



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

November 13, 2014

[www.bracpmo.navy.mil](http://www.bracpmo.navy.mil)  
950 West Mall Square, Alameda City Hall West  
Room 140, Community Conference Room  
Alameda Point  
Alameda, California

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ALAMEDA POINT  
SSIC NO. 5090.3.A

The following participants attended the meeting:

### Co-Chairs:

Derek Robinson Base Realignment and Closure (BRAC) Program Management Office  
(PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair

George Humphreys Restoration Advisory Board (RAB) Community Co-chair

### RAB Members

Richard Bangert, Susan Galleymore, Carol Gottstein, M.D., Skip McIntosh, Bert Morgan; Kurt Peterson; Victor Quintell; Bill Smith; Dale Smith; Jane Sullwold; Michael John Torrey

### Community Members/Public Attendees

Gretchen Lipow; Trish Spencer, Mayor-elect

### Regulatory Agencies and City

David Elias, San Francisco Bay Regional Water Board (Water Board); James Fyfe, California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC); Yemia Hashimoto, Water Board; Xuan-Mai Tran U.S. Environmental Protection Agency (US EPA)

### U. S. Navy

Lawrence Lansdale, BRAC Environmental Director; Bill McGinnis; BRAC PMO West, Lead Remedial Project Manager; Cecily Sabedra, Remedial Project Manager

### Contractors

Jessica O'Sullivan, Tetra Tech, Inc.; Peter Russell, Russell Resources; Philip Stearns, AMEC; Tommie Jean Valmassy, Tetra Tech

## MEETING SUMMARY

### I. Welcome and Introductions

George Humphreys (RAB Community Co-Chair) called the November 2014 RAB meeting to order and initiated a round of introductions.

## II. Co-Chair Announcements

Derek Robinson (RAB Navy Co-Chair) said he worked with Susan Galleymore (Vice Co-chair) on the agenda ([Attachment A](#).) Mr. Robinson provided a hand-out, November 2014 RAB Questions ([Attachment B](#)), which addresses many of the action items.

Mr. Humphreys provided a list of documents he received in September and October 2014 ([Attachment C](#)). He noted that number 3 of the attachment, the Final Remedial Action Completion Report, IR Site 17, includes a human health risk assessment (HHRA). He noted the cancer range of  $10^{-4}$  to  $10^{-6}$  was applied to each type of cancer, rather than as a cumulative cancer risk for all types.

Mr. Humphreys introduced RAB applicant Victor Quintell. Mr. Quintell introduced himself, and reviewed his history as a native of Alameda and a naval employee formerly working at AP. The RAB members voted to approve Mr. Quintell's application to join the board. Mr. Quintell was welcomed and will be added to all future RAB lists and correspondence.

## III. Community and RAB Comment Period

Carol Gottstein (RAB member) said the "Blue Danube open house" hours for city representative Tony Daysog conflict with the RAB meeting schedule, so he is unable to attend. It was noted that Frank Matarrese, when previously on the City Council, had regularly attended RAB meetings. Dr. Gottstein said she will ask Mr. Matarrese if he would like to attend to represent the city. It was also noted that Jim Oddie was recently elected to the City Council and may also be interested in attending RAB meetings.

Kurt Peterson (RAB member) asked if the Navy had received an answer about the no-fly zone over the Veteran's Administration (VA) property, which was discussed at previous RAB meetings. Mr. Robinson said he spoke to the VA, which is aware of the restriction. Mr. Robinson said that the purpose of the restriction is to prevent aircraft use of the runways on the VA property; it was never intended for the VA to have authority to prevent flyovers by aircraft taking off or landing from other locations.

During the September RAB meeting Bill McGinnis (Navy) characterized the closed sites as being the result of a consensus among the Navy, regulatory agencies, and the RAB on the selected remedies. Mr. Humphreys said that that statement is not accurate. In cases where the Navy has elected to leave untreated contaminants in place and rely on land use controls (LUC) as part of the remedy, the RAB does not agree; the RAB prefers contaminants to be removed, treated or detoxified. For example, contaminants are being left in place at Sites 1 and 2. Dr. Gottstein noted those sites are landfills. Mr. Humphreys also said he is concerned about LUCs and their effectiveness at OU2B and at Site 25, where sampling was not conducted beneath buildings, or under roads or trees.

Mr. Humphreys said he has two concerns about the waste isolation barrier at Site 1. The first is who will replace it when its lifespan is over. The second was what will happen to the waste isolation barrier if it is compromised during a seismic event after the land is transferred. Mr. Robinson said the Navy will remain ultimately responsible for the waste isolation barrier until the property is under new ownership. It is designed to move during a seismic event, rather than come apart. Mr. Robinson said under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Navy must remain responsible for a remedy if the new land owner is unable to be responsible for it. Mr. Peterson asked who is responsible for enforcing proper land

use, such as protection of the least terns from light and sound during their nesting season. Richard Bangert (RAB member) stated his understanding that in the event of a breach of the waste isolation barrier the Navy will be responsible for its replacement or repair. Mr. Robinson said the same agencies currently enforcing the restrictions will continue to enforce them.

David Elias (Water Board) said there are two ways to make sure owners and enforcement agencies are aware of institutional controls: (1) they are listed in the deed; and (2) they are listed in the Accela® permitting system. If someone tries to get a permit for a property, the LUC will be flagged. Mr. Bangert asked whether DTSC and the Water Board will review and approve any plans when the city wants to redevelop and needs to demolish Building 360. Mr. Elias said that yes, the site will become an active case again because the land use is changing. Ms. D. Smith said she is concerned that the cost for taking care of contamination remaining under buildings will be too expensive and make it difficult to find a developer. Mr. Humphreys said there is a crawl space underneath Building 360, and he is concerned about emissions from that space and exposures to anyone entering that space. Mr. Robinson said the Navy has cleaned up the site to at least commercial use standards in commercial areas. A developer will have to address contamination only if the land use changes to residential.

#### **IV. Site 1 Field Work Updates**

Mr. Robinson introduced Cecily Sabedra (Navy) to provide the Site 1 update ([Attachment D](#)). During the review of slide 3, Ms. D. Smith asked if the wetlands work plan had been issued. Ms. Sabedra said the work plan is part of the RD/RAWP, which was issued. Mr. Humphreys said Ms. Smith has requested these documents for more than a year. Ms. Sabedra said she will send Ms. D. Smith the RD/RAWP with the responses to comments.

Ms. Sabedra reviewed photos of Site 1, noting photos had been taken from a helicopter in October, allowing for excellent views of the project. During the review of slide 5, Ms. Sabedra said the photograph on the right shows the existing revetment (the white rocks).

Ms. Sabedra said the Navy has found radiological objects, particles, or soil with elevated levels of radiological isotopes. Jane Sullwold (RAB member) asked where the objects or elevated readings have been found. Ms. Sabedra said they are in various locations. She noted all excavated soil is being radiologically scanned in 1-foot lifts; anything greater than two times background is disposed of offsite. The cover for the site will cover the entirety of Site 1, 36 acres, and not just the excavated areas.

Referring to Attachment B, question 2 provides an answer about the possibility that the waste isolation barrier at Site 1 would move. Mr. Humphreys said he does not believe the answer is accurate; he pointed out that the seismically-induced acceleration may hit different portions of the wall at different times as the seismic waves move across the site. The reason for potential differential movement is the seismic dynamics over the long wall, not non-uniformity of the base material. Mr. Robinson said that a study of response to movement caused by an earthquake in Alaska indicated the answer is accurate. Skip McIntosh (RAB member) said he had reviewed the study and conditions here are not comparable to those in Alaska. Mr. Elias said he has experience regulating landfills, and at Site 1 they are using the standard of care for municipal landfills. Mr. Peterson asked, if some of the soil is being excavated, why it is being moved to another area of Site 1 rather than shipped off site to a landfill. Ms. Sabedra said Site 1 is a landfill; the purpose of the excavation is to move materials away from the shoreline and protect the bay.

Mr. Bangert asked about the use of the former taxiway, which has been pulverized. Ms. Sabedra said it will be used as backfill. Ms. D. Smith asked if the Navy has enough soil for this project. Ms. Sabedra said the Navy has almost enough, but will likely need more. If more is needed, it will be trucked in.

## **V. 2015 Environmental Plan**

The RAB had an informal table read of the handout for the 2015 Environmental Plan ([Attachment E](#)). Mr. Robinson noted the map on slide 3 showing the boundary of the VA property is outdated, and that property boundary is slightly different. Site 1, the focus of the presentation by Ms. Sabedra, is scheduled to transfer to the City of Alameda in 2017 or 2018.

Mr. Bangert asked if the fence around Seaplane Lagoon can be removed. Mr. McGinnis said the Navy's background scan area is in that fenced area, so the Navy needs to keep it fenced, though the footprint of the fenced area could possibly be reduced.

Ms. D. Smith asked why the red hatched, T-shaped area just west of Seaplane Lagoon (the figure on slide 3) is not yet being transferred to the city. Mr. McGinnis said the environmental program is using that area. The concrete from the demolished drying pad is still being scanned and will be stockpiled for reuse at Site 32.

Mr. Peterson noted there are large containers on the north side of Site 16, and asked about the ultimate plan for the containers. Mr. Robinson said he will find out the plan for the large Navy containers currently at Site 16.

Mr. Bangert asked when the next Finding of Suitability to Transfer (FOST) will be issued. Mr. Robinson said a FOST is currently being drafted and is planned to be issued in 2015.

Mr. Robinson said the Navy has transferred 2,319 acres of property at AP, which is the majority of the 2,807 acres that formed the original AP.

Mr. Bangert asked what environmental action related to the radiological program will take place at OU2C. Mr. Robinson said work planned to be done at Building 5 in 2015 includes cleaning the walls and floors to remove radium paint.

Ms. D. Smith asked how the Site 2 Remedial Action Completion Report (RACR) will be issued if the contractor has not yet planted the vegetation. Mr. Robinson said the vegetation project will be ongoing and will take a few years to complete. The Navy has an operations and maintenance (O&M) contractor in place, and in spring 2015 the contractor will have a better idea of what will be required. Ms. D. Smith said currently the non-native plants are being allowed to flourish and may be taking water away from the native plants the Navy is trying to establish. Mr. Robinson said the primary goal is to prevent erosion, and pulling weeds during the rainy season could lead to erosion. He said he forwarded Ms. D. Smith's suggestion of using seeds from the native plants that are already at the site and the contractor liked that idea. Mr. McGinnis said the O&M contract was awarded to a joint venture called Sandberg/OTIE.

## **VI. Community Co-Chair Elections**

Mr. Robinson said Susan Galleymore was nominated for community co-chair and Jane Sullwold for community vice co-chair at the last meeting. The RAB members voted to elect both members to their respective seats. Their terms will begin in January 2015.

## VII. Approval of Meeting Minutes/Review Action Items

Mr. Humphreys made the following comments:

- Page 1, attendees: move Peter Russell from the *Regulatory Agencies and City* section to the *Contractors* section.
- Page 2 first full paragraph: change “accounting” to “account.”
- Page 2, second-to-last paragraph: change the first sentence to read “Mr. Humphreys asked if the Navy had identified an elevation in concentration of contaminants in groundwater after the Napa earthquake.
- Page 2 fourth paragraph, last sentence: after “collect the sample” add “more frequently during the initiation of the system.”

Ms. Smith submitted written edits for page 2, Section III, first paragraph. Below is the updated paragraph as it reads in the final minutes:

Jim Leach (RAB Member) said he must resign. The RAB thanked him for his work, and Mr. Leach departed. Dale Smith (RAB Member) discussed the RAB tour that was held after the RAB meeting on July 12, 2014. She asked why the RAB was not allowed in Building 400. At an earlier meeting there had been a request to visit the building and the Navy’s representative said it was not possible. On research it was learned that access was permitted by both the city and the tenant. Mr. Robinson subsequently announced a visit was possible. Mr. Robinson said the Navy has access to the second and third floor, via an interior staircase, where work is under way. The Navy does not have access to the first floor that the RAB wanted to view although that was not indicated earlier. Mr. Robinson said he had contacted the tenant, who was going to open the building for the RAB during the tour, but the tenant did not show up. Ms. Smith noted she overheard talk that the RAB would not be allowed access from a Navy employee and others. When the bus arrived the tenant was not there and Mr. Robinson already had a backup plan to visit another area. Ms. Smith noted the caretaker site office manager was carrying keys to all the buildings. Mr. Robinson said the Navy does not have keys to all the buildings at Alameda. The Navy will not force a tenant to allow access to the space if it is not for the environmental cleanup program. Skip McIntosh (RAB member) asked if the RAB tour is not part of the environmental program. Mr. Robinson said no, it is not. He added that if active cleanup work is not underway, a RAB tour would not be a reason for the Navy to require access.

The minutes were approved with the preceding changes incorporated. The next RAB meeting will be held on Thursday, January 8, 2015, at 6:30 p.m. The meeting was adjourned at 8:30 p.m.

<b>Action Items:</b>	<b>Previous Item #/ Action Item Status/ Action Item Due Date:</b>	<b>Initiated by:</b>	<b>Responsible Person:</b>
1. Request for Presentations: a. OU-2A Tarry Refinery Waste and Rail Cars	Pending	RAB	Mr. Robinson

<b>Action Items:</b>	<b>Previous Item #/ Action Item Status/ Action Item Due Date:</b>	<b>Initiated by:</b>	<b>Responsible Person:</b>
2. Navy to look into video-conferencing capabilities at various Alameda locations.	Ongoing	RAB	Mr. Robinson
OU-5/FISCA IR-02: Navy to investigate whether a return to anaerobic conditions after cessation of biosparging will result in contaminant concentrations at the groundwater/soil interface.	Complete	Mr. Humphreys	Mr. Robinson
Ask AMEC how to find copies of the report from Subsurface Consultants that AMEC referenced in its Site 1 seismic design report.	Complete	Ms. D. Smith	Mr. Robinson
Navy will answer the question: what happens if part of the IR Site 1 waste isolation barrier moves and the rest stays in place?	Complete	Mr. Humphreys	Mr. Robinson
Find out if any testing was done to see if PFOS (perfluorooctanesulfonic acid) was used at Alameda Point.	Complete	Ms. D. Smith	Mr. Robinson
Confirm that the hangar area of Building 400 is leased.	Complete	Ms. D. Smith	Mr. McGinnis
Ask the contractor about harvesting native lupine seeds to reseed at Site 2.	Complete	Ms. D. Smith	Mr. Robinson
Contact Mr. Daysog and request that he or another city representative attend Alameda Point RAB meetings.	Complete	Dr. Gottstein	Mr. B. Smith
3. Ask new City Council members Frank Matarrese and Jim Oddie if they would like to regularly attend RAB meetings.	New	RAB	Dr. Gottstein
4. Send the Remedial Design/ Remedial Action Work Plan along with responses to comments for Site 1 to Dale Smith	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, November 13, 2014 (1 page)
- B. November 2014 RAB Questions (1 page)
- C. Documents Received during September - October 2014 – provided by George Humphreys (1 page)
- D. Site 1 Fieldwork Update (11 slides)
- E. NAS Alameda 2015 Environmental Plan (8 slides)

# ***RESTORATION ADVISORY BOARD***

***NAVAL AIR STATION, ALAMEDA***

## ***AGENDA***

**NOVEMBER 13, 2014, 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)**

<b><u>TIME</u></b>	<b><u>SUBJECT</u></b>	<b><u>PRESENTER</u></b>
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 – 7:30	Site 1 Field Work Update	Navy Representative
7:30 – 8:00	2015 Alameda Environ. Plan	Navy Representative
8:00 – 8:15	RAB Co-Chair Elections	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.

NOVEMBER 2014 RAB QUESTIONS

**1. Find out if any testing was done to see if PFOS (perfluorooctanesulfonic acid) was used at Alameda Point.**

PFOS belongs to a group of chemicals usually referred to as Perfluorinated Compounds (PFCs). PFCs are considered “emerging contaminants”. This means that they are potentially toxic, but actual effects of exposure to PFCs are not known and additional information is needed. The Navy is currently developing comprehensive guidance, in coordination with EPA, on how to handle PFCs. Should guidance indicate the need to study levels of PFC in Alameda Point groundwater, additional sampling and testing will be required.

**2. What happens if part of the IR Site 1 waste isolation barrier moves and the rest stays in place?**

It is unlikely that any part of the waste isolation barrier would move (other than small outward movements on the order of inches) independently of the rest of the structure due to the relative consistency of the subsurface soils along the length of the bulkhead. Soil properties described in the geotechnical data that were considered during the design indicated consistent layers and properties. During construction of the barrier, observations made during sheet pile installation confirm the soil layers along the wall alignment are relatively consistent.

An interlock stress check calculation was made as part of the design. In the unlikely event that part of the waste isolation barrier does move more than the rest, the tension capacity of the sheet pile interlocks has adequate capacity to resist failure in the bulkhead face for any foreseeable scenarios.

**3. Ask AMEC how to find copies of the report from Subsurface Consultants that AMEC referenced in its Site 1 seismic design report.**

This report was not used or referenced in the Site 1 design report. Report location unknown.

**4. Confirm the Hangar areas of Building 400 are leased.**

It was confirmed by PM Realty, the City of Alameda's property manager, that these spaces are currently leased. Bldg 400 is leased to Sairdron LLC. Bldg 400A is leased to Natel Energy, Inc. For more information, please contact PM Realty or the City of Alameda.

**5. OU-5/FISCA IR-02 - Navy to investigate whether a return to anaerobic conditions after cessation of biosparging will result in contaminant concentrations at the groundwater/soil interface.**

Post biosparging, the expectation is that contamination concentrations at the groundwater/soil interface will be similar to or less than prior to treatment. Prior to treatment, those concentrations were very low and did not indicate a threat to human health or the environment. To ensure this, additional sampling will be performed in 2015 (over 2-years after the system was shut-down) as part of the 5-year review process.

Alameda RAB  
List of Documents Received  
September-October 2014

1. "Final, Addendum to Final Site Inspection Report, Transfer Parcel EDC-12, Alameda Point, Alameda, California", August 2014 (received September 10, 2014), prepared by CH2MHill for Department of the Navy, Naval Facilities Engineering Command Southwest.
2. "Final, Addendum to Final Site Inspection Report, Transfer Parcel EDC-17, Alameda Point, Alameda, California", August 2014 (received September 10, 2014), prepared by CH2MHill for Department of the Navy, Naval Facilities Engineering Command Southwest.
3. "Final, Remedial Action Completion Report, Installation Restoration Site 17, Seaplane Lagoon, Alameda Point, Alameda, California", September 2014 (received September 15, 2014), prepared by Tetra Tech EC, Inc. for Base Realignment and Closure, Program Management Office West.
4. "Final, Storm Water Pollution Prevention Plan for Remedial Design and Remedial Action at Installation Site 1, Alameda Point, Alameda, California", September 2014 (received October 17, 2014), prepared by AMEC Environmental & Infrastructure, Inc. for BRAC Program Management Office West.
5. "Final, Radiological Work Plan for Remedial Design and Remedial Action, Installation Restoration Site 1, Alameda Point, Alameda, California", October 2014 (received October 17, 2014), prepared by AMEC Environment & Infrastructure, Inc. for BRAC Program Management Office West.
6. "Final, Task Management Plan, Fill Importation and Stockpiling. Installation Restoration Site 1, Alameda Point, Alameda, California", September 2014 (received October 17, 2014), prepared by AEC Environment & Infrastructure, Inc. for BRAC Program Management Office West.



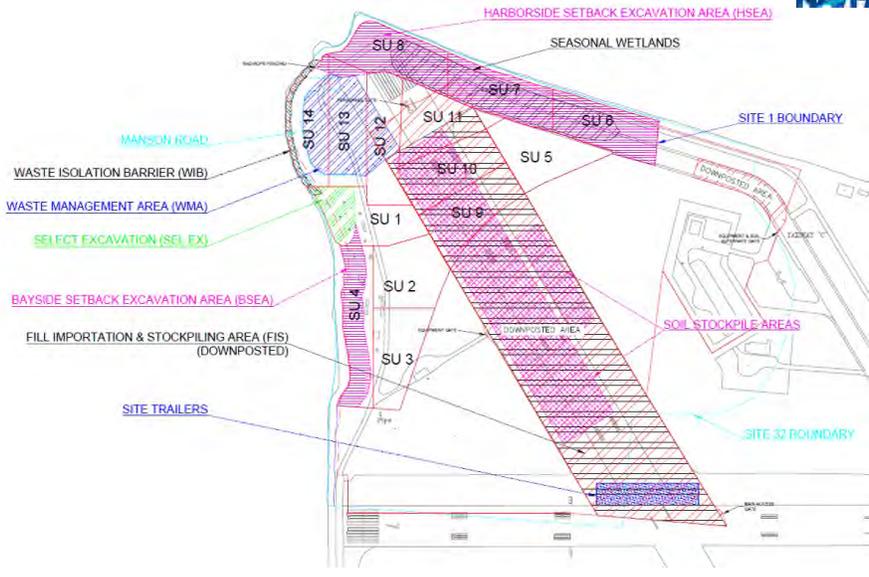
# Site 1 Fieldwork Update

## Alameda RAB Meeting Alameda Point

Cecily Sabedra  
Site 1 Project Manager  
November 13, 2014



# Site 1 Remedial Action

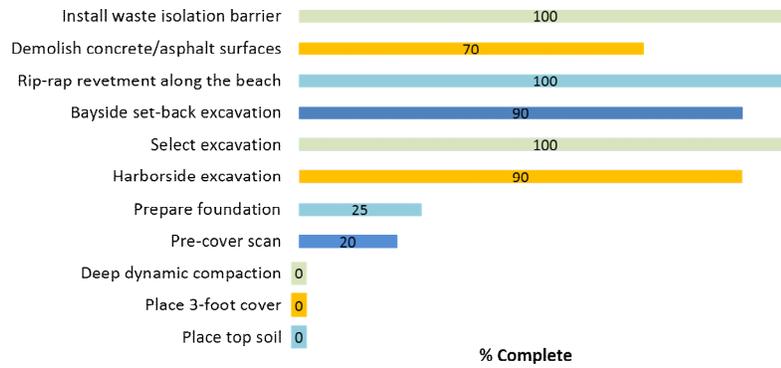




## Site 1 Remedial Action



### Remedial Action Progress



## Site 1 Remedial Action





## Site 1 Remedial Action



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## Site 1 Remedial Action





## Site 1 Remedial Action



## Site 1 Remedial Action





## Site 1 Remedial Action



## Site 1 Remedial Action





## Site 1 Remedial Action





## **NAS Alameda 2015 Environmental Plan**

### **Alameda RAB Meeting Alameda Point**

Derek J. Robinson, P.E.  
BRAC Environmental Coordinator – Navy RAB Co-Chair  
November 13, 2014

1



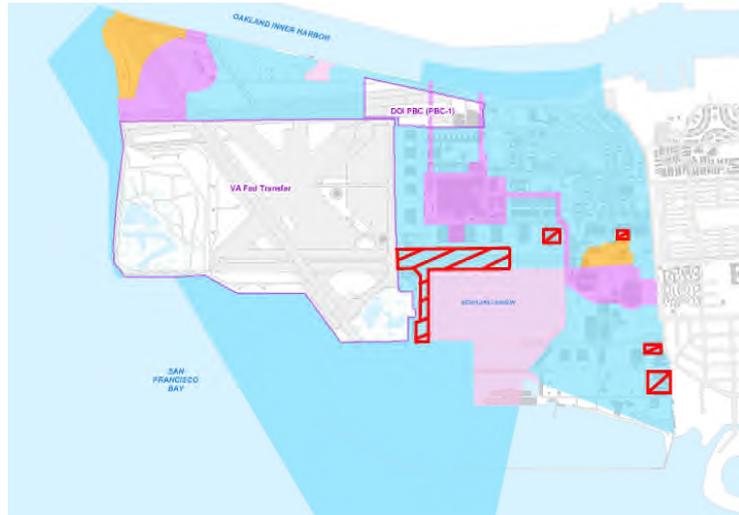
## **Presentation Outline**

- Purpose
- Property Transfer
- Environmental Goals
- 2015 Environmental Documents
- 2105 Environmental Meetings

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# PROPERTY TRANSFER



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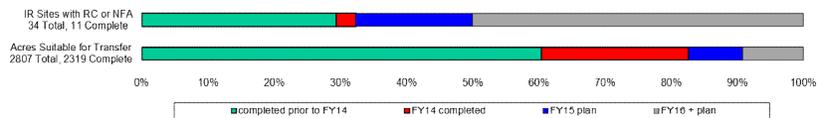


# Environmental Goals



## 2015 Primary Environmental Goals

- Complete Remedial Actions at Site 1
- Determine path forward for Site 16 (ESD?)
- Complete ROD for OU2B
- Initiate Remedial Action for OU2C
- Complete ROD Amendment OU-5
- Complete RI/FS for Site 32



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## Environmental Actions 2014/15



### Remedial Actions -

- OU-2A: Groundwater treatment July 2014 - 2016
- OU-2B: Initiate/Complete soil excavations in 2014
- OU-2C: Initiate soil and groundwater remedial actions in 2015
- Site 1: Initiate soil remedial action in 2014 and complete in 2015



OU2A Bio-Venting



OU2B Soil Excavation

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## Environmental Documents



Revised RI/FS: Site 32 (Draft, Jan 2015)

Remedial Action WP: OU2C (Draft/60%, March 2015)

RODs –

- OU2B (Final, Dec 2014)
- OU5 (Final Amendment, Dec 2014)

RACRs –

- OU2B Soil (Draft, Jan 2015)
- Site 1 (Draft, June 2015)
- Site 2 (Draft, Jan 2015)
- Site 16 (if needed)

IRACR: Site 6 (if appropriate)

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## Environmental Meetings 2015



RAB and Community Meetings -

- RAB Meetings (every odd month)
- Tour in July of 2015
- Proposed Plan Meeting for Site 32, scheduled for 2015



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## QUESTIONS?



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