, the samples were being handled at an on-site laboratory. However, the amount of work provided to the on-site laboratory was not enough to be cost effective, so now the samples are being shipped to an off-site laboratory, certified by the U.S. EPA.

Tom Lanphar further explained that before a property can be leased, environmental sampling must be conducted to ensure that the property is suitable for reuse. The BRAC Cleanup Team needs to review a lease application and the associated property reuse to determine whether the intended use could have a potential environmental impact. The finding of suitability to lease (FOSL) a property parcel or facility consists of two primary components: a description of the environmental condition of the property and the potential environmental impact of the proposed reuse activity.

Ron Basarich commented that the PEP only involves subsurface investigation; he inquired what document will include all data regarding environmental condition of parcels. LCDR Petouhoff explained that the environmental baseline survey (EBS) will include all information, including historical data from the IR program as well as environmental programs such as asbestos, lead paint, and underground storage tanks.

VII. Parcel 144 Update

Ann Klimek provided a status report on the leasing of Parcel 144, the soccer field. All the sampling data for the PEP for parcel 144 have been collected. Once the laboratory results are received, two reports will be prepared: a draft EBS and a draft FOSL. These documents are expected to be sent to the regulators for review on April 11, 1995; comments will be due by May 4; the FOSL is expected to be signed on May 8; and a public notice will be placed in the local newspapers on May 9. Ann explained that there is no public review or comment period required for FOSL; however, she offered to provide an overview of the draft FOSL to the Reuse Focus Group. Members of the Reuse Focus Group as well as other interested members will receive a summary briefing on the FOSL for parcel 144 on April 27, 1995. Ann will provide interested members with an executive summary and the

10-page "finding of facts and condition" narrative prior to the meeting. Additionally, Ann invited members to call her with any questions at 510/263-3729.

Bill Smith endorsed the RAB review process but noted that in light of the tight timeframe for review, it would be helpful for the Navy to point out any key issues that RAB members should focus on in their review. He asked, for example, does any major contamination exist at neighboring sites? Ann Klimek responded that contamination does exist on neighboring sites. She cited Building 360, an adjacent site, that was formerly used as a plating shop. The FOSL will evaluate the type of contamination that exists in light of the intended use to ensure adequate protection of human health and the environment.

Roberta Hough stated that she thought the basewide risk assessment would have been available for review by the time FOSLs were issued. In the absence of the basewide risk assessment, how can the Navy be certain that leasing is appropriate?

Sophia Serda replied that in her opinion, historical data for parcel 144 does not indicate an exposure pathway exists; adjacent contaminated parcels should be evaluated for potential pathways. She pointed out that there is a procedure for incorporating risk evaluations into FOSLs which she will discuss in detail at the April 29 workshop. Ann Klimek noted that potential risks associated with adjacent parcels will be discussed in the next phase of the EBS.

Tom Lanphar noted that regulatory approval is not required for a FOSL. In the event a regulatory agency does not concur with the FOSL, the Navy only has to attach the regulatory comments and the Navy's response to the FOSL.

VII. Closing Remarks

LCDR Petouhoff closed the meeting by thanking Kathy Teller for her dedication and hard work as the community co-chair and presented her with a plaque of appreciation. He also read a letter of appreciation from Captain Dodge.

The meeting adjourned at 9:55 p.m.

The next meeting will be held on Tuesday, May 2, 1995, Officer's Club, NAS Alameda.