

**NAVAL AIR STATION (NAS) ALAMEDA RESTORATION ADVISORY BOARD
MEETING SUMMARY**

**NAS Alameda Bachelor Officers Quarters
NAS Alameda, California**

Tuesday, January 9, 1996

ATTENDEES

See attached list.

MEETING SUMMARY

I. Introduction/Minutes

The meeting was called to order at 7:02 p.m.

Lieutenant Commander (LCDR) Mike Petouhoff introduced Cindi Flemming, Regional Environmental Community Relations Manager at COMNAVBASE. Cindi Flemming introduced David Pease, the new Community Relations Manager for Engineering Field Activity (EFA) West.

Ken O'Donoghue, the community co-chair, opened the meeting and asked whether any restoration advisory board (RAB) members had comments on the December RAB meeting summary. No comments were given, and Malcolm Mooney moved to approve the December minutes as presented. RAB members approved Mr. Mooney's motion.

II. Co-Chair Announcements

Mr. O'Donoghue announced that the Alameda Base Reuse Advisory Group (BRAG) will present the reuse plan to the public at Alameda High School, from 7 to 9 p.m., on January 11, 1996.

LCDR Petouhoff announced that on December 6, 1995, the Navy met with a coalition of Bay Area environmental groups, including Bay Keeper and the Sierra Club. LCDR Petouhoff stated that after a candid and productive discussion, it was decided that the coalition will not initiate litigation at NAS Alameda.

Mr. O'Donoghue announced that the RAB Focus Group Chair meeting will be held Tuesday, January 16, at 7 p.m., in the NAS Alameda RAB library. He stated that although this meeting is for the focus group chairs, all RAB members are welcome. Tom Lanphar asked if the Base Realignment and Closure (BRAC) Cleanup Team (BCT) could attend the meeting; Mr. O'Donoghue stated the BCT is welcome to attend.

III. Action Item Update

Facilitator Heidi Gitterman stated that she had compiled and distributed a list of action items indicating the current status of each action item (see attached).

IV. Focus Group Update

REUSE FOCUS GROUP

Ron Basarich was unable to attend the meeting but relayed a message to Ms. Gitterman to relay to the RAB. He stated that with the release of the proposed reuse plan, he is looking forward to increased Reuse Focus Group activities. He advised that anyone interested in participating should call him.

EARLY ACTION FOCUS GROUP

Kent Rosenblum announced that in November, he and several RAB members visited Site 18 to observe cleanup activities. He stated that he and the other observers were very impressed with the technology being used to suck up contaminated sediments from the storm drains at NAS Alameda.

TECHNOLOGY FOCUS GROUP

Bill Smith stated that the Technology Focus Group held a joint meeting with the Natural Resources Group on December 19, 1995. He commended Tom Okey on doing an excellent job of organizing and leading the meeting.

NATURAL RESOURCES FOCUS GROUP

Mr. Okey stated that he also thought the joint Natural Resources Focus Group and Technology Focus Group meeting was a success. He stated that there was an excellent turnout with representatives from the scientific and academic communities, the Navy, the RAB, and regulators, and that many areas of concern were addressed.

Mr. Okey announced that on January 30, 1996, there will be another joint focus group meeting to address the human health risk assessment at NAS Alameda. Teresa Bernhard will be coordinating the meeting and interested RAB members and community members are invited to attend. He stated a key issue to be addressed at the meeting is the exclusion of the ingestion of contaminated fish tissue as a pathway in the human health risk assessment.

V. State of the Cleanup

RAB YEAR IN REVIEW

Mr. O'Donoghue gave a presentation on RAB activities in 1995 (see attached). His presentation highlighted the following:

- **Workshops:** At the request of RAB members, workshops were held to help RAB members better understand the technical and scientific aspects of cleanup at NAS Alameda.
- **Outreach Program:** 1995 outreach efforts included a display at the Heritage Legacy Week, a RAB brochure, and the environmental information hot-line established at the NAS Alameda Environmental Office.
- **Information Repository:** The Navy is taking steps to expand the repository to include information that is beyond the scope of the Installation Restoration Program (IRP).
- **Geographic Information System (GIS):** This data base was put together to help manage data for cleanup, and is available to RAB members and the public. The GIS computer is located in the RAB library, and short tutorials are available on request.

ONE-TIME COMPLIANCE AND COMPLIANCE

LCDR Petouhoff gave a presentation on compliance at NAS Alameda. He explained that before transferring non-IRP property for reuse, certain one-time compliance requirements under the Resource Conservation and Recovery Act (RCRA) must be met. These requirements include one-time cleanup of buildings, permit transfers where applicable, and asbestos abatement. Other compliance issues include removal of underground storage tanks and fuel lines. LCDR Petouhoff highlighted the following compliance activities:

- Two hundred Naval Aviation Depot Alameda (NADEP) employees have been trained and are cleaning base buildings for reuse. He stated that the buildings are being cleaned a step beyond what is required to ensure a smooth transition for reuse. Some buildings have been slated for demolition.
- An asbestos survey has been completed; 360 buildings were surveyed. Only 130 need some kind of abatement before reuse. Abatement methods include sealing or removing friable asbestos.
- Air permits are being sorted for either transfer or banking for future reuse.

- A lead based paint survey of residential buildings on the base has been completed by the Public Works Center, Norfolk, and a report will be available March 1996.
- A total of 763 polychlorinated biphenyl (PCB) transformers were surveyed on base, and all of them have been abated.
- A total of 64 underground storage tanks (UST) have been pulled; 29 tanks are slated for removal in 1997. A soil management plan is being developed to treat soil contaminated by USTs and fuel lines. Petroleum screening criteria were developed using national standards set by the American Society for Testing and Materials (ASTM), and are available for review. LCDR Petouhoff noted that the Technology Focus Group chair, Dr. Bill Smith, has a copy of the document.

Karen Hack asked if all UST information will be included in the environmental baseline survey (EBS) reports; LCDR Petouhoff stated that it would be included.

CLEANUP

Tom Lanphar gave a presentation highlighting IRP cleanup activities at NAS Alameda in 1995 and IRP activities planned for 1996. His presentation included several slides and highlighted the following:

- Additional groundwater monitoring wells have been installed between the landfill and the perimeter of the wetlands area. Data collected from the monitoring wells will help determine if there is contaminant migration from the landfill into the wetlands.
- A radiation survey has been completed at Site 1 and Site 2, and the report will be available in spring of 1996.
- Radiological surveys for Building 5 and Building 400 are planned to check for residual radium paint in the storm sewer lines. A radiological survey is also planned for Pier 3 to check for radium dials that may have been disposed of off the pier.

Mr. Lanphar stated that two very important issues will be addressed this spring:

- Establishing background levels
- Assessing beneficial use of groundwater to help with the human health risk assessment

Mr. Lanphar ended his presentation with an update on the Site 15 removal action. He stated that Site 15 had soil contaminated with PCB and lead. All of the contaminated soil has been removed and placed into a temporary storage unit to await treatment with innovative technology. This action was done to accommodate the Army Corps of Engineers who needed access to Site 15 to implement a project to improve a sewer line running beneath the site. LCDR Petouhoff stated that innovative soil treatment technology will be tested on the soil this spring.

LCDR Petouhoff continued the cleanup presentation by highlighting the following:

- Site 7A and 7C: A total of seven USTs have been removed and further investigation of the sites is planned.
- Site 18: Removal of contaminated sediments in storm drain catch basins has been completed. Further cleanup and investigation using cameras in the storm sewer lines will continue as soon as the rains stop.
- Site 16: Local consultant Moju Environmental has been contracted and will be moving forward in 1996.
- Site 14: This site is in line for funding, and further investigation may indicate no further action is needed.
- Site 3: University of California at Berkeley (UCB) will be doing assessment of microbial tests involving petroleum product cleanup.
- Site 5: The site is contaminated with plating wastes. Technology that has been successfully used in Europe is planned for implementation by Lockheed Martin and Geokinetics at Site 5 in February. The technology successfully separates plating waste from the soil.
- Site 4: Rice University will conduct a treatability study in late spring or early summer.

REUSE

Mr. Lanphar and Ann Klimek gave a presentation on NAS Alameda reuse. Mr. Lanphar began the presentation with an update on the EBS. He stated EBS sampling has been completed and will provide data for the entire base. He explained that EBS data will help with the following:

- Identify any areas that are an immediate threat to human health
- Determine finding of suitability to lease (FOSL) for interim reuse
- Identify areas where no further action is needed so findings of suitability to transfer (FOST) can be determined

Mr. Lanphar explained that two key issues to be addressed in the coming months are establishing background/ambient levels of chemicals of concern and beneficial use of groundwater.

Ms. Klimek continued the reuse presentation with an explanation of the Base Environmental Report (BER). She explained that the BER will contain the information outlined by LCDR Petouhoff and Mr. Lanphar in their presentations. The report will be used as a tool to facilitate FOSLs and FOSTs to expedite reuse. The BER will be updated at least 6 months after closure and longer if determined necessary.

Ms. Klimek continued her presentation of ongoing reuse efforts at NAS Alameda including:

- Hanger 20 has been leased to CAL START.
- The Navy has been working with ARRA to identify buildings with high marketability or are known to have parties interested in leasing.
- A major marketing area has been identified and is informally referred to as "hangar row."
- The Navy is working closely with the BCT and ARRA; and ARRA is conducting reuse forums to help facilitate interim reuse.

LCDR Petouhoff ended the presentation by stating that proposed 1996 RAB agenda items have been established (see attached) and reuse will be discussed further as an agenda item in February. A comprehensive approach to reuse for the entire base will be discussed. He stated that the human health risk assessment will direct cleanup and will also be discussed at the February RAB meeting.

VI. Panel Discussion

After a short break, Ms. Gitterman invited the presenters, LCDR Petouhoff, Mr. Lanphar, and Ms. Klimek, to the front of the room to field questions from the RAB and the community. RAB members asked a series of questions and made comments including the following:

- Michael Torrey and Mr. O'Donoghue asked about the status of the steam heating system on base. LCDR Petouhoff explained that the steam heating system is part of the infrastructure and will become the responsibility of future occupants once cleanup is completed.
- Doug deHaan asked if there has been an asbestos survey of the steam heating system lines. LCDR Petouhoff stated that he was not sure if one had been completed and will find out.

- Mr. O'Donoghue asked if steam lines left in the ground will be a problem in the future. Mr. Lanphar stated that the steam lines are subject to the same requirements as USTs. Duane Balch added that accessible steam lines will be removed, and inaccessible lines (those located under concrete slabs) will be investigated and backfilled with concrete.
- Mr. deHaan stated the ARRA is waiting for information about cleanup, including how long the process will take. He continued that the current proposed reuse plan spans up to 30 years. He asked when long term cleanup goals will be identified and a sequential plan established. LCDR Petouhoff stated that by February of 1997 the BCT should be able to identify what areas of NAS Alameda need to be cleaned over the long term.
- Mr. Mooney asked if the Navy foresees areas of the base being fenced off for remediation. LCDR Petouhoff stated that any lease at NAS Alameda must include an agreement allowing the Navy to have continued access to the property for any necessary cleanup activities. He explained that most sampling and cleanup is not intrusive. Mr. Lanphar continued that part of the BCT's discussion with ARRA is about the area and resources on the base that will be needed for future cleanup activities.
- Mr. Rosenblum asked if securing funding has become more difficult during the current congressional budget crisis. LCDR Petouhoff stated that it is recognized that because so many bases were slated for closure under Base Realignment and Closure (BRAC) III, many have been under-funded. He continued that 1997 looks like a funding "get well" year for BRAC III bases. He further explained that cleanup efforts and funding of NAS Alameda are not linked to the Navy being on the base; once the base is closed, EFA West will continue to manage cleanup efforts.
- Dr. Smith asked Ms. Klimek what will be funded beyond the 6 month BER update period after closure. Ms. Klimek stated because funding scoping is limited in timeframe, only 6 months beyond closure has been funded so far. This funding can be expanded, but at some point the Navy will have to decide when the report is final.
- Ms. Hack stated that the Navy has released its toxic cleanup policy and will only be cleaning up the base to levels appropriate for the reuse plan. She explained that if an area is slated for industrial use, it will be cleaned to meet industrial use specifications. LCDR Petouhoff stated that he was unfamiliar with the Navy document on toxic cleanup policy but will inquire about it. Ms. Hack confirmed she wanted the inquiry marked as an action item, and stated that she initially got information about the policy in the BRAC newsletter. Mr. Mooney stated that this

issue of cleanup levels has been discussed and it has been agreed that cleaning up to reuse specifications is acceptable. He continued that keeping the Navy "on the string forever" is not the way to get land back to the community for reuse.

LCDR Petouhoff stated we are making decisions about future generations' money and resources. He explained that most of the money under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) is spent on addressing potentialities that are based on very conservative assumptions and will probably never occur. He stated the Navy's obligation to ensure that transfer of base property is fully protective of human health and the environment. He continued that before any property is leased or transferred, an EBS will be completed and will identify any environmental problems.

- Ms. Hack asked if any additional IRP sites had been identified in the EBS. Mr. Lanphar responded that none have been identified so far but he expects there will be sites identified as the survey continues.
- Richard King asked what the Navy's responsibility would be if an IRP site is discovered after transfer. LCDR Petouhoff explained that the Navy will be responsible for cleanup if an IRP site is discovered in the future.

The meeting was adjourned at 9:26 p.m.

VII. Action Items

- LCDR Petouhoff will find out if an asbestos survey has been conducted on the base steam heating lines.
- LCDR Petouhoff will inquire about a Navy document on toxic cleanup policies.

The next meeting will be held at 7:00 p.m. on Tuesday, February 6, 1996, at the Bachelor Officers Quarters, NAS Alameda.

DRAFT
Naval Air Station, Alameda
Restoration Advisory Board
Agenda
January 9, 1996

<u>Time</u>	<u>Subject</u>	<u>Presenter</u>
7:00 - 7:10 P.M.	Introductions and Minutes	RAB
7:10-7:15	Co-Chair Announcements	Co-Chairs
7:15-7:20	Action Items Update	RAB
7:20-7:25	Focus Group Announcements	FG Chairs
7:25-8:05	State of the Cleanup <ol style="list-style-type: none"> 1. RAB Year In Review 2. One-Time Compliance 3. Compliance 4. Cleanup 5. Reuse 	Mike Petouhoff, Ken O'Donoghue & Ann Klimek
8:05-8:10	BREAK	
8:10-9:00	Panel Discussion	" "

**Naval Air Station
Restoration Advisory Board
ACTION ITEMS UPDATE
1/9/96**

STATUS	#	DATE	ACTION ITEM
✓	001	8/1/95	Results of annual storm water monitoring report (Karen Hack)
✓	002	8/1/95	RAB member should complete the Community Relations Plan Questionnaire within next 2 weeks (Sherri Withrow, Stacey Lupton)
	003	8/1/95	Source of clean fill for Site 16 (Lyn Stirewalt) Won't know until removal action is let
✓	004	8/1/95	Training on concept of addressing multiple chemical effects (Lyn Stirewalt) Addressed in October '95 RAB meeting and April '95 Workshop with Dr. Serda
✓	005	8/1/95	Update on one-time compliance and transfer-related compliance actions (Lyn Stirewalt) Addressed in October RAB and as Budget topic in August '95 RAB
✓	006	8/1/95	Background concentrations at NAS Alameda (Roberta Hough) Some discussion in October RAB. Further discussion is scheduled for March and July '96
✓	007	8/1/95	Direct measurement of tissue residues in organisms (Tom Okey) Addressed at December '95 RAB meeting
✓	008	9/6/95	Request RAB be provided with copies of portions of the Federal Site Remediation Agreement and a status report at next RAB meeting. (Karen Hack) State will not release them. (Tom Lanphar 1/9/96)
✓	009	9/6/95	Request that no decisions be made on Parcel 144 FOSL until her comments on data sufficiency are addressed. (Roberta Hough)
✓	010	11/7/95	What was requested for '96 Budget vs. what we're actually doing. (Karen Hack) Addressed at December '95 RAB meeting

REVIEW OF THE
RAB ACTIVITIES IN 1995
(Ken O'Donoghue)

1. Workshops - Slide #1
2. Displays - Slides #2 and #3
3. Brochures - Slide # 4
4. Hotline - Slide #5
5. Focus Group Meetings
6. Booth at Legacy Day (Hosted by RAB Members)
7. Facilitator - Heidi Gitterman
8. Support Staff - Sherri Withrow, Hans Petersen
9. Copy Services
10. Information Repository
11. Gate Passes

RAB MEETING HIGHLIGHTS

- A. JANUARY - Environmental Principles and BRAG Response.
Presented by Dr. Bill Smith, Mal Mooney and
Roberta Hough.
- B. JUNE - BRAG Reuse Planning - Joyce Jackson
- C. SEPTEMBER - Least Tern Study - Doug Pomeroy

1995 WORKSHOPS

- i. March - Roadmap to Decisions and Documents That Affect Cleanup
- ii. April 8 - Early Actions - Treatability Studies - U.C. Berkeley
- iii. April 29 - Toxicology and Risk Assessment - Sophia M. Serda & James A. Ricks
- iv. July - Site Characterization/Geology Workshop

Proposed RAB Agendas for 1996

<u>Month</u>	<u>RAB Topic</u>
Jan	State of Environmental: Where we have been and where we are going. Interim Reuse
Feb	Introduce: Reuse - Clean-up Forum. Risk Assessment and land use.
Mar	Additional Radiological Topic: Nuclear Ship propulsion Background/Ambient
Apr	Beneficial Use of Groundwater Ensuring Protectiveness in Risk Assessment
May	Removal Actions and Treatability Study Update/EBS (UCB sediments)
Jun	Ecological Update --Fate and Transport
Jul	Background closeout
Aug	FOST/and Ruse, update
Sep	Program Update for UST RCRA and RI

Natural Resources Focus Group Update

for Restoration Advisory Board meeting of 9 January 1996 (contact Tom Okcy, 652-3959)

Ecological Risk Assessment Meeting

Enormous interest in the Ecological Risk Assessment was clearly demonstrated by the turnout and discussion at a December 19th joint meeting of the Natural Resource Focus Group and the Technology Focus Group. Over 25 people attended this casual question and answer working session that was put together with help from Teresa Bernhart. In addition to community members, attendees included UC Berkeley professors, national laboratories scientists, state and federal regulators and trustees, Navy representatives, and involved consultants. Dr. June Mire of PRC was particularly helpful by being on hand to field questions. Several issues were broached at the meeting and positions were somewhat clarified. For example, contaminated fish tissue was identified as a regional problem, not one limited to NAS Alameda. The Navy seems to be providing some leadership on the clarification of bay-wide versus site-specific natural resources that are impacted by Navy contamination. Some issues seemed to be left unresolved and deserve continued attention, perhaps because aspects of the assessment are still in process. For example, the protocol, basis, and sources for development and application site-specific and regional sediment quality criteria and toxicity reference values (for cleanup decisions) are still unclear, as is the exposure modeling protocol. The community seems to applaud the idea of a regional approach to assessment and sediment cleanup, but most people feel that regionally contaminated fish tissue has site-specific health implications for local subsistence and sport fisher people. This meeting has received positive feedback and Teresa is interested in organizing a January ~~20~~³⁰ meeting on the Human Health Risk Assessment workplan.

Human Health Risk Assessment Meeting

The Navy's toxicology person will be available on January ~~23~~³⁰ to answer questions on the Human Health Risk Assessment Workplan. We will take this opportunity to hold a "follow-on" focus group working session on that date at 7pm in the command conference room on the first floor of Building 1 at NAS Alameda. Hopefully, the turnout will be even better than last time. Public input on this document is crucial at this time, so if you would like a copy please call Teresa Bernhart at (415) 244-2596. A controversial aspect of the workplan has been the exclusion of ingestion of contaminated aquatic organisms. Justification for this exclusion includes the lack of surface water on the base that would support subsistence fishing. Some parties contend that exclusion of this exposure pathway is unrealistic for two independent reasons: 1) capture of contaminated aquatic organisms for consumption is expected to, and does, occur at NAS Alameda. 2) NAS Alameda is one of the sources that contributes to the tissue burden of aquatic organisms caught at NAS Alameda and elsewhere. Many community members also argue that excluding the exposure pathways to subsistence fishermen specifically discriminates against ethnic groups.

Statistical Approaches to Comparisons to "Background Contamination"

I have not yet seen this new document addressing the Navy's approach to comparison to "background", but I am confident that it will be very interesting to look at. I am sure that this will be a central aspect of the Navy's overall approach to cleanup decision making. Teresa has some extra copies of this document too.

ATTENDANCE LIST

REGISTRATION ADVISORY BOARD MEETING SUMMARY 09 JANUARY 1996

THE ABOVE IDENTIFIED LIST IS NOT AVAILABLE.

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NAVFAC SOUTHWEST TO LOCATE THIS LIST.
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QUESTIONS MAY BE DIRECTED TO:

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