

**MARE ISLAND NAVAL SHIPYARD  
RESTORATION ADVISORY BOARD (RAB) MEETING MINUTES  
HELD THURSDAY, JULY 27, 2006**

The Restoration Advisory Board (RAB) for former Mare Island Naval Shipyard (MINSY) held its regular meeting on Thursday, July 27, 2006, at the J.F.K. Library – Joseph Room, 505 Santa Clara Street, Vallejo, California. The meeting started at 7:05 p.m. and adjourned at 8:30 p.m. These minutes are a transcript of the discussions and presentations from the RAB Meeting. The following persons were in attendance.

**RAB Community Members in attendance:**

- Myrna Hayes (Community Co-Chair)
- Kenn Browne (Solano Sierra Club)
- Jim O'Loughlin (Napa)
- Jerry Karr (Napa Solano Audubon Society)
- Wendall Quigley (Mare Island resident)
- Paula Tygielski

**RAB Navy, Developers, Regulatory and Other Agency Members in attendance:**

- Michael Bloom (Navy Co-Chair)
- Carolyn D'Alemlida (EPA)
- David Godsey (Navy Lead RPM)
- Gil Hollingsworth (City of Vallejo)
- Cris Jespersion (Weston)
- Brian Thompson (SF Water Board)
- Dennis Kelly (Tetra Tech EMI)
- John Kaiser (SF Water Board)
- Neal Siler (Lennar Mare Island)

**Community Guests in attendance:**

- Bob Bancroft
- Paul Bouchard
- Al Vidal
- Jim Porterfield

**RAB Support from CDM:**

- Darlene McCray (CDM)
- Doris M. Bailey (Stenographer)
- Wally Neville (audio visual support)

**I. WELCOME AND INTRODUCTIONS**

CO-CHAIR HAYES: I'm Myrna Hayes. I'm the community co-chair of the Restoration Advisory Board for the former Mare Island Naval Shipyard. And I'd like to welcome you. I live in Vallejo. And I'd like to actually introduce our new BRAC environmental coordinator -- I almost forgot what your title would be -- Michael Bloom. He's actually been our coordinator, I think, since June, May?

CO-CHAIR BLOOM: End of May.

CO-CHAIR HAYES: May. But lucky for him, he's been on holiday. So I'll let him introduce himself, and we'll go around and introduce the rest of you. And folks who are here who haven't been at our RAB before, you have the option of telling us who you are so that we know who's in the

audience, or if you want to remain anonymous, you have that opportunity as well. And then Michael would like to introduce himself a bit before we get to our presentation.

CO-CHAIR BLOOM: So I guess I'll do that first, and then I'll pass the mike around. Hi, everybody. I'm glad to be here. As Myrna said, I'm taking over the BRAC environmental coordinator position that Jerry Dunaway had, I believe, since '99 at Mare Island. Yes, I'm featured in the monthly progress report that the Navy issues, so you can even take a picture of me home. And do whatever you want with it. Anyways, just to give you a little bit of background. I've been in the BRAC department since '99, like Jerry was. I started off at Treasure Island as the lead remedial project manager there for about two and a half, three years. And within that timeframe I also did a year at Alameda as the lead remedial project manager.

After that I became the BRAC environmental coordinator for the Navy Fuel Depot Point Molate in Richmond. And actually, I'm still the BRAC environmental coordinator for that base as well. I also was the BEC for the Naval Auxiliary Landing Field Crows Landing in the Central Valley, as well as the Department of Defense Housing Facility in Novato, some people know it as Hamilton. So I was the BEC for those bases as well. Taking on Mare Island I gave away those two bases to another individual in our office. So that is my history in the BRAC department. I have a Bachelors in Business, and a Masters in Public Health with an emphasis in environmental health, both from San Diego State University -- go Aztecs -- any Aztecs in here? When football season starts, we'll be talking about that. So I'm going to pass the mike around. I'll be here obviously the whole meeting and after the meeting if you want to come talk to me and ask me anything about myself if you are so inclined. So I'll just pass the mike around.

CO-CHAIR BLOOM: Thanks, everybody. I'm going to go ahead and turn it over to Dennis Kelly for the technical presentation tonight. Dennis is going to talk about -- give an update on the Mare Island elementary school and what the Navy has been doing there and where we're going. So, Dennis.

**II. PRESENTATION: *Mare Island Elementary School Update*  
Presented by Mr. Dennis Kelly, Tetra Tech EMI**

MR. KELLY: Thank you very much. So basically the Mare Island elementary school is going to transfer to the Vallejo Unified School District probably sometime this fall. And the Navy has been working towards that end for some time now. This is the school right here, pretty much as it currently looks. And tonight what I want to talk about is a little bit about the site history for the location where the school is located. Talk about a site investigation that was done for the school, which will form the basis for a finding of suitability to transfer, which is the Navy's formal finding that the property requires no further action. And we'll talk a little bit about a RCRA corrective action determination, which is a separate process that will take place sometime this fall. And then finally we can take any questions you have. However, please feel free to stop me at any time if you have a question. So a little bit about the history. It was part of the original island, probably used for grazing early on. In the early 1900's it was -- there was a rifle range that was located in that general area. It was a much larger area. However, the school property was within the rifle range area. It became temporary residential housing in the mid 1940's. And I have some pictures I'll show you of these different things.

And then it became an elementary school in 1951. And there was actually an original set of buildings that was subsequently removed, and another set of buildings were put there. And I believe the RAB has had at least three, maybe more presentations on different aspects of the school over time.

CO-CHAIR HAYES: Maybe twenty.

MR. KELLY: So I'm going to gloss over some things, but if you have questions, again, just stop me. So as I said, it was a rifle range early on. And the school property is located pretty much in this area. And a feature that I'd like to point out is you can kind of see the edge of the island right here -- we'll talk about that a little bit later -- but this drops off basically to a tidal area here. And then moving into the -- probably the 1940 era. Now we're looking north on the island. And you can see this -- again, this sort of shoreline area. And you can see this aboveground storage tank, number 636, located right here. That kind of defines the school site, because that storage tank was like right in the middle of the school property. And again, you'll see that in a later slide. So I mentioned it had become temporary housing in the forties, that's these two buildings right here, it's these units. And the school site itself was located in this general area. There's that AST 636. And there's the underground storage tank, 772, adjacent to the school site property. We'll talk a little bit about that. And then here's some more housing that was actually later demolished, and then there was more housing put in there which was demolished.

CO-CHAIR HAYES: Were those the quonset huts?

MR. KELLY: The question was were they quonset huts. And I don't know. All I know is they were demolished. At a point they became the duplexes which are now out there, and they were demolished, and Lennar has built homes out there now. So now we're in 1964 and you can see this AST 636. And up until this point that aboveground storage tank basically held diesel fuel. And in 1964 it was converted to a water tank, and they used it for testing acoustical devices for submarines. And here you can see the footprint of the underground storage tank which is not on the school property. And here you can see the original school that was constructed back in the fifties.

I also want to point out this building, which is the WAVE barracks, and WAVE stands for Women's Auxilliary something something. And now as we move into the early 1990s you can again see this UST 772. You now see what was the former location of the AST 636, it's gone now. You also can see that the -- part of this is cut off, but the structures that the original school was comprised of are now gone, and the school is actually these three buildings here.

The other thing you can see -- that we'll talk about a little bit later -- are some fuel lines that were associated with this UST, as well as another fuel line over here.

MR. KARR: In this underground tank, what was it -- was it also diesel or --

MR. KELLY: It had to be fuel for the ships, I know that.

MR. KARR: Bunker or --

MR. KELLY: Yeah, I'm not a fuel guy, but it was a type of oil that was used on the ships. You can see it's actually probably more above ground than below ground. The foundation of that tank, I think, was pretty much at ground level, and then they buried it after the construction.

So what this slide does is it orients you a little bit better in terms of what the property line of the school consists of with respect to some of these ASTs and the UST. This street is still there, it's no longer called Ninth Street, I believe it's called Rickover Street now. Tisdale Avenue -- we'll talk about this a little bit more. But basically this ran along the shoreline we talked about previously, and it's now gone, and that area has been graded up. And finally, you can see that this is a paved playground here, and this is a landscaped playground.

So the Navy conducted a site investigation for the school property. And the purpose of that investigation was basically to look at -- there's been quite a bit of investigation done over time on the school, and it's kind of been done sequentially. Different things were looked at. For instance, starting in the early eighties they did some pesticide investigations at this WAVE barracks that I mentioned, and ultimately looked at the school.

And so the idea was, let's put all that stuff in one document and tie a bow around it so you can understand what the condition of that property is. It also -- as a part of that there was some actual sampling done and reported on, both in 2002 and again in 2003. And we'll talk a little bit more about that. And then finally we provide conclusions and recommendations. The conclusion of the site investigation is that no further action is required, and that is intended to be used as the basis for the finding of suitability of transfer for this property. So a little bit about what was investigated out there. As I said, there was originally some sampling and analysis done around the WAVE barracks, which is actually not on the property of the school but adjacent to it, as well as the original elementary school footprint for Chlordane. Chlordane was found. It was not very mobile. And there was a human health risk assessment done that basically concluded that no further action was required. In addition, there was a look at the potential for metals in the school site associated with the former firing range activities, and that would be lead principally.

TPH, that's petroleum associated with the Tisdale Avenue site. I'll talk about that a little bit more. But if you recall, Tisdale Avenue was kind of the western edge of the property. The two, the AST and the UST, and their associated pipelines. Green sand. Green sand is a euphemism for abrasive blast material that was used at Mare Island. And it was typically used or reused as bedding material for piping breaks and whatnot. And as we'll talk later, there was some green sand found on the school site. And then other chemicals potentially associated with past uses, including utility lines which is -- we're really talking about PCBs there.

So I got ahead of myself and talked a little bit about the Chlordane and the fact that an HHRA was done, a human health risk assessment. The bottom line with that was that after completing the analysis, it was found that no further action was warranted with respect to any risks that the Chlordane may pose. PCBs. There were three electrical transformers on the site, they were all sampled. They were considered non-PCB transformers because of the levels in the transformers, they were all less than five parts per million.

And in addition, there was sampling done beneath the transformers subsequently just to make sure that they hadn't been PCB transformers in a prior life. And in all cases there was -- all the concentrations were below any actionable level. Green sand. I'm going to jump ahead. So there was -- as part of the fuel line removal that I mentioned earlier, these areas were excavated, these purple areas. And a couple of them -- I believe it was this one and this one -- they encountered -- as they were removing these fuel oil pipelines, they encountered green sand bedding material around them.

And in addition, in one boring, kind of up here that was done while they were looking at some other pipelines that ran up this way, they encountered green sand in one of the borings. So, at any rate, the green sand was removed during a removal action in -- I believe it was 2001, don't quote me on the year, but it was around then. And it was removed to the maximum extent practical. This was done during the summer while school was out, school season was going to start up again. But there was some left below ground that they couldn't get to, and then the site was backfilled and was covered over and paved. In addition, there was a concern about whether or not there might be green sand in that playground area, the grassy playground area that I showed you earlier. And we'll see it again when we see the next slide. And there were actually ninety borings throughout that playground area that were visually examined for green sand, both at the surface and at about one and a half feet. There was no green sand found in any of them. And I should say that green sand is pretty easy to see. It's very distinct. And finally, there was a human health risk assessment done to look at the green sand, and it concluded that no further action was warranted. So this is the lawn area again, the green part on here.

Metals. There were a number of shallow surface samples that were collected from the playground areas, as well as around the buildings, looking for metals of contamination. Principally everything -- all the metals were looked at, but principally we were looking for lead.

There was one detection, 620 parts per million, in the middle of that grassy area at one and a half feet. The comparison criteria that we were using was 400 parts per million, so you can see that was about one and a half times that.

In addition, iron and Vanadium were above the detection criteria that was -- or the comparison criteria that was being used -- it's incorrect to say above detection criteria. However, both the lead detection was considered isolated, it's covered by the grassy area, and the iron and Vanadium are within the Mare Island ambient fill criteria. And this site is kind of a mixture of both native soils and fill so, at any rate, they were determined to not be an issue.

And then TPH. As I said, there was some excavations done on the site in order to remove abandoned fuel pipelines. There was investigation done around that AST 636 that I mentioned. There was some leakage of oil from that. And so there was removal actions that took place. And when all was said and done, in those removals there was some TPH left at depth in side walls, but the bulk of it had been removed. Did I do that?

CO-CHAIR HAYES: Yeah, magic. Magic.

MR. KELLY: Now I'm probably going to have to put my glasses on.

MR. KARR: This is serious.

MR. KELLY: When I first met a bunch of you guys I never had these problems.

CO-CHAIR HAYES: They're right there under your nose.

MR. KELLY: And I'd probably fumble around trying to find them too. Okay. Don't touch anything. So at any rate, both in 2002 and 2003 there was some TPH detected in borings within both the asphalt covered play area as well as, I think there was one detection in the grassy area. All these were at depth. In addition, the Tisdale Avenue area, which is not part of the school site but which is adjacent to the school site, was -- there was a large removal action done there by CH2M Hill, and there was a concern that that site may extend up into the school area. And the reason I pointed out the shoreline several times -- and I've got another slide I'll show you that illustrates this -- but the model is somehow oil, probably from one of those two tanks, ended up being discharged into this wetland area that was kind of down below grade from the school. So although some of the oil clearly ran into the school property, there's bedrock that goes down on a slant there, and it pretty much -- they got it all, and they only stopped because the grade was getting so steep.

So there is a little bit of TPH still at depth there. And since then it's all been covered up. But if you go out to where that area was now, it's all been filled in and there's probably fifteen feet of soil on top of what little remaining TPH there is.

MR. O'LOUGHLIN: Dennis, was any arsenic discovered in the investigations?

MR. KELLY: No. Not above any reporting criteria or comparison criteria. So the conclusion was that the TPH that's at the Tisdale site is not likely to affect the school site, because it has to migrate basically uphill. It was very heavy oil to start with. And there's very limited permeability of the soils. And the gradient -- groundwater gradient goes the other way. And it's been covered. And the average TPH levels that remain on site are below ambient and risk based comparison criteria. So basically no further action was found to be necessary for TPH on the school site.

And then I talked about the Tisdale Avenue site. And I'll just point out, I know you can't see these other than you can see the school property here, and you can see this brown line is the historic shoreline, so you can see the school was right on the shoreline. The other thing you can see here is if you were on the school from here to here, and you can see this is bedrock right here. So you can see how bedrock just drops off, and this is where the petroleum that was -- they couldn't get to when they were doing the Tisdale excavation is located here at depth, basically on this kind of slanting bedrock shelf. So groundwater. There were no inorganic chemicals that exceeded comparison criteria in groundwater samples. One well sampled in 2002 had a breakdown product of Chlordane with concentrations that exceeded the comparison criteria, however, it was not detected in any of the other wells.

One location sampled in 2003 had TPH -- this is on the school site -- had TPH exceeding comparison criteria. However, again, it was not representative of other samples, and adjacent wells did not have TPH in 'em. And the bottom line there is that since the groundwater is not potable -- and I'll say this, I have to say this correctly.

Because there's not sufficient recharge of wells to put a well in the area, groundwater could never be used. It's less than 150 gallons per day is the recharge rate in that area, so there is no pathway for groundwater in this area. So the conclusions are that the site has been thoroughly investigated. Potential sources have been identified and investigated. The characterization is complete. The final site investigation was issued in June of this year, June 26.

The Navy received a DTSC concurrence for no further action on July 18th. And, looking ahead, the next step in the process will be the, for a finding of suitability to transfer. And a draft of that document has been prepared and sent to the regulators. It basically -- it basically bases its conclusions on the site investigation.

There were no -- in the draft there was no notices or restrictions identified other than standard restrictions that would go with any document. So there were no unique things about this site. And this will be the official Navy finding that the property is suitable for transfer. Again, probably sometime this fall that document would go final. And the RCRA corrective action determination. I'm going to try and do this in a very understandable manner.

There is another process that takes place at Mare Island because it was a RCRA permitted facility. RCRA is Resource Conservation Recovery Act. And there were some areas on Mare Island that had specific operations that required permits. Even though a property has nothing on it that was permitted -- which is the case with the school site -- the Department of Toxic Substances Control requires that once the property is transferred, that you go through an administrative process to basically remove that property from the permit that exists.

So having said all that, what's going to happen is there's going to be a California Environmental Quality Act exemption prepared by the Department of Toxic Substances Control. There will be a fact sheet that will come out to the public explaining what's happening. And then there will be a public comment period before anything happens in terms of removing this property from the permitted boundary. And then there will be a boundary adjustment so that the school is no longer shown in there.

Now, there is some overlap between the FOST process and this process. So there's discussion now about how much, if any, overlap -- or how much to combine these two processes between the Navy and the DTSC. And those details are still being ironed out. So suffice to say, you may see a FOST that has some discussion about RCRA corrective action determination process.

CO-CHAIR BLOOM: That was a good explanation.

MR. KELLY: Great. And that's it for my presentation. Questions?

MR. KARR: Is it known if the title will transfer to the city or to the school district?

MR. KELLY: School district. It's a public benefit conveyance, so the Vallejo Unified School District would be the recipient.

MR. HOLLINGSWORTH: I thought the Department of Education had to hold it for two years.

CO-CHAIR HAYES: Well, maybe you should explain what a public benefit conveyance is. Some people don't know about them.

MR. KELLY: I'm going to explain public benefit conveyances, circa 1996 when I was last really involved with it.

MR. HOLLINGSWORTH: It hasn't improved.

MR. KELLY: It's probably the same. What happens is that the federal government can transfer excess property to local agencies under an authority called a public benefit conveyance. That's just what it's called. And the way it works for schools -- or at least it used to work -- is that the Department of Education, which is a federal agency, would sponsor -- the school district would ask the Department of Education, hey, you know, we want to use that school over on Mare Island, we want the property. Then they would go through a process, the -- Vallejo would, of submitting an application to the Department of Education. If that was approved, then the Department of Education sponsors this public benefit conveyance to the Vallejo Unified School District. Once it transfers -- or when it transfers, it comes with what they call a reverter. And what it basically says is that, okay, Vallejo Unified School District, this is your property, and you can use it for a school, and you better for the next thirty years or we're taking it back.

And so that's kind of the -- that's it. That's what a public benefit conveyance is. Did I get it right, Gil?

MR. HOLLINGSWORTH: I still thought it had to touch -- the deed has to touch the Department of Education so that they can put --

CO-CHAIR BLOOM: It does.

MR. HOLLINGSWORTH: -- the deed restrictions.

MR. KELLY: It does? Okay. I got it like 90 percent.

CO-CHAIR HAYES: No, you're okay.

MR. KELLY: Any other questions?

MR. KARR: It's better than the guys that understand it.

MR. KELLY: I said it like I understood it.

MR. KARR: 90 percent, that's over the top.

MR. KELLY: Yes.

MS. TYGIELSKI: In the slide just before this one --

CO-CHAIR HAYES: Paula, you'd better use the microphone.

MS. TYGIELSKI: Is this on?

CO-CHAIR HAYES: Yeah.

CO-CHAIR BLOOM: It's on.

MS. TYGIELSKI: You talk a little bit about notices and restrictions necessary to be protective of human health. And I have, over the years, always perked up when it comes to anything about deed restrictions, and you kind of glossed over that. Are there any deed restrictions?

MR. KELLY: Well, there will be notices and restrictions in the deed for sure. However, there will be standard restrictions that are required by CERCLA for any property that gets transferred out of federal ownership. And what they are is -- the federal government will reserve the right to come back if there's contamination found in the future, so they don't have to buy that right, in order to -- and they are obligated to address whatever contamination is found. What I mentioned was that other than these kind of standard restrictions that would go with any federal piece of property that goes out of federal ownership, there are no other restrictions that were unique to this property, or notices that had been identified so far in the FOST process, nor do I expect that there will be.

MS. TYGIELSKI: The other question I had is has anyone asked, does Vallejo actually have the kind of enrollment that makes having this school necessary? Many school districts in California are closing down schools right and left to save money. Is this going to be a problem for the Vallejo school district?

MR. KELLY: I would be totally speculating, so --

CO-CHAIR HAYES: Well, I could do a little bit more than speculate, and Neal might know more since he represents Lennar. But actually the school district did intend to close that school, and then they decided they might -- because we are under a state run administration right now because our school is -- has financial issues, the school district. And then they were going to make it an adult school. And in a very cleverly crafted effort on the part of Lennar and the school district, they did retain it as an elementary school to benefit the residents on the island. And they closed the school in my neighborhood that had been open since 1923, and they bussed all my neighbor kids to that school. So that was a creative way that they found, with financial constraints, to keep that school open to be beneficial to that community -- that portion of the community. That's the way I understand is what happened there.

MR. KELLY: So if there's --

CO-CHAIR HAYES: Dennis, will you have no restrictions on digging then?

MR. KELLY: There will not be any restrictions based on the -- based on the site investigation that was done.

CO-CHAIR BLOOM: Thanks. All right. We're ten minutes ahead, I believe. Next is public comment period. I assume we open it up for public comment at this time. Was there any public comment? Anybody? No. Then next on the agenda is a ten minute break. We'll adjourn for ten minutes -- -- or fifteen.

(Thereupon there was a brief recess.)

### **III. ADMINISTRATIVE BUSINESS (Myrna Hayes and Michael Bloom)**

CO-CHAIR BLOOM: All right. Great. The next item is our admin business and announcements. And for -- did anybody have -- if you do have any comments or corrections on our last RAB meeting, which was on June 29th, if you could get those to Myrna or myself so we can correct them if you do. And then also our next RAB meeting is going to be -- our August RAB meeting will be September 7th. Because of the Labor Day holiday we've moved it a week later. And actually it's going to be in a different location as well. And, you know, I should know what that is, but I think it's on Mare Island.

CO-CHAIR HAYES: The Mare Island conference center.

### **IV. FOCUS GROUP REPORTS**

CO-CHAIR BLOOM: The Mare Island conference center because on September 7th this room was not available. But after that we'll be coming back here. And with that, anything else, Myrna, on that? No. Then we're going to move on to focus group reports. And it shows community, but it shows it's vacant, so no report, I guess. Okay.

#### **a) Community**

Vacant.

#### **b) Natural Resources (Jerry Karr)**

And natural resources, Jerry Karr.

MR. KARR: The only thing I have to report is that at last month's RAB meeting I was sitting in a gin mill in Benicia drinking beer, listening to my youngest son playing blues guitar, and I forgot all about my responsibility to Vallejo to save itself for one more night, and I apologize.

CO-CHAIR HAYES: Well, welcome back, Jerry.

MR. KARR: I think that's where I was.

CO-CHAIR HAYES: And just on, I guess, Community and Natural Resources kind of put together, Jerry chairs the natural -- the Regional Park Task Force for the city of Vallejo, and a number of us serve on that task force including Cris Jespersen and Kenn Browne, Diana Krevsky,

and myself. I don't know who else in the room -- almost everybody who works with Mare Island is involved on that task force. We --

MR. KARR: And Gil.

CO-CHAIR HAYES: And Gil, Gil staffs it. I just wanted to note that after meeting for three years, the task force has put together a draft proposal or draft recommendations to counsel, and those are now being reviewed by the city staff. And we are also -- the staff is preparing a request for proposals for a consultant to assist the task force in making sure that we haven't left out something in the report that should be there, and reviewing it and making it also -- kind of helping us make it look nice and presentable. So that will be something that I think those who are engaged in the early transfer conversations with the Navy will -- and the city will be interested in. And also those in the community who are hopeful that that area, the portion that has already been transferred to State Lands and is managed by the city, as well as the areas that are envisioned to be environmentally cleaned up by and for the Navy and transferred to State Lands to be managed by the city, and in its current planning documents to be managed as a park -- that was a long sentence -- will find in the task force report, hopefully, something that resonates with you. And I know that we will be asking -- or a part of the RFP also will be asking the consultant to assist the task force in holding some public meetings to get the public's ideas of whether we're headed in the right direction in our recommendations before we come to counsel with those final recommendations. So that's quite a milestone, and I want to just acknowledge that, and thank all of the folks who have contributed to that process or actually been on that task force.

MR. BROWN: Also, Myrna, I'm doing a hike this Saturday on the south shore at 9:30 if anybody is interested in seeing that area along the south shore.

CO-CHAIR HAYES: Where do they meet you?

MR. BROWN: At 9:30 at the gate, south gate.

CO-CHAIR HAYES: That's a really rare opportunity that Kenn offers pretty frequently through the Sierra Club, as the president of the Sierra Club, through an agreement with the Navy, access to the south shore that nobody is going to get to except for during the Flyway Festival and through Ken's generous guidance, and the generous generosity of the Navy in allowing him to offer those hikes. So that's a great way to experience that place. And again, my old saying you might have heard a time or two here, you don't love, you don't know. And I think the more people get to experience all the parts of the island that the more they'll fall in love with it.

MR. KARR: Does that mean you'll get to love ticks because we'll know them after being there?

CO-CHAIR HAYES: Ticks and rattlesnakes?

MR. KARR: Ticks and rattlesnakes alive, alive oh.

CO-CHAIR HAYES: And poison oak.

CO-CHAIR BLOOM: Thank you. Next is Paula on the technical report.

**c) Technical (Paul Tygielski)**

MS. TYGIELSKI: I have nothing to report.

CO-CHAIR BLOOM: Thank you. And Gil, city report.

**d) City Report (Gil Hollingsworth)**

MR. HOLLINGSWORTH: There are no environmental issues pending before the city council.

CO-CHAIR BLOOM: Thank you. And Lennar, Neal.

**e) Lennar Update (Neal Siler)**

MR. SILER: Yes, there's a number of things that we're doing right now as far as mediation on the -

CO-CHAIR HAYES: Is your microphone on?

MR. SILER: A number of things that we're doing right now on the eastern early transfer parcel to make areas ready. In area C3, which is where the dry docks are, there are 16 excavations that are planned for that area. We've got fourteen of them done, actually open right now. There are seven of them that are complete. If you'll look in the upper left-hand corner of the -- or upper right-hand corner of the eleven by seventeen handout -- everybody should have one. Everybody has one, right? You can see we're doing some compaction. Just to get some idea of one here. One is with the handheld jumping jack compactor. And I want to tell you, using the handheld jumping jack compactor is a lot of fun.

MR. BANCROFT: Not for long.

MR. SILER: The other thing we're doing right now is we're doing remediation at eight PCB sites. If you take a look at the map you'll see the 507 AL01 with the little blue dots, there's eight of them we're working on right now in C1 -- investigation area C1-B, C2, and C3. So those are ongoing right now in different stages.

One of the things we'll be doing at Building 535 for the Navy is working -- we're trying to work around so we don't cut power to them because the last thing we have to do is get underneath the transformer. So we're actually going to be working on the weekends so that we don't cut power to the Navy. You know, we also try to help the Navy any way we can.

CO-CHAIR BLOOM: Thank you very much.

MR. SILER: And one of the last things we'll be doing as far as remediation -- and we're waiting on this investigation because we're waiting on the water levels to drop right now -- is UST 231. Hopefully we will be able to go in there and do the soil gas survey next month and, if not, we'll be doing it in September sometime. A couple of other things that we've done in the past month, just so

everybody is aware of it. There was this large Redwood tree, and it says it's 225 feet tall -- it's not quite that tall, it's about seventy feet tall, and it actually weighed about 225 tons. And it was the largest tree that they -- that the tree company had ever moved. So we had two large cranes out there. It was sitting down probably about the middle of back road. If you take a look where it says 12th Street, we had -- we actually moved it where it's right across from the roundabout.

CO-CHAIR HAYES: I have a question about that. What was the purpose of the timing on this too? This would be the -- seems to me the very worst time of year to transplant any Redwood tree or any tree -- just an Evergreen tree.

MR. SILER: I couldn't tell you about the timing and everything else like that. I think the reason was because they're actually going to start construction on Bagley Road and they wanted to move it out of the way for the construction. A couple of the things that we found as we always dig out here at Mare Island. If you look in the lower left-hand corner, there's remnants of a swimming pool. We found a swimming pool from 1914 that we think was used to teach Marines how to swim in. So we actually found that, had an archeologist come out and take a look at that. A couple other things we found. We found a number of cisterns that were right across from the old stables. And we had the archeologist working out with those. And one of the more interesting things we found in the C3 area was we found a basin that looked like it had been around the late 1890s that had been put in by the Navy, and it looks like some of the granite that they used for the original dry dock, and there's a wall in that area. So we have the archeologist out working on that also.

And then as far as significant milestones that are coming up in the future. We're hoping to get the comments on the B-2 RAP back from DTSC in a couple of weeks. Brian has been working diligently, the regional board, and he's already got us his comments back. But we should have DTSC's comments back in about two weeks. So what will happen there is that we're hoping to finalize the IA-B-2 RAP, probably sometime in the October, November timeframe. So there will be a public comment period that will be starting in early September and going through early October. Let's see. The other things that are coming up is the -- some of the documents in review are the draft remedial action plan for IAC2, that will be coming right after we get done with IA-B.2.

And there's a couple of other things we're working on after that. There's a removal action work plan for an IR site in IAC2 we'll be working on, and also the draft remedial action plan for IA-C1. So you can see there's the upcoming public comment periods. There is the public comment period for the IA-B RAP, the remedial action plan; the IAC2 remedial action plan; and then there's also, right now we're currently in the public comment period for the interim removal action work plan for the indoor PCB sites. There's no new milestones as far as closure. So with that, that sums up what we're doing at Lennar.

CO-CHAIR HAYES: Neal, you had said that on our conference call that you were going to have a report on the land use control.

MR. SILER: And I can tell you where we're at with that. Between the Guardian Trust and Lennar, we're about 99 percent complete on contract negotiations. What held us up -- I was hoping to have it done by tonight, but what happened was the Guardian Trust has changed lawyers, and so he had a

number of new comments to the business terms of the contract, so we're trying to finalize those right now.

The one thing I don't have back in my hands is the DTSC is working on a three party agreement between Lennar, DTSC, and the city. So we haven't seen that, so until we see that we can't really finalize anything. In addition, there's the land use covenant, known as M plan, that we submitted back in March, and we have not gotten any comments back from the DTSC on that. So once we get those back we should be able to finalize most everything.

CO-CHAIR HAYES: And will this be for what areas?

MR. SILER: IA-B 1.2 right now.

CO-CHAIR HAYES: When will you come back to us with some of the details of these agreements?

MR. SILER: When I see them back from DTSC.

CO-CHAIR HAYES: Is there something that we can do, as community members, to encourage them to get these comments back to you?

MR. SILER: I'm not really sure that there would be. You know, if you had -- if you feel that you'd like to do that, please feel free to go ahead.

CO-CHAIR HAYES: All right. Because it has been a year.

MR. SILER: I've offered to actually help them write a number of the things that they have, and they keep telling me they need to do it, and that's fine.

CO-CHAIR HAYES: Well, that would have been useful for you to -- what? -- draft it, and then they could tweak it. Hmmm. All right. Because here we met with you guys a year ago this month, yeah.

CO-CHAIR BLOOM: Thanks Neal.

MR. QUIGLEY: I have one question. On Lennar's -- where Tisdale and Reeves meet, that humongous mound, they were going to start moving it. Do you have any idea when they may be starting the excavation on that to, I think, transfer some of that dirt to the ammunition or the old rifle range?

MR. SILER: And that I'm not sure. I don't think that they've closed out the rifle range yet, so I don't think we have permission to move that at this time. What I can do is I can talk to somebody internally and I'll get back to you, Wendell, on that.

MR. QUIGLEY: All right. Thank you.

CO-CHAIR BLOOM: Thanks. Next is Cris from Weston.

**f) Weston Update (Cris Jespersen)**

MR. JESPERSEN: Thanks, Michael. First off, the May RAB meeting that we used as our public hearing for our area H1 remedial action plan. That meeting actually took place on the 1st of June. The public comment period was completed on the 30th of June. And as of that time, DTSC had received two written comments. We've been working with DTSC and the Navy to respond to those comments, make the final changes to the remedial action plan, and finalize that document. In addition, we got some additional comments from the agencies on the final feasibility study for area H1, one of which required us to conduct a rare plants survey, which we did last month, a rare plant species in area H1.

And finally, we're working on the draft final remedial design plan which was submitted to the regulators on the 30th of June, and we're trying to finalize their comments in order to move forward. A big event took place last month, and that was beginning our implementation of the activities required as part of the biological opinion issued by the Fish and Wildlife Service, which was about two years in the making. Part of that requirement in the biological opinion had us do some passive relocation of salt marsh harvest mice in a small degraded wetlands in the northwest area behind the landfill. And then we're doing some trapping in a larger centrally located area of wetlands X. And when we did the last relocation we actually discovered two small salt marsh harvest mice. And you can see one of them there. Dr. Howard Shellhammer, who's the locally recognized expert in the mouse who is licensed to handle him, pick him up, identifying 'em, and relocating 'em. We always thought that was a urban myth of some sort, but actually were surprised to find him.

CO-CHAIR HAYES: And just to follow up on that. These are federally listed and state listed as endangered. And Mare Island has had a claim to fame in the past of having the highest concentration or the largest number of individuals left in the world -- about 4,500 individuals at one time in the mid-nineties. And there -- I think they're really cool little animals because they're the only land mammal that can drink salt water. It lives almost exclusively in and around salt water. And sometime or another when we get into a little bit of a water crunch, we're going to want to know how they do that. So I think they're worth keeping around. And another intriguing thing about them is that they are very docile. I mean, he's not holding the little guy's tail too tightly to keep it there on his arm. And it's unusual. I've only seen them a couple of times with somebody who is permitted to handle them, and they're really cute.

MR. JESPERSEN: Thank you, Myrna. We've been doing the trapping in the Wetland X for about the last ten days or so. We've got one more day of trapping, and the trapping -- we found one -- one mice -- one mouse that was relocated. Found a whole bunch of house mice out there. The Western Magazine area, Weston has been conducting some geophysical investigations there. And we've been following those investigations up with some intrusive investigation of magnetic anomalies. We've actually dug over 4,000 anomalies to date. We found 200 live munitions items, and about 2,300 inert munitions debris items. The area is somewhat complicated by the fact that there's a lot of debris in the area. There's railroad ballasts that has a magnetic signature, there's railroad tracks, spikes, rebar. It's a pretty complicated area to get a handle on the geophysics. You can see on the photograph there we found one disposal pit where we pulled out 1,600 40 millimeter anti-aircraft

rounds that were primarily inert. So we're kind of removing here and taking a look. Due to some of the challenges in the geophysics, we're probably not going to dig out every anomaly. Because of the sheer number of them, we're going to focus on the anomalies that are found in the pits where there were the large bulk of the items. But we will do some single site excavations just to confirm that what we're seeing out there matches the conceptual model. And there may be some disposal areas that are large enough that we have to bring in mechanical screening -- the devices like we used on the Marine Corps Firing Range last summer to effectively go through those. And that's all I had unless there's any questions?

CO-CHAIR BLOOM: Thank you.

MR. KARR: Cris, excuse me. I thought I heard you say you weren't going to dig 'em all up because there were too many of them because of the sheer number? Help me understand that.

MR. JESPERSEN: Some of the areas are just -- you do a grid and everything is red just because of railroad tracks, pipes, spikes, the rock there has a magnetic signature, and it's just not practical. You might as well go ahead and dig up the entire area.

MR. KARR: Okay.

CO-CHAIR BLOOM: Thank you. Next is regulatory agency update. And I don't see Chip or anybody from DTSC, so I'm going to turn it over to Carolyn, first, from EPA.

**g) Regulatory Agency Update (Carol D'Almeida/Brian Thompson)**

MS. D'ALMEIDA: I'm just getting back from ten days of vacation and am still excavating my desk. I got a couple things done today though -- Michael, you'll see that when you get your e-mail, when you get to check it. I sent out comments on the draft FOST for the northern sliver, and also got a letter out to comments on the supplemental site inspection report for the munitions sites of the fleet reserve pier in berths one and two area. I talked to Tom Hall, our UXO expert today, and he's pretty comfortable that you made a pretty good case for no further action for the sites. He still has a few minor comments on it. So that's about it.

CO-CHAIR BLOOM: Thank you. Brian.

MR. THOMPSON: One thing to mention is I was contacted by a representative -- an owner of one of the ships that's berthed down by the dry docks. Apparently there's a ship down there that's listing. It took on some water over last winter, and they want to discharge the water. Based on communication with Lennar they -- he was concerned about discharging the water onto Mare Strait without first contacting us. They contacted us. And, so, thank you, Neal.

So they're going to send me a proposal on doing that. I'm telling you just so that you're aware that there may be, since the ship is listing it's probably going to be somewhat of a significant amount of water that they're going to be discharging, and they will test it before it's being discharged. And we're going to look at those results.

## V. CO-CHAIR REPORTS

CO-CHAIR BLOOM: Thank you. Next is co-chair's report. Myrna anything? No? I guess I do. I have this monthly progress report. And again, I already talked about myself, so we'll pass that up. The field work. We had some field work going on since the last meeting. The first was we recently conducted some soil sampling in five locations at the DRMO area, the scrapyard. We did encounter some free phase petroleum in two of the five locations. We're still awaiting results from the lab, but there were, you know, visual notices of that obviously. We also completed some geophysical survey investigations for munitions and explosives of concern or MEC in the south shore area and the PMA, production manufacturing area. And I'm still learning all the acronyms.

CO-CHAIR HAYES: You are?

CO-CHAIR BLOOM: So anyways, we completed that. And the next -- since that's been completed, the excavation of anomalies will need to be conducted. So more on that to come. And we also completed MEC investigations in the offshore areas adjacent to those two areas. And you can see from the report that they investigated anomalies to categorize the site, and we removed several items of MEC and munitions debris from the shoreline and mud flats. And there will be a report coming out on that shortly. We submitted two documents since we last met on June 29th. We submitted a draft ESI, or expanded site inspection, on the former degreasing plant, that's investigation area C2. And we also issued the draft finding of suitability to transfer, or FOST, for the Northern Sliver that Carolyn just mentioned. We also received agency comments on two documents since we last met. We received a no further action letter.

As Dennis mentioned earlier on, the SI for the school. And we also received comments on the draft RAP/ROD for Site 17. In fact, we just received those a day ago. Other than that, our next RPM BCT meeting will be on September 14th where the agencies and the Navy get together. Also on here is an article on the early transfer. And just to let everybody know, the Navy, the City and Lennar met on -- a few weeks ago for our first meeting. It was a very good meeting. Everybody got to meet each other and we started discussions. We are meeting again next week to continue those discussions. And more to follow on that. And with that, I do have two announcements actually I want to make. One, if everybody could look at the contacts list that was on the desk when we came in. And just if there's any changes that you need to update on your e-mail, phone number, or address, can you please do that and get it back to me before you leave? I'd just like to have a current list. I'm assuming it's current, but if there's any changes, if you could do that? And second of all is our Navy BRAC website has changed. Originally when they started the Navy BRAC website we could not get a .mil address. Don't mean to get into that, but we couldn't, so it was a .org. But we have since now received our .mil address. So you'll see our new website on our sheet here, and everything else we're going to be producing from now on. But it's [www.bracpmo.navy.mil](http://www.bracpmo.navy.mil). So we are now official with a .mil website. Any questions? If not, I'll turn it over for another public comment period.

CO-CHAIR HAYES: Actually I do have a question regarding the -- or I just wanted to make one comment regarding the south shore MEC work. And that is I just want to note that the Regional Park Task Force has drafted the park development plan based on the environmental cleanup scenario that we know. So if -- and we've developed it in phases so that the park, the area of the

island that has already been transferred to the -- by the Navy, and eventually has come back to the City of Vallejo is already ready to be developed in phase one.

And then we've kind of estimated what your timeframes were and projections for the cleanup of the various parcels or areas of both the housing area on the hill, and then the -- south of the shoreline areas. So to the extent that you can or your contractors or your early transfer proponents can clue us in on what your new information is telling you regarding what your timeframes may be on those cleanups, that would be valuable to us, let's say, in the next month so that we could have those dates for the phasing of the park most -- most accurately match the cleanup schedule.

CO-CHAIR BLOOM: To answer that I'll just say we will definitely look into that and try. Being so new, I can't comment on that as of right now, but we'll definitely look into it, and as soon as we can get that we will. With that, public comment period again. If there's no public comment period the agenda shows adjourned. Thank you everybody for coming.

#### **LIST OF HANDOUTS**

The following handouts were provided during the RAB meeting:

- Presentation Handout – Mare Island Elementary School Update
- Weston Solutions Mare Island RAB Update July 2006
- Lennar Mare Island RAB Update July 2006
- Navy Monthly Progress Report Former Mare Island Naval Shipyard July 2006
- Lennar Mare Island Document Schedule Forecast July 27, 2006
- CH2MHill/Lennar Mare Island Deliverable Schedule July 27, 2006

(Thereupon the foregoing was concluded at 8:30 p.m.)