



Meeting Summary

Hunters Point Naval Shipyard Community Meeting December 5, 2012

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HUNTERS POINT
SSIC NO. 5090.3.A

MEETING TIME/DATE: Wednesday, December 5, 2012, 6:00 p.m. to 9:00 p.m.

MEETING LOCATION:: Southeast Community Facility
1800 Oakdale Avenue
San Francisco, CA 94124

MEETING TOPIC: 2012 in Review and Looking Ahead to 2013

I. Welcome/Introductions

Matt Robinson/Circlepoint (Community Involvement Manager) introduced himself and welcomed everyone to the Hunters Point Naval Shipyard (HPNS) community meeting. Mr. Robinson introduced Keith Forman/U.S. Department of the Navy (Navy) (Base Realignment and Closure [BRAC] Environmental Coordinator), Melanie Kito/Navy (Lead Remedial Project Manager), and Lara Urizar/Navy (Remedial Project Manager). Regulatory agency team members in attendance included Craig Cooper/U.S. Environmental Protection Agency (USEPA) (Program Manager) and Ross Steenson/California Regional Water Quality Control Board (Water Board) (Project Manager).

II. Meeting Format and Ground Rules

Mr. Robinson described the meeting format and ground rules. He stated that the purpose of the meeting was to give a virtual tour of the cleanup sites at HPNS, provide a summary of cleanup achievements from 2012, discuss the scheduled cleanup activities planned for 2013, and answer community questions.

Mr. Robinson noted that the Navy's general presentation would take approximately one hour and a 10 minute break would be provided in the middle of the presentation. He indicated members of audience were permitted to ask questions during the presentation by raising his or her hand and asking one question at a time. If no one else was waiting to ask a question, then the audience member would be permitted to ask a second question. Time would also be provided at the end of the meeting for the Navy to respond to audience questions.

III. 2012 Overview

The 2012 HPNS achievements included field work at several of the parcels which consisted of characterization sampling, treatability studies, and removal actions. Characterization sampling includes analyzing soil, groundwater, or soil gas to help the Navy better define an area that still needs to be cleaned up. Treatability studies are focused studies to try to figure out the best way to clean up a site. Removals are when the Navy and agencies agree what areas need to be removed and then heavy equipment is used to remove the contamination. Discussions during the presentation focused on Parcels B, C, D-1, E, E-2, G, UC-1, and UC-2.

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Sites 7 and 18 are located in Parcel B and were cleaned up prior to 2012. Achievements in 2012 on Parcel B included successful completion of the first year of maintenance and monitoring on Sites 7 and 18. The Navy also used a local contractor that provided goats which mowed a portion of the 14-acre parcel. The Navy hopes to transfer Sites 7 and 18 to the City in 2013. The Navy has completed a work plan that covers the cleanup of the remaining portions on Parcel B and cleanup work began in November 2012.

Parcel C is the industrial heart of HPNS. On Parcel C, the Navy has completed a remedial design and completed groundwater and soil gas sampling to support future cleanup. At Building 251, the Navy collected soil gas samples at nine locations, groundwater samples at eight locations, and soil samples at 15 locations. At Building 258, the Navy collected soil gas samples at nine location and groundwater from eight temporary well locations.

At Parcel E, the Navy finalized the feasibility study for the parcel and completed a treatability study for the oily waste pond area. The Navy also conducted a soil investigation and completed a groundwater treatability study at Sites 04 (scrap yard) and 36 (Building 406). The oily waste ponds are a result of oil that was historically taken off ships, mixed with chemicals in reclamation ponds, and then recycled and reused on HPNS. This practice was common at the time; however, now the Navy is trying to figure out the best method for cleanup up the residual oil left behind.

The Navy completed both a Proposed Plan and a Record of Decision (ROD) for Parcel E-2 that was signed in November 2012. The Navy is currently designing the final remedy for the parcel which will include professional maintenance and monitoring of the landfill area, installation of a robust cover, a ring of groundwater monitoring wells, and a landfill gas monitoring system. In addition, the Navy will construct a series of wetlands that will hopefully someday be incorporated into the Yosemite Slough wetlands. The Navy investigated and cleaned up the area known as the Ship Shielding Range and completed the removal of polychlorinated biphenyls (PCB) "hot spots" along the shoreline area. During the cleanup actions at the PCB hot spot area, the Navy removed approximately 44,500 cubic yards of contaminated soil from along the shoreline area and more than 3,000 cubic yards of concrete, asphalt, trash, and large debris. Recycled rock and concrete was placed along the shoreline to protect it from further erosion. During investigation and cleanup at the ship shielding area, the Navy excavated the area to look for contamination from cobalt-60. More than 215 soil samples were collected; however, concentrations of cobalt-60 were not detected above the cleanup goals. During removal of the ship shielding area, a total of 4,630 cubic yards of soil was excavated. Of that soil, approximately 1,000 cubic yards was cleared and reused onsite while the remaining portions were disposed of offsite. After the cleanup activities were completed, the area was backfilled.

Cleanup in Parcels UC-1 and UC-2 was completed in 2012 when the Navy installed a 2-foot soil cover that was planted with native vegetation. The road was previously torn up when the Navy conducted radiological removal actions. These parcels are also known as Crisp Avenue. A durable asphalt cover was placed over historically paved roads and parking lots, and holes and cracks within building foundations and sidewalks were filled.

Achievements under the radiological program included removal of 28,094 linear feet of storm drain and sanitary sewer lines from Parcels C, D-1, and E. During the removal actions, the Navy collected 2,063 samples from the open trenches and an additional 3,125 from the radiological

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screening yard to support regulatory clearance of the soil. Once the parcels are transferred to the City, the City will install new modern storm drains and sanitary sewers on the property. Laboratory services for the radiological samples were performed both at onsite and offsite laboratories. Based on sample results, 22,808 cubic yards of soil were placed back into the trenches and the remaining 2,730 cubic yards were disposed of offsite as low-level radiological waste. The Navy received free release letters from the regulatory agencies on 13 building/sites/parcels. The sites included Buildings 140, 203, 214, 241, 271, 272, and 414; Sites 701, 704, and IR-04; and Parcels B, G and UC-3. The total to date for the program is free release of 35 buildings/sites/parcels.

In 2012, the petroleum program at HPNS obtained Water Board closure at 14 sites in Parcel B and continues to work with the Water Board to close out the remaining sites.

In 2012, over 40 local businesses were involved in cleanup activities at HPNS. The Navy spent approximately \$9,129,410 in local business subcontracts and from 2009 through 2012 approximately 1,300 community members have worked on HPNS in full- and part-time capacities.

Question (Española Jackson): How will the Navy transfer the parcels when there is no longer a redevelopment agency in San Francisco?

Mr. Forman: Yes, it is correct [that the San Francisco Redevelopment Agency was dissolved in 2012] but at this time the Navy is planning on transferring the property to the successor agency to the former San Francisco Redevelopment Agency.

Question (Antoinette Armstrong): Can the Navy transfer the parcels to a community group rather than the City?

Mr. Forman: Congressional law dictates that the Navy only transfers the property back to the local reuse authority and congress has designated the City of San Francisco as that reuse authority. If a reuse authority declines the property, the Navy keeps the property until a new reuse authority is designated by Congress. The community can obtain additional information from the Office of the Mayor.

Question (Raymond Tompkins): How much money was given to cleanup HPNS in 2012 and 2013?

Ms. Kito: The Navy spent \$59.4 million in 2012 and received an additional \$37.4 million for 2013. The funded amount is less in 2013 because of tighter fiscal budgets, and the fact that nine of the 12 parcels have RODs in place. Two more RODs are expected to be signed next year.

Question (Española Jackson): In 1992 the chief of the native Ohlone Tribe wrote a letter to the Navy and Army concerning first right of refusal for government transfer of land. I would like to know if the City does not accept the land, then can it go to the Tribe?

Mr. Forman: If the City does not accept the property, then it would be offered to other branches of the military before it is offered to the Tribe.

IV. 2013 Overview

The Navy will tender the following property to the successor agency to the San Francisco Redevelopment Agency in 2013: Sites 7 and 18 in Parcel B, Parcel D-2, Parcel UC-1, and Parcel UC-2.

In Parcel B the Navy is currently working on a large remedial action for the remaining areas of the parcel. Sites 7 and 18 are excluded from this remedial action because they were previously cleaned up. Currently, soil and shoreline sediment contain chemicals that could be harmful to the public or the environment. Also, soil gas in a portion of the parcel could be harmful to human health. The Navy is currently addressing these contaminants in a way that will allow the City to develop the property for the planned reuse.

In order to prevent exposure to contaminants in the subsurface soil, the Navy is building a revetment wall along the shoreline, placing a soil cover along the western edge of Parcel B, placing asphalt pavement over 40 acres of historically paved areas, and restoring existing building foundations. To address future soil vapor intrusion risks, the Navy is installing and operating an active soil vapor extraction system in one area and injecting polylactate into groundwater to promote cleanup by bacteria in another groundwater area.

Question (Henry Pan): Is there a possibility that the Navy is contaminating the Bay during the cleanup and what precautions are you taking?

Ms. Urizar: The Navy is taking numerous precautions during construction so that does not happen; for example, they use silt curtains and dig only at low tide.

Work that has currently been completed on Parcel B includes mobilization to the site, construction of fencing and support areas, removal of debris from the shoreline, importing the large rocks to be used in the revetment, and completion of approximately 400 feet of shoreline revetment. In 2013, the Navy will finish the revetment, install and operate the soil vapor extraction system, perform the polylactate injections, install the vegetative cover on hill slopes, restore building foundations, install the asphalt cover, and install perimeter fencing and drainage swales. To safeguard the community during construction, the Navy is continuously using water for dust control, conducting 24-hour air monitoring, and using a silt curtain that was deployed in San Francisco Bay. The Parcel B air monitoring data can be accessed online at <http://www.bracpmo.navy.mil/>. The project is expected to be completed by September 2013. Once complete the parcel will be considered safe for the intended reuse and transferred to the City. The low-level risk posed by onsite contaminants is being addressed by the durable covers and treatment technologies currently planned for installation on the parcel. The Navy and its contractors are performing the cleanup in a manner that keeps the site workers, community, and environment safe.

Question (James Bryant): Does the soil beneath HPNS have naturally occurring asbestos in it?

Ms. Urizar: There is some serpentine rock on HPNS that contains asbestos and for this reason the Navy samples for asbestos during air monitoring and implements dust control measures.

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Question (James Bryant): Does the Navy monitor groundwater after injecting the polylactate?

Ms. Urizar: The Navy does monitor to see how effective the polylactate was for a period of 1-2 years after which the site will be monitored as part of the basewide groundwater monitoring program.

Question (Raymond Tompkins): The Navy is planning on doing soil gas extraction but are they planning on removing the source of the soil gas contamination?

Ms. Urizar: The source is the former chemical dip tanks that were historically located in this area. This is the third treatment round in this area and the Navy targeting the remaining source locations with the polylactate injections combined with the soil gas removal.

Cleanup activities planned on Parcel C in 2013 include the starting excavation of soil in approximately 30 areas, treatment of groundwater in four major areas, and operation of soil gas extraction systems.

On Parcel D-1, the Navy is planning to remove two soil hot spot locations.

On Parcel E, the Navy will submit a Proposed Plan for public review and hold a community meeting in February 2013 to present this Proposed Plan to the public. The Navy will also begin a pilot study in the area of the oily waste ponds. The pilot study will use thermal remediation to heat the soil and make it easier to remove contaminants, along with stabilization which will prevent migration of contaminants in groundwater.

On Parcel E-2, the Navy is conducting a landfill gas survey to study the makeup of the landfill gases and how the landfill gases flow. This survey will support the future remedial design for the site. The draft remedial design is based on the recently completed ROD and will be issued in the spring 2013.

Question (Española Jackson): Is the Navy responsible for cleaning up the soil beneath the residences along Palou Street?

Mr. Forman: The Navy is only responsible for cleaning up land that was owned by the Navy.

Question (Henry Pan): Isn't the Navy concerned about the Yosemite Slough project being contaminated from the sites on HPNS?

Mr. Forman: The Navy cannot comment on the planned redevelopment of Yosemite Slough since this is not a Navy site.

Activities planned in Parcel F include testing of sediment in San Francisco Bay for radiological contamination and deploying clams that will be used in calculating risk for Parcel F. The work will result in a summary technical memorandum that will be issued in 2013.

At Parcel G, the Navy is planning to install a durable cover over the entire parcel and repair the building foundations and sidewalks throughout the parcel.

Activities planned for the basewide radiological work include completion of the storm drain and sanitary sewer surveys in Parcels C and D-1. In addition, four buildings in Parcel C will be surveyed; these include Building 205, 224, 211, and 253.

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The petroleum program will close out the remaining open sites on Parcel B and “move into high gear” at the sites on Parcel C.

The Navy is also planning to update the Community Involvement Plan that was issued in 2011. The update will evaluate the effectiveness of the outreach activities since 2011 and will serve as a future guiding document for community participation at HPNS. Electronic surveys will be sent out to the community for the Navy to assess the community interest and participation in the HPNS cleanup activities.

Audience Questions and Responses

Question (Raymond Tompkins): Is the Navy sampling for radiological contamination in the submarine pens?

Mr. Forman: The Navy is conducting sampling in this area; the number of samples will be dependent on what is found during the first round of sampling and whether the Navy needs to collect additional samples.

Comment (Raymond Tompkins): The Navy should consider holding another economic opportunities meeting with residents who are interested in jobs on HPNS.

Mr. Forman: That meeting was held by the former contracting officer and I will contact that department again to see if another meeting can be arranged.

Question (Sudeep Rao): Is there an opportunity for the Navy to work with the City concerning the different redevelopment areas?

Mr. Forman: The City does not negotiate with the Navy. The City determines what type of reuse is wanted for a parcel and the Navy is required to clean the parcel up to those standards.

Question (Raymond Tompkins): During previous meetings the USEPA offered to hold a meeting with the community concerning the remedy chosen for Parcel E-2.

Mr. Craig Cooper (USEPA): The meetings to discuss Parcel E-2 were already held. The USEPA gave additional technical assistance grant money to the community so they could hire three independent landfill experts to review and comment on the Navy’s proposed remedy. The community held two public meetings with those consultants.

Question (Raymond Tompkins): I thought that the USEPA was going to take a look at the risk to the public if the landfill was excavated and removed from the site.

Mr. Cooper (USEPA): The excavation of the landfill was not evaluated from a risk perspective because that remedy didn’t mitigate short-term risks to the community. The USEPA feels that the safest remedy for the community is the one chosen by the Navy to cap the landfill and manage it.

Comment (J.V. McCarthy): The City should be required to go back and excavate a site once they sink foundations into a parcel that has been capped.

Mr. Forman: The City is aware that they may need to take further action on a parcel while redevelopment is occurring.

VI. Meeting Adjournment and Review of Action Items

Action Item

1. Mr. Forman will contact the Navy contracting officer to see if another business information meeting can be arranged.

The Navy presented the contact information for the Navy and regulators in case the community had additional questions.