

**MARE ISLAND NAVAL SHIPYARD
RESTORATION ADVISORY BOARD (RAB) MEETING MINUTES
HELD THURSDAY, APRIL 29, 2004**

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MARE ISLAND
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Mr. Jerry Dunaway, RAB co-chair called the April 29, 2004 meeting of the Mare Island Restoration Advisory Board (RAB) to order at 7:04 PM (1904 hours) with Seven (7) RAB members; Fifteen (15) Regulatory Agency & Navy Representatives; Eleven (11) Community members and guests; and community relations' staff from CDM including Doris M. Bailey, Court Reporter, in attendance.

RAB Members in attendance:

- | | | |
|--------------------------|-----------------|-------------------|
| ● Myrna Hayes (Co-Chair) | ● Jerry Karr | ● Justice Budu |
| ● Michael R. Coffey | ● Diana Krevsky | ● Paula Tygielski |
| ● Kenn Browne | | |

Regulatory Agency & Navy Representatives in attendance:

- | | | |
|----------------------------|---------------------|------------------|
| ● Jerry Dunaway (Co-chair) | ● Carolyn d'Almeida | ● Chip Gribble |
| ● Gary Riley | ● Henry Chui | ● Cris Jespersen |
| ● Dwight Gemar | ● Ray Leftwich | ● Emily Roth |
| ● Jeff Morris | ● Michelle Trotter | ● Alan Lee |
| ● Lee H. Saunders | ● John Kaiser | ● Sarah Raker |

Community Members and Guests in attendance:

- | | | |
|-----------------|-------------------|------------------|
| ● Christy Smith | ● Starr Dehn | ● Liz Peace |
| ● Bill Nystrom | ● Dennis Robinson | ● Josh Sternberg |
| ● Jim Robbins | ● Stephen Farley | ● Sheila Roebuck |
| ● Tom Gibbons | ● Diji Christian | |

RAB Support from CDM:

- | | | |
|---------------------|-----------------|-----------------------------------|
| ● Shelley Thibeault | ● Wally Neville | ● Doris M. Bailey, Court Reporter |
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The meeting was called to order at 7:04 PM (1904 hours)

Public Meeting for the "Investigation Area D1 Remedial Action Plan"

I. WELCOME AND INTRODUCTIONS: (Mr. Henry Chui and Ms. Michelle Trotter, Department of Toxic Substances Control)

MR.DUNAWAY: Good evening, my name is Jerry Dunaway. I am the BRAC environmental coordinator for the Navy for Mare Island.

Different than what the agenda says, I am not Henry Chui or Michelle Trotter, but I am introducing Liz Peace who is basically doing a presentation tonight.

And this is normally our Restoration Advisory Board meeting, however for this first hour it's going to be a public meeting for a cleanup being conducted by CH2M HILL on behalf of Lennar and the city of Vallejo, and that's what the presentation will be about.

II. PRESENTATION: Public Meeting for the "Investigation Area D1 Remedial Action Plan" CH2MHill (Ms. Liz Peace)

So why don't I just go ahead and invite Liz up here and she can feed you more details.

But we are missing one sheet that was up at the front table here, it looks kind of like this, and we think maybe someone might have picked it up by accident. If it's in your handout materials, if you could just walk it over to Shelley it also helps us keep track of attendance. Thank you.

Liz.

Ms. Liz Peace

Thanks, Jerry. Okay. Something I'm not used to doing is speaking into a microphone, so bear with me.

I'd like to first off thank the members of the RAB for allowing us to have this public comment meeting during your regularly scheduled meeting, and on this celebration of the tenth anniversary, even more of a bonus.

So my name is Liz Peace, I'm a project manager for CH2M HILL, the environmental contractor who does some of the environmental cleanups out at Mare Island. I work in conjunction with Lennar, the developer. And I'm here to talk to you today about the remedial action plan for investigation area D1.

A remedial action plan is a document that presents proposed cleanup actions for environmental sites that are identified within a certain area, and the area that we're looking and talking about today is something we call investigation area D1.

You've got handouts in front of you, they have a map that shows, highlights the area of D1. This is one of eight environmental areas that are part of a, part of the parcel that got transferred to Lennar for redevelopment. So today we're only talking about investigation area D1 as you can see on this figure.

The boundaries are a little odd. They were formed during, based on previous investigations by the Navy and also considering the redevelopment activities for the future.

And the purpose of this public comment meeting is to present to you some of the findings in the RAP, present the content of this document, and take the opportunity to get some comments from you, the public, on this plan.

Okay, a little glitch. All right. Again, so welcome to the formal public meeting. A couple logistics issues. Everything that I'm going to talk to you about tonight is presented in a Draft Final

Investigation Area D1, Remedial Action Plan. You may hear me refer to this remedial action plan as a RAP.

This RAP, this document is available in this library for your review. It's also available in the DTSC offices in Berkeley.

The public comment period began last week on Thursday. It's a 30-day public comment period, so it goes through May 21st, which is a Friday. So we'll be accepting comments both tonight, you can present questions and comments at the end of this meeting, or you can write in comments. We'll be accepting those by mail. The address is on the fact sheet that you may have received in the mail. If you didn't receive it, we have some copies available tonight.

As far as responding to your comments and questions, I'll try to best do so tonight. But also the ones that get written in, we'll be preparing response to comments document that will be included in the final version of this investigation area D1 remedial action plan.

Okay. DTSC has reviewed and approved this RAP for release to the public. They have also prepared an initial study and a proposed negative declaration. And these two documents, they present an evaluation of potential impacts that may be posed by the environmental cleanup actions that we're proposing in the remedial action plan. And so these two documents are also available in the library and in the DTSC offices for your review along with the RAP.

Okay. So tonight we're going to talk a little more, hopefully in the next fifteen to twenty minutes about the following topics:

The purpose of the RAP.

A general description of investigation area D1.

Talk some about the findings and conclusions in the remedial action plan.

We'll get into the description of the proposed; excuse me, cleanup actions or remedial actions.

We'll also talk a little bit about some of the activities that are going to occur while we perform these remedial actions.

Get into the next steps for the D1 schedule.

And then open it up to everyone for questions and comments.

Okay. What is the purpose of this remedial action plan? What the RAP does is presents the selected remedial actions or cleanup actions for the sites within investigation area D1, the environmental sites; provides documentation of the factual legal basis for why we selected these remedial actions, why they are appropriate for the environmental sites.

The RAP goes through a summary of previous investigations. It also does a comparison or an evaluation of contamination, and it compares 'em to the health based levels or criteria.

Then we talk about, in the RAP as well, a summary of proposed remedial actions, and get into the rationale for why we selected those actions.

Okay. So the area we're talking about, investigation area D1, again on your handout and also here on the map, it encompasses two hundred -- approximately 230 acres -- I'm one ahead.

Previous use of investigation area D1 included military housing, also medical buildings and community buildings. Here you see a photo of the former hospital. This is now, the former hospital and medical buildings were located where Touro University is situated now, the area down there in the southern portion of D1.

The housing areas you can see in your map, the former Coral Seas Village and former Farragut Village, those were residential houses that have since been demolished.

And of course Captain's Row, the mansions along Walnut Avenue, those were also residential.

And then we have St. Peters Chapel and Chapel Park, some community type buildings.

In terms of the current and future use as we look ahead, the planned future use of the area, they include residential areas again, educational areas, commercial businesses, and maintaining the parks.

The residential areas where the deconstruction activities occurred at Farragut and the former Coral Seas Village, new houses are planned to be built in this area.

Educational areas, Touro University occupies many of the buildings in the southern portion of D1, and educational is planned for future use for that area as well.

Like the photo here, the mansions along Captain's Row, those are currently used for commercial businesses, and that's the planned future use as well.

Okay. The findings of the remedial action plan. We have identified all the environmental sites in investigation area D1. We have identified those through many previous investigations. And the sites include both sites where contamination is below the health based criteria and no further action is required, and also sites that still require some remedial action or cleanup actions to ensure that the areas are safe for human, health, and the environment.

An example for some of the no further action sites. During deconstruction activities at Farragut and Coral Seas Village, some lead impacted soil was encountered at these areas. Those soils were removed and the cleanup was successful, the levels were safe for the proposed future use, and no further action is required for lead and soil in those areas.

As far as the sites that require further action, that's what we're going to spend a little bit more time talking about in these next few slides.

So after all the previous investigations, the sites that remain that still require remedial action include IR14 or the industrial wastewater collection system. IR14 is the site name for this system.

We also have polychlorinated biphenyl sites; you'll hear me refer to those as PCB sites.

And then we also have areas remaining with lead in the soil from lead-based paint. So we'll spend a little bit of time talking about the description of these sites and the proposed remedial actions.

Okay. First, IR14 in investigation area D1, there's 1,500 feet of underground pipeline and one pump station which is part of IR14 in D1. Now, on your maps the blue line represents the industrial wastewater collection system. You can see that the collection system runs through some of the other investigation areas, but what we're talking about is strictly the area along Kansas here and a little piece on Azuar, all of the industrial wastewater system within D1.

So this system conveyed wastewater from various sources across the island out to the wastewater treatment plant that was located to the east -- or to the west, I'm sorry, of investigation area H2. And the system operated from 1972 through to base closure in 1996.

This cross-section just gives you a little bit of an idea of, that the system is an underground system. Typically the pipeline is found about four to five feet below ground surface.

Okay. The Navy has cleaned and flushed the system during base closure, the entire system. Also, previous investigations have included soil and groundwater sampling outside the pipeline and around the pump stations. And the results have indicated that no contamination exists in these areas. And we also, the pipeline is currently not in use and is not intended to be used in the future.

So although we've seen that no contamination is present outside the pipeline or around the pump station, DTSC has requested that we look inside the pipeline and determine if any residual waste is located inside the pipe.

So the proposed remedy for IR14 and D1 consists of putting a video camera into a pipe and doing an inspection. If any breaks in the pipeline are found, the soil surrounding the break will be investigated and remediated if required.

If no breaks are found but residual waste is observed, then the pipe would be flushed until it's clean.

So that covers the proposed remedy for IR14. Now we have PCB sites, polychlorinated biphenyl sites. Historically these sites were identified where PCB containing equipment was located or where PCB spills have occurred and have been documented.

In investigation area D1 we've identified, or in the past, 81 sites have been identified. Now this sounds like a lot of sites, but for PCB sites they're isolated discrete areas. They're small sites. For instance, in a room within a building where a piece of equipment existed that maybe used PCB containing oil, some of that oil may have spilled onto the floor and that's what we're looking at. So these are small sites.

Also, as you can see, sort of, from the picture, transformers are a common source of PCB sites, and the concrete pad underneath the transformer in many cases is the site that we look at.

So there are a few types of proposed remedies for the PCB sites. It's dependent on the site itself. One of the options is to remove soil and concrete that is impacted with PCBs. The materials are removed until concentrations of PCBs are safe to human health and the environment.

And you can see here in this photo an example of a removal action at a PCB site that's already been performed. And this is in D1. This was a former transformer pad, and the soils were sampled following this removal and they were found to be clean. And no further action is needed in this case, but there are two sites in D1 that still remain that require soil and concrete removal.

Another remedy that we look at for PCB sites is encapsulation. It's a commonly used and acceptable remedy for treating PCB sites. Essentially encapsulation eliminates the exposure to PCBs. We have a couple of cases in D1 where the encapsulation is a suitable remedy.

In the case where an active transformer remains in place over the concrete pad and the concrete pad is, has PCB concentrations in it, when the transformer remains in place the PCBs are not accessible, and therefore the transformer is serving as a barrier and as an effective remedy.

At the time when that transformer is de-energized or taken out, then that concrete would be remediated as required.

The other method of encapsulation that we look at is application of a coating on the floor where the PCBs are located. And that serves as well as a barrier that's eliminating the exposure to PCBs.

We also have land use restrictions, and these are applicable in cases where residual PCB concentrations are safe for certain uses of the area, but not for unrestricted residential use.

Land use restrictions are recorded with the county. They record information such as the site location, the maximum PCB concentration that remains, and also it documents that certain sensitive uses of the site are prohibited. And both DTSC and U.S. EPA enforce these land use restrictions.

Okay. Now onto lead and soil from lead-based paint. As many of are aware, I'm sure, lead was used in paint until 1978, so structures that were built or painted before 1978 have a potential to have lead-based paint.

Now, the environmental concern that we're looking at is, over time paint can chip and peel off the structures and onto the surrounding soils, and this can cause elevated concentrations of lead in the soil. Typically it falls along what we call the drip line of the building, which usually extends approximately four feet out from the building and goes down the length of the entire building side.

In order to determine the, in order to determine the, if lead is a concern in the soils from this lead-based paint, we perform sampling along the soil, the soil along the drip line and out into

the middle of the yard as well. And we determine if the levels in lead that we receive or that we see in the soil, we determine if those levels are safe for the proposed use of the area.

As far as D1, there's approximately 200 structures that remain standing in D1 right now, in investigation area D1, and all of those are being evaluated for the potential of lead in soil to be a concern.

In terms of the remedy, if lead concentrations are found to be a concern, then soil removal is one of the effective remedies. It would involve removal of the soil, and then resampling the soil to ensure that the concentrations of lead in the soil are safe to human health and the environment.

Typically in the case of, of lead in soils from lead-based paint, we would have a shallow excavation, maybe only down to about a foot below ground surface. If it's just along the drip line, then that might be a five-foot wide excavation. So that's what we're looking at in terms of soil removal.

And as well, like PCB sites, land use restrictions may be appropriate for some sites where residual concentrations of lead in the soil are safe for certain uses but not for the unrestricted residential use.

Okay. So we've talked about the environmental sites and the proposed remedial actions or remedies that are associated with those sites. Now I wanted to spend a little bit of time talking about some of the activities that are going to be associated once we perform these proposed remedies. Those topics are going to be planning and coordination, actually performing the cleanup action, and then site restoration.

Okay. In terms of planning and coordination, this would typically occur at least two weeks ahead of implementing the remedial actions. Tenant notification and meetings. We would, our objective is to minimize tenant disturbance while we implement these remedies. So meeting with them ahead of time to discuss specific scope of work, for instance, which side of the building are we going to be working on in the case of maybe some lead removal in soils.

We also discuss site access, how can we maintain access to commercial areas, commercial businesses during implementation of the remedy.

And then we also discuss schedule.

One of the things we do ahead of time as well is review the National Register of Historic Places. It's our intention to identify historical trees and structures. It's, by planning ahead we want to make every effort that we can to observe these historical features.

And in conjunction with that, we also are consulting with landscape professionals; we want to help evaluate how to preserve the landscapes while we're performing these remedial actions. And then also we'll be obtaining the appropriate permits and identifying any utilities that may be impacted while we do the cleanup actions.

Okay. The actual remedial actions will involve site preparation activities. These, temporary fencing would be installed to control site access, and also potentially traffic controls may be implemented, detour signs and road closures, if necessary.

In the case where we're looking at soil or concrete removal actions or excavation, we look at each of the sites to determine what type of construction equipment is appropriate to do these removal actions. In some cases, for instance, the shallow excavations along the drip line of the building, use of smaller construction equipment, or even hand digging may be appropriate.

And while we're doing excavation activities, we'll also be monitoring for dust levels using a water truck to control dust.

And then also, after excavation we'll be looking to, we'll be collecting post excavation samples. Shallow excavations will remain open until the results indicate that the cleanup action was successful. So once we get the results back that indicate that the levels are safe, then we would move on to site restoration activities.

And the site restoration activities would include backfilling the excavation areas with clean soils.

In the case of historic landscapes such as Captain's Row, we will be working again with landscape professionals to ensure that we're returning the impacted areas to their original conditions.

And as far as other areas, we'll still be restoring all of the impacted areas, which will include applying topsoil, hydroseeding the area, and watering.

Okay. Just a quick summary. The investigation area D1 RAP presents the proposed remedial actions or cleanup actions for the industrial wastewater collection system, PCB sites, and areas with lead and soil from lead-based paint.

The desired outcome for investigation area D1 is to perform the remedial actions, achieve the cleanup goals, thereby allowing for redevelopment of the area. And while we're doing all this we want to minimize the impacts to the people that live and work in the area.

Okay. And just in terms of the schedule or upcoming events in D1, we'll be, the response to public comments will be part of the final investigation area D1 RAP, and that's scheduled to go, to be submitted in June of 2004.

And the field activities for some of the proposed actions that we've got in the remedial action plan, those are scheduled for this summer with the majority of the activities planned for June and July.

Completion of the remediation or the remedial action, our goal is for September 2004.

So that's all I have on the IA D1 RAP. I want to thank you all for listening and will open it up to any questions or public comments.

Questions, I think you can step to the mike there.

Questions and Answers

MR. NYSTROM: I'm Bill Nystrom, I used to work down at the ammunition depot, and I was trying to figure out by looking at the map whether D1 does cover that far south where the old ammunition depot was. And if not, what is the status of the old ammunition depot down there? Is that going to be turned over to Vallejo or is it fenced off?

MS. PEACE: Are we talking about the Marine Corps Firing Range in general?

MR. NYSTROM: Yes.

MS. PEACE: I'm going to pass it to Jerry.

MR. DUNAWAY: Thank you. This area does not include the former ammunition depot. This little tail down here actually is the road that goes to it.

MR. NYSTROM: Right.

MR. DUNAWAY: So it would be further down in this area off of the map down here. The Navy is completing the cleanup there. Right now it is fenced off because we have not finished the cleanup, and once the cleanup is done it does transfer back, the Navy will transfer that property to the city of Vallejo.

MR. NYSTROM: Thank you.

MR. KARR: Liz, I have a couple of questions. Is the remedial action plan available on-line?

MS. PEACE: No, it's not on-line, it's just here in the library the hard copies are available.

MR. KARR: It would certainly make it more available to the community if it was on-line, if we could look at it and comment electronically.

MS. PEACE: Well, yeah, we can look into that.

MR. KARR: And what is the status of the existing, the transformer oil and any transformers that still are in service?

MS. PEACE: Oh, all of the, all of the PCB or all of the transformers on the island are non-PCB containing oil that are in operation right now. Any transformers that contain PCB oil have been replaced, I think in '76 maybe, 1976.

MR. KARR: Okay. Thank you.

MS. DIJI: I'm interested in whether or not there will be any work done around Captain's Row between now and September, mid-September, do you know, anything disturbed?

MS. PEACE: We are doing an evaluation right now for lead and soil around some of the structures or all of the structures on Captain's Row.

So pending that evaluation and the levels of lead in the soil, we may need to do some specific removal actions around the sides of the building or along the drip line, like I was speaking to earlier. And that's something that we would aim to do in this summer before September.

And again by a meeting with the tenants, and I'm not sure if you occupy some of the building out there, but by meeting with the tenants we'll work to minimize any impacts out there while we do this work.

MS. TYGIELSKI: I notice that you are thinking of land use restrictions as a possible remedy. And land use is spoken of frequently over the ten years that I've served on this RAB, and I'm always leery of that, always leery of them. And I know that some of, some housing near Touro was used for students with the restriction that nobody under the age of eighteen live there. Many of the students were married and had children. That land use restriction was ignored.

MS. PEACE: Yeah, I can't speak to land use restrictions in the past. But as far as looking forward to the remedy that we're proposing in this remedial action plan, I think that the land use restrictions will be enforced both by, well by DTSC, in some cases and in terms of the PCB sites, by both U.S. EPA and DTSC.

MS. TYGIELSKI: I'm still leery.

MS. HAYES: Liz, on that note I'm curious. One of my questions was how do DTSC and U.S. EPA enforce land use restrictions? It sounds like the magic solution, but I'm curious about how they do that.

MS. PEACE: And maybe Henry or Carolyn can maybe better answer that.

MS. D'ALMEIDA: I was just going to say, in the case of the Touro University students, there was never anything in writing that the students would be restricted, it was more like a verbal agreement between -- was it in writing? It was in writing? Okay. But it wasn't --

Go ahead, Chip, if you want to answer.

MR. GRIBBLE: It was in writing.

MS. D'ALMEIDA: It was in writing? I think the problem was that the written notification was never given to the students.

MS. HAYES: Well, what a great example of the question I just asked. You actually didn't answer it directly, but you answered it in a rather revealing way.

Henry, do you want to add anything to that?

MR. CHUI: I guess once we found out that, I guess the residents were living there with children, we did notify Lennar and Touro about that situation, and asked them to immediately make that situation right and --

MS. HAYES: Well that was sufficiently vague to qualify you as a great regulator. It didn't really answer the question that I asked which was how you do enforce land use restrictions. They're recorded in the, at the county, but I don't quite get the nexus between they're recorded at the county and all the sudden the land user or owner gets word, you get on your horses and ride into town and tell them they're doing the wrong thing. It seems like somewhere in between there should be some action, and that's what I'm just curious about, how you do that.

MR. CHUI: Well, we do have a consent agreement with Lennar, and they're the property owner of that property, of those areas, and we do have counties assess if they're, if they violate that.

As far as enforcement, I guess it would be, I know in the past we were kind of, I guess our inspections haven't been that great, but there are penalties associated with violations where they, you know, violate the consent agreement.

MS. HAYES: Okay.

MS. ROBUCK: I'd like to make a comment about that. As far as the land use restrictions, if Lennar is the landlord, then Lennar has the first responsibility to make sure that they're enforced. And I'm not going to speak to the past because I think that what happened was remedied.

But going forward, the kinds of land use restrictions that are envisioned are things like you can't use this for residential; you have to use it for commercial use only.

And the properties would be purchased with, by new owners with that understanding, and they wouldn't be able to use something for a residential use.

Other kinds of restrictions would require fencing or locks on rooms that would allow for restricted access. So in most cases they should really be self-enforcing once the property transfers and the new owner understands that some rooms need to be locked or there needs to be some fencing.

But the primary restrictions that we're talking about for investigation area D1 are, some are going to be residential, and the residential areas basically have no restriction. The commercial areas will be purchased as commercial. And then, as I said, the other areas will be restricted by some physical mechanism.

COURT REPORTER: Would you state your name, please?

MS. ROEBUCK: Sheila Robuck.

MR. GRIBBLE: My name is Chip Gribble with DTSC. I would say enforcement of land use covenants, restrictive land use covenants are dependent on the agency's vigilance or not. To the extent that the agencies are vigilant that they will hopefully be enforced. Even vigilance doesn't

necessarily guarantee it, but vigilance and persistence probably guarantees or ensures that they will be followed through.

And that means that the agencies have to maintain an active role after the cleanup to be vigilant and to be persistent when they are violated. Just like, you know, driving down the freeway and you exceed the speed limit, if there aren't any policemen around there's nothing to keep people from staying within the speed limit. And even if there's a policeman around, he's got to do something in order to enforce that and keep people within the law.

MS. HAYES: Ray from the city of Vallejo, this question would be for you. In D1, I, given that I don't, you have not described what properties you're planning on land use restrictions on, particularly in terms of lead, the city of Vallejo will be transferred the chapel and grounds and at least two of the mansions quarters, A and B, which are located in D1; what measures will the city of Vallejo take to ensure, to inform its tenant of these land use restrictions which I assume will be transferred with the title from Lennar once this is certified as clean?

MR. LEFTWICH: I don't know that. The answer to your question would be best directed to the economic development division of the city of Vallejo, Gil Hollingsworth, they handle all the property transactions.

MS. HAYES: But you're here. You don't have to have the answer but would you go back and ask them?

MR. LEFTWICH: Yes, that's what I'm telling you right now.

MS. HAYES: They designated you as the representative from the city.

MR. LEFTWICH: Yes. Yes.

MS. HAYES: Great.

MR. LEFTWICH: I will discuss this matter with Gil and get back to you.

MS. HAYES: Okay. Because the current tenant I'm alarmed at at least one incident where there seemed to be digging for landscape maintenance, some repairs and exposed possibly, the way that sandblast was exposed. And I'm concerned that your tenant currently may not be being informed of the policy that currently is in place there of no digging without permission.

I only have two other questions. What types of sites are you proposing encapsulation and land use controls on PCBs and lead? That wasn't clear to me in your presentation.

Lead, I assume, I mean I don't understand why you would use a land use restriction rather than -- when would there be a case where you couldn't remove the lead to a level that would be considered safe?

And this, your fact sheet that came in the mail notes that you would be using protective barriers. Is that after you remove soil or before you, as a remedy? It isn't clear.

And then the last question I have is what measures will the landowner, Lennar at this point and who it passes the property to, take to ensure that lead and soil from lead-based paint, that that soil is not recontaminated once you go to this really significant effort to clean that soil up?

MS. PEACE: Okay. I'll try and speak to the first question. In terms of the types of sites for encapsulation for PCB sites, we have two sites where transformers are currently active over top of a concrete pad where PCBs were detected previously in that concrete pad, so encapsulation would be applied at those two sites.

We also have a basement room, a room in a basement of a building where we're going to be applying a coating of paint. It's not going to be a area that's used frequently by people, so that will be applying the coating serving as encapsulation. That's just at the one site in D1.

Okay. In terms of land use restrictions for PCB sites, there's, I think there's eighteen PCB sites where we're applying land use restrictions, and those are typically based on what the proposed land use is. So if it's not residential, and if it's not going to be a highly occupied area, the cleanup levels that we're looking at, the residual concentrations of PCBs can be slightly higher than they would be if somebody was living in that area, a resident, if it was a residential land use.

So those are the types of sites where we're applying land use restrictions. And that same type of criteria will apply to lead in soil from lead-based paint. That evaluation is ongoing right now.

In terms of the residential land use areas, we have a more restrictive cleanup criteria for lead and soil in the areas where people may live. In areas where people are not going to live, the cleanup level for lead is slightly higher.

So in the cases where we find lead in levels that are still below the criteria for, say, a commercial or industrial type of area, but above the residential area, then a land use restriction would be appropriate in those areas and not necessarily removal action.

Does that answer that part of the question?

MS. HAYES: Yes.

MS. PEACE: Okay. Now remind of the second part, please?

MS. HAYES: In your fact sheet you list remedial action for lead-based paint as removal of the soil with unacceptable levels, protective barriers, and/or land use restrictions.

MS. PEACE: And I think --

MS. HAYES: Can you give me examples of those?

MS. PEACE: Yeah, the protective barriers are not going to be feasible to get us to closure, they would be an interim remedy that we would look at. But because our goal is to clean up this area by September of 2004, it doesn't look like the protective barriers in terms of putting in, for instance, mulch, six inches of mulch along the drip line to prevent exposure to lead and soil, it

doesn't look like we're going to be applying that remedy. So I think soil removal actions and land use restrictions are the two remedies that we'll be looking at for lead and soil.

And then the third was? Sorry.

MS. HAYES: I was trying to be efficient. What measures will Lennar and/or pass onto its buyers, what measures will you take to ensure that the soil that is remediated from lead-based paint is not recontaminated?

MS. PEACE: Okay, it looks like Josh wants to take this one.

MR. STERNBERG: I'll take a stab at that. My name is Josh Sternberg.

The first part I want to go back to one of your earlier points just to make sure it's crystal clear to everyone. CH2M HILL and the deed restrictions that we're talking about aren't working in a back room, it's being done collaboratively with our land use plan, so it's going through the city right now with a specific plan amendment of the proposed land uses conform to the designated cleanups that CH2M are using. So there will be multiple methods.

I mean first there's the deed restrictions set forth by Lennar through CC&R documents and other things that are reviewed by the city.

And then there's actually zoning restrictions that the city will put on the property based on the reuse plan and redevelopment that will keep residential discreetly separated from non-residential.

And then anything that overlaps or transverses that zone, because I'm sure there's going to be a couple of exceptions to what I'm saying, would actually have to have strict deed restrictions that would be, I think would be owner responsible.

Certainly the vigilance of the regulators are important as well, but there's a direct responsibility to the owner. And so we would share, we would have that until we transfer the property. And then through deed restrictions and disclosures we would communicate that over to the future property owner.

So I don't have an answer for a case by case because I'm not sure where the exceptions are, but for the gross examples of this that I can think of, it's dealt with by the change in designations and the reuse plans themselves. So we're not talking about encapsulation techniques in the middle of a subdivision of, you know, residential development.

And then going to your latter question, which I can speak more intelligently, is what Lennar is doing in the meantime. Some of the lead-based cleanup that's going on in D1, I shouldn't say surprised us, but definitely caught us slightly off guard in a timing perspective of where it was coming in the development program.

And what we've had to ask ourselves over the last week or two is how are we going to deal with the potential source material that's causing this contamination to make sure we don't do a

costly cleanup today that just creates a developer expense four years from now when they're redeveloping it.

So what we're doing is working with CH2M Hill to go building by building. As Liz pointed out, there's over 200 buildings in D1 that have this situation. We'll go building-by-building, document if there's an existing source, if there's flaking paint going on then, at a minimum to everything where there is flaking paint, in every building we're going to do the necessary scraping to ensure that it doesn't continue to be released.

On the buildings that have historic significance, the landmarks, Captain's Row, things that are, obviously have a higher level significance, and potentially the granny units along Oak Avenue, we would propose doing the painting and restoration activities, you know, corresponding to the time of the cleanup.

In an ideal situation you would do the painting and all this stuff first, then you can remediate the soil. We'll probably be working in tandem together to do it all the same time roughly.

MS. HAYES: Thanks, Josh, that's an ambitious task.

MR. STERNBERG: Yes.

MS. HAYES: Yeah. Those of us who live on this side of the river and do live in houses contaminated with lead-based paint without restriction understand very well what your task is.

MR. KARR: I had one more comment. I don't want to beat this issue up, but Paula's concerns about the deed restrictions or land use controls, and I really support Chip's comments on the eternal vigilance of the regulators, which is a valid point.

But as a society we've done an excellent job in developing regulations that develop controls that develop everything that we have to look at. And the part that always goes by the wayside is monitoring. Whether it's storm water runoff from construction sites or mitigation sites up county or here or there, we develop wonderful plans and controls, and there always seems to go by the by money for monitoring and enforcement.

So I share Paula's concerns, and I'm not asking for answers, but I just want, for the record that that's endemic to all the regulatory procedures and controls that we have. We do a good job writing 'em down, and then we forget 'em.

MS. TYGIELSKI: And I'd also like to point out the fact that an area may be designated commercial, and there may be daycare centers in there for the people who work there. So just because an area is designated commercial doesn't mean it shouldn't be cleaned.

MS. PEACE: I think there is language in the recorded land use restriction that talks to sensitive uses, which include daycare centers and hospitals as well. So those are specifically called out.

MS. HAYES: We should be reminded that there's -- oh, sorry, Diana -- that there's one other remedy that the building, the landowner would have. And that would be simply, it's not

simple, but removal of the source. Both when the transformer gets replaced, and in the case of lead-based paint, when, when it gets removed or satisfactorily encapsulated.

So I think we're talking about just what the minimum is or what you're willing to do under this scenario. But if, I would think that you would reconsider land use restriction on a property-by-property basis once the properties are parcelized if you could be convinced that the source had been removed. Is that true?

MS. PEACE: Well, I'm not sure that I'm exactly answering your question, but definitely we are evaluating each specific environmental site, and based on the condition to determine if land use restriction is appropriate or not. Obviously we're proposing removal actions at many of the locations and land use restrictions at a few of the locations.

MS. KREVSKEY: Did I hear correctly that as part of these restrictions in certain buildings you're going to lock a room up or a basement and nobody is supposed to go in it even after it's sold? I mean did I misunderstand?

MS. PEACE: Maybe, Sheila, you can talk to that a little bit.

MS. ROEBUCK: There are some areas even now that are locked because, for example, they are used for equipment for switching for Island Energy, you know, where they have high voltage lines that go through them, and only workers are allowed in them anyway so they're locked now. So that's an example of a kind of situation where, yeah, it will remain locked.

And Island Energy does have easements to certain areas throughout the island that allow them to run their equipment. So that's, that's the one that comes to mind.

MS. KREVSKEY: Well I think you're actually referring to operations that are occurring right now, but I was wondering if it was a remedy of sorts that because an area can't be cleaned it's just going to be locked up?

MS. ROEBUCK: Well, not as part --

MS. KREVSKEY: Just kind of abandoned.

MS. ROEBUCK: Well if it, the regulations allow for certain concentrations in those cases, but you're not talking about, you know, an area that is, where someone could have an exposure; where you could have an unlimited amount, for example, of PCBs, because that's where this really applies.

So unless it's encapsulated, and we're not talking about that, in encapsulation I think the concentrations can be somewhat higher. But in an area where the room would be locked, the concentrations still have to be low enough that the people that are allowed to go in there wouldn't have an exposure that would be a risk to their health.

So if you have high concentrations, even in that situation, they would have to be cleaned to a level that allowed for exposure over a limited period of time that would represent the work that's done in that building or room.

MS. HAYES: What about the exposure of the thieves that are stealing copper out of those facilities where they are exposed for a much, much longer period of time than Island Energy workers are?

MS. KREVSKY: They deserve it.

MS. HAYES: They deserve it?

MS. ROEBUCK: A lot of people have said they deserve it, but I don't think they necessarily deserve it. But I will say that those buildings were, there was restricted access in that case. When that happened the entire building was reinforced, and it's going to have to be cleaned up.

But, you know, vandalism happens sometimes. And even if there's a lock, if somebody breaks the lock there's not a lot that we can do about that.

MR. GRIBBLE: Copper isn't nearly as toxic as PCBs, so when they start stealing the PCBs then --

MS. HAYES: Well I was just thinking of the amount of time they're in there stealing the copper, the exposure to PCBs. And I guess when they go to prison they probably have a good chance of getting exposed to lead-based paint, so whatever.

MS. PEACE: Okay. Thanks everyone. Are there any other questions or comments? Great, thanks.

MR. GIBBONS: I notice that on the slide I-4, the industrial piping system, that you surveyed the portion of D1, but you didn't survey the whole piping system. If you're going to survey the piping system it strikes me that you want to look at the whole piping system rather than just the little segment that happened across D1. Have they surveyed the whole thing?

MS. PEACE: We haven't surveyed the whole line at this time. In terms of schedule concerns, in terms of getting investigation area D1 to closure, in terms of remedial action, we're prioritizing that area first.

There is over 25,000 feet of industrial wastewater pipeline out there, so it will be a long survey. We're going to see what we see in this initial section of the pipeline in D1, and then we'll have talks with DTSC in terms of the remainder of the pipeline.

MR. GIBBONS: Well, I hope you find nothing in the future because the point of the pipeline is to move stuff around, so that would, that would potentially, any future contamination, you'd have to resurvey what you've already done, etcetera, etcetera, unless you break it into segments and isolate each segment.

MS. PEACE: The pipeline is not operational right now. Is that, I'm not sure, maybe that is unclear.

MR. GIBBONS: Is it open?

MS. PEACE: No, it's been plugged and cleaned and flushed prior by the Navy, and we're just making sure no residual waste is in place. It should be completely clean, that would be our intention.

MR. GIBBONS: Plugged at each end?

MS. PEACE: It's plugged in the manholes. In the pump station that it's connected to there are plugs into the pipeline that connect to each manhole, so we're going to have to access those to get the video survey.

But we would, you know, potentially we are going to look at surveying the entire line, it depends on what we find in this section.

COURT REPORTER: Sir, can you state your name?

MR. GIBBONS: You want my name? Tom Gibbons.

COURT REPORTER: Thank you.

MR. GRIBBLE: That brings me to one of the questions that I have from your presentation. On what basis do you state that the Navy cleaned and flushed the system?

MS. PEACE: Just historical documentation.

MR. GRIBBLE: Do you have documents on that?

MS. PEACE: We have some documents of field notes, but we don't have an official report that says, you know, the lines were flushed at this time and this is what the analytical results are --

MR. GRIBBLE: So --

MS. PEACE: -- proving that it's clean, right. So we have to go back and verify that this was, you know, done sufficiently.

MR. GRIBBLE: So then I think for accuracy then you shouldn't be saying that the Navy cleaned and flushed it, but that there is a, there is a, some evidence or some indication that the Navy cleaned and flushed it, or there's an allegation that the Navy cleaned and flushed it, and that you will confirm that through your survey.

But as far as the blinds go and, you know, the cutoff points and all that, that also is an allegation and so --

MS. PEACE: True.

MR. GRIBBLE: -- the fact is that without anybody being able to produce the document or report that the Navy did that, and we have not been able to do that in my agency at DTSC. And I know Weston, we've been through this with Weston, they've not been able to find that document either, it's a fact that we cannot state that as a fact.

MS. PEACE: Okay.

MR. GRIBBLE: Or we shouldn't be stating it as a fact. But I think that you should consider that, that you don't know as a fact that the blinds are in and those sections are segmented and isolated.

MS. PEACE: Right. And that's what we're confirming by performing the survey. Okay. Thank you.

Okay. Any other questions?

Thanks everyone, thanks for the opportunity to talk.

MR.DUNAWAY: Thank you, Liz. We are recording all the comments that were made, do you plan to respond to those comments in the transcript and somehow?

MS. PEACE: Yes. And that transcript will be included in the final remedial action plan, and that's scheduled for submittal in June. So that's where the response to all the comments that come in on this plan will be.

MR.DUNAWAY: And so just for those who have, weren't able to verbally state their comments, again, the fact sheet has an address for Jeff Morris and Henry Chui to mail in your comments.

The Navy is involved in this because we wanted the cleanup, we provided the funding to Lennar through the city of Vallejo, so we want to make sure it's done properly.

Okay. We're about ready to go on a break, but as Liz alluded to earlier, briefly, this is the tenth year anniversary for the RAB, and we have actually some special awards we'd like to give before we go on break.

So what I'd like to do is, if we can get the lights up in the room, I'd like to ask my boss to come up, Mr. Alan Lee, he is the base closure manager for Mare Island.

And we'd like to provide some acknowledgment of the work that the RAB has been doing in support of the Navy's cleanup program here at Mare Island.

And why don't I let Alan introduce that award to you.

MR. LEE: Thank you, Jerry. It's really my pleasure actually to be here tonight to help celebrate this special occasion.

Two weeks ago I had opportunity to listening the community RAB focus group, and I must say that I was truly impressed by your professionalism and the knowledge that you have about the base as well as the various issues. You're right on the mark on every issue discussed that evening.

And certainly the Navy is very appreciative of your dedication and your genuine interest in the cleanup program, as well as disposal and the development of Mare Island. So you put in a lot of time on each of this.

Also at the meeting that I was at it came to my attention that it was a tenth year's anniversary of the RAB -- April 14th, right? And Myrna even brought a couple pies to help celebrate. So that was great.

MS. KARR: M&Ms. Where's the M&Ms?

MR. LEE: But afterward Jerry and I thought that maybe we can do a little bit something more special tonight and so that we can all celebrate.

So with some briefing up the chain and some coordination and preparation we're here tonight. It's nothing really huge, but at least it's a token of the Navy's appreciation of the countless hours that you spend, your energy, your effort that you put in this process.

Certainly with your help we, you help us to better understand the community issues and concern so that we can address them throughout this process. Not like ten years ago, wait until the Navy make a decision, then we involve you, but then it would be too late. I think that's the purpose we created the RAB ten years ago.

Then you returned, you helped us to disseminate information back into the community you represent. So really this is a really, truly good situation for us, and we look forward to continuing that partnership, relationship with you all.

So with that, I don't want to take too much of your time, but I'm here on behalf of Captain Bianchi, he's the EFA West Commanding Officer as well as Southwest Commander Captain Schanze. Also BRAC department director Kimberly Kesler. So I'm acting on their behalf to present each RAB member this certificate.

So I'm going to read you the citation of this award, it say something like this, for "Mare Island Naval Shipyard, Vallejo California." "This certifies that you are a valuable member of the Mare Island Restoration Advisory Board. Your contributions have resulted in nationally recognized successes such as the 2002 early transfer conveyances and the Secretary of Defense Environmental Award. In celebration of the ten year anniversary of the Mare Island Restoration Advisory Board, the U.S. Navy thanks you for your enduring contribution."

Presented April 29th, 2004. Signed D.S. Bianchi, Captain, Civil Engineer Corps, U.S. Navy, Commanding Officer, EFA West, Naval Facility Engineering Command.

So with that, I will ask Jerry to help me to call you, so I would ask that you come forward. I'm doing that because I don't want to risk, taking a risk of mispronouncing your name, so I'll let him do it because it would be embarrassing for me, so I'll let him do that.

Jerry.

MR.DUNAWAY: Thank you, Alan. And as you come up we'd like to get a picture of you with Alan and the award over against this wall. We think this wall is a better background than the concrete over there. And then if you could stay up here, we'd like to do a group shot afterwards around the aerial photo of Mare Island.

I'd like to first call up Beth Ainslie. I don't think she's here tonight.

But Justice Budu, our newest RAB member.

(APPLAUSE)

MR.DUNAWAY: Next is Adam Chavez. I don't see Adam here tonight either.

So why don't we move to Michael Coffey.

(APPLAUSE.)

MR.DUNAWAY: Next is Myrna Hayes.

(APPLAUSE.)

MR.DUNAWAY: Next is Al Iliff, but I don't think I've seen Al in quite a while.

Jerry Karr, you're next.

(APPLAUSE.)

MR.DUNAWAY: Diana Krevsky.

(APPLAUSE.)

MR.DUNAWAY: I don't think John Lawson is here with us tonight, that job must be taking a lot of his time.

Same with Leah Loizos.

And Jim O'Loughlin hasn't been here in a while.

I think I will be either asking Myrna to provide these to them outside of the meeting or maybe mailing to them.

But Paula Tygielski.

(APPLAUSE.)

MR.DUNAWAY: On behalf of Lennar I have something for Jill Bensen, but maybe, Jeff, you can substitute for Jill?

MR. MORRIS: I need some hair gel.

MR.DUNAWAY: Ray, Ray Leftwich.

(APPLAUSE.)

MR.DUNAWAY: Henry Chui.

(APPLAUSE.)

MR.DUNAWAY: Carolyn d'Almeida.

(APPLAUSE.)

MR.DUNAWAY: Chip Gribble.

(APPLAUSE.)

MR.DUNAWAY: Cris Jespersen on behalf of Weston.

(APPLAUSE.)

MR.DUNAWAY: Getting close to the bottom here. Emily Roth, she's not with us tonight, she's with EPA.

MS. D'ALMEIDA: I can give that to her.

MR.DUNAWAY: Let me make sure I give this to you tonight.

Gary Riley.

(APPLAUSE.)

MR.DUNAWAY: I'm looking for Ken's. Here we go, Ken.

(APPLAUSE.)

MR.DUNAWAY: An honorary member who always comes here on behalf of the Navy, Dave Godsey.

(APPLAUSE.)

MR. LEE: And last but not least, Jerry Dunaway.

(APPLAUSE.)

MR.DUNAWAY: In addition, the Navy especially recognizes the following RAB members for exceptional voluntary efforts. The Navy presents to these RAB members command coins. And

these command coins are given for special recognition at the discretion of the commanding officer.

The first member is Ms. Paula Tygielski.

(APPLAUSE.)

MR.DUNAWAY: Paula is a member of the RAB and has served on the board since day one, ten years ago. Paula also served on the technical focus review committee.

The next is Ms. Diana Krevsky.

(APPLAUSE.)

MR.DUNAWAY: Diana has spent many voluntary hours as the community focus group leader reviewing, editing, and publishing public release documents, and serves invaluable in advising the Navy on community outreach efforts.

Thank you, Diana.

MS. KREVSKY: Thank you.

MR.DUNAWAY: And then last but not least, Ms. Myrna Hayes.

(APPLAUSE.)

MR.DUNAWAY: Myrna is a member also and has served in a leadership as the community co-chair since day one. Myrna has spent uncountable hours reviewing documents. She has supported many, many efforts and initiatives here at Mare Island, and she advises the Navy on various issues relating to environmental cleanup and community outreach.

Thank you, Myrna.

MS. HAYES: Thank you.

(APPLAUSE.)

MR.DUNAWAY: We're going on break and have a great picture.

(Thereupon there was a brief recess.)

Restoration Advisory Board Meeting

III. WELCOME (Myrna Hayes, Jerry Dunaway)

MR.DUNAWAY: We just have a few things to run through as part of the formal Restoration Advisory Board. We did not do introductions, but in the interest of time why don't we forego the introductions and try to finish up in the last few minutes here.

IV. ADMINISTRATIVE BUSINESS (Myrna Hayes, Jerry Dunaway)

MR. DUNAWAY: For administrative business, just want to touch on the March RAB meeting minutes for the meeting last month that were in your mailing packet. If you have comments, please forward those to Myrna or myself.

The May RAB meeting date is May 20th, that's for next month. It is not the last Thursday of the month; it is the second to the last to avoid the Memorial Day weekend.

V. FOCUS GROUP REPORTS

And now into the focus group reports; why don't I start with Diana. I know you have a report for us.

(a) Community (Diana Krevsky)

Ms. Diana Krevsky

I have a report about the community outreach focus group meeting that we had on April 12th. And with all, everybody from the RAB pretty much represented.

Various presentations were given by the Navy, Lennar Mare Island, and Weston describing the history of their community relations plans and their activities since 2001.

Each had an impressive array of past accomplishments. Public tours, participation in the Flyaway Festival, and Weston's website, MareIsland.org being the most notable.

But even with all the successes, many challenges persist. And some of the highlights of these challenges I'm going to go over.

One of the issues was the problem with capturing the public's interest in the cleanup. And we discussed that. I'm not going to go into too much detail tonight because a report is going to come out, I think a combination of everybody's notes will be furnished at the next meeting, but anyway I'll just go over this list.

Another issue was the challenge of obtaining a sustained relationship with the local press, and getting coverage that is not sensationalized.

Also, presenting highly technical information and making it interesting for the general public in a fact sheet format.

And I'd just like to comment, tonight's presentation was pretty understandable, and I wanted to compliment Liz on that. So that type of approach is helpful for the layperson.

Then we discussed the need to target an audience. Again the concentric circle idea was mentioned. And the most immediate central area, central area are tenants, workers, and residents of Mare Island. So a workshop is proposed to reach out to this group.

Some of the other issues that came up was the validity of a required survey. This was questioned by the RAB members because of prior lack of follow-through with actual results from previous surveys. Resources could be better used by briefing civic leaders and government representatives about the status of the cleanup in a timely manner. DTSC stated that the CRP, the community relations plan surveys were to be amended and not completely redone.

Possible translation of the signage and fact sheets into other languages came up. Not everybody was in favor of that.

The need to improve the RAB newspaper ad by describing topics in a more inviting, informative way. This is very valuable public outreach space, and actually just listing, you know, the RAB with the D1 section, you know, means nothing to the general public. So this is a very valuable area to reach out.

Relating reuse to environmental cleanup may be the key in getting the public more interested.

Weston's website is very promising, even though only 20 percent of the community probably has access. Suggestions for enhancing links. A less technical approach and a community tab with frequently asked questions were mentioned as a possible addition to the website.

Basically promoting the website in all publicity is key to the success of this.

Another issue that came up was including the RAB early on in the process, such as stakeholder discussions about community outreach. It's more productive to involve the RAB while formulating decisions early on rather than after the fact.

So first -- well, further discussions are planned, and a complete report will be presented to the RAB at a future meeting. And if anybody else who was there wants to add something, feel free. That's kind of the gist of it.

MR.DUNAWAY: Thank you, Diana. Yes, the responsible parties doing cleanup and the regulatory agencies are getting together next week to discuss what we can, what we took from that meeting and how we can move forward.

And my thought is by the next RAB meeting, the May 20th meeting, we could at least present some of the ideas that, for further discussion with the RAB members.

(b) Natural Resources (Jerry Karr)

MR. DUNAWAY: Moving onto our next technical focus group report, and that's Natural Resources, Jerry Karr.

Mr. Jerry Karr

I spent my energy participating in Diana's meeting, and it was a very productive evening, and a long evening. There was very good comments by all parties, and very good pizza and M&Ms.

MS. HAYES: And pie.

MR. KARR: And pie.

MR.DUNAWAY: Thank you, Jerry.

The technical focus group report, Paula.

(c) Technical (Paula Tygielski)

Ms. Paula Tygielski

The technical focus group, also this month we went to the community meeting and participated in that. And again, it was a very, I think, productive meeting.

MR.DUNAWAY: Thank you, Paula.

Ray, for the city report.

(d) City Report (Ray Leftwich)

Mr. Ray Leftwich

Within the next month we anticipate approving the grading permit and the construction plans for the residential parkway that will connect most of the new residential areas within Mare Island from what used to be Fifth Street it's now Kansas Street, up through to approximately the point where the old Sargo Avenue connected with Club Drive.

We should also be approving the first final map for the first residential subdivision, and that's Farragut Village unit number one for 126 single-family homes.

And there's still the ongoing negotiations with Weston for redevelopment of reuse area 1A.

MR.DUNAWAY: Thank you, Ray.

Lennar update, Jeff.

(e) Lennar Update (Jill Benson)

Mr. Jeff Morris

Okay, I'll keep it brief here. I passed out an eleven by seventeen sheet to each of the RAB members. And I apologize, I don't have one available for everybody, there are some extras at the front table if somebody wanted to pick one up on the way out.

The majority of the work that we've been doing in the last month has been focused in the investigation area D1 area. Liz covered most of that during the presentation earlier, so I'd like to mention a couple of things outside that area.

We're doing some, starting some PCB cleanup work at building 529, some concrete and soil removal. We're doing some video surveying of the industrial wastewater line in the H2 area just north of the area that Liz spoke about earlier.

We've got ongoing cleanup and evaluation of several PCB sites; there are eight of 'em identified here. We met with the agencies this month to talk about some air sampling, indoor air sampling to be conducted, and analysis for PCBs.

Some of the milestones that we've achieved this last month, we received regulatory closure of the Tisdale and Ninth Street site, so I won't have to be updating that every month for any longer. So that was a major accomplishment.

We started the public comment period for the D1 RAP, as we all know. And we also completed all of our cleanup work, the physical site work, we believe, for the UST sites in investigation area D1. And we're preparing closure reports and submitting those to both the regional board and DTSC in the next couple of months looking for their approval of the work that was done there.

A couple of upcoming public comments periods that I've got identified here. The, obviously the public comment period for D1 is the first one. There's also an interim removal action work plan for PCB sites. I've been carrying this on the update for a few months, and we had some issues to resolve with the agencies related to indoor cleanup levels for indoor surfaces, and I'd identified that as a new issue last month.

We worked to resolve it to a point where we can get the PCB work plan out for public comment. And we'll primarily be focusing on PCB sites that are outdoors until we can further resolve that issue or work on the cleanup levels with the agencies.

And then we'll be conducting another public comment period for the investigation area H2 remedial action plan. Right now that's targeted for July. And that's the area just north of investigation area D1.

MR.DUNAWAY: If there are no questions for Jeff, why don't we move over to the Weston update.

Cris.

(f) Weston Update (Cris Jespersen)

Mr. Cris Jespersen

Thank you, Jerry. I've actually got some spare handouts, so if they'll get passed around.

I've got four things to discuss this month. The first is continuation of the work to get our groundwater containment barrier extraction trench in the area H1 landfill. And we had a new requirement as part of the overall improvement process crop up. And, Jerry, you'll probably expound on this, but our understanding is there's a new direction from NAVFAC headquarters where they need to approve any remedial alternative that includes long-term groundwater pump and treat.

And part of the remedial alternative that we'll be proposing for the barrier wall is an extraction trench, which would meet the criteria that NAVFAC has.

And hopefully the fact that Weston has assumed long-term liability for that and is going to pay for that will make it a no-brainer for NAVFAC headquarters to approve that, but we're currently awaiting the Navy's approval on that so that we can move forward with the documentation.

We'll be continuing work on the completion of the draft final remedial investigation for area H1. And current with that, we've also been working on a draft feasibility study, which would be the next step in the regulatory approval process before we move forward with the final alternative in that area.

We have developed a weapons mitigation plan to create seven new acres of wetlands within the northwest portion of investigation area H1 that will end up being new pickleweed habitat. And that's to replace some existing wetlands that are adjacent to the landfill in H1 that will be destroyed as a part of the capping process we're required to mitigate.

And there's some areas on the northwest portion of H1 that were targeted to create some new wetlands, and our intent there would be to plant pickleweed and other types of vegetation compatible with the marsh.

And finally, we're going to send this plan onto the Navy for review prior to putting it out to the agencies for their approval and comment.

And then one other item in the last month, actually last week, we discovered a five inch projectile last, I guess it was Wednesday, in our soil staging area that we staged contaminated soil that we removed from IR16. One of our personnel noticed it as we were moving soil about the area. We stopped work and got the appropriate people out there to take a look at it.

Per our procedure, we actually brought in the Travis Air Force Base explosive ordnance disposal unit to take a look at it.

They did indicate that it did have explosive material in it, however the base fuse had been knocked off, and the nose fuse had been removed, which created a lesser condition of hazard.

However, it was a first for what we found at Mare Island in that this unit or this particular projectile had been fired. You could actually see the rifling marks on the expansion ring at the base of the projectile. And since Mare Island does not have any ranges that had high explosive projectiles being fired, just small arms ranges, we're somewhat at a loss for how this got here.

And our only hypothesis is that some people from the DOD attachment that was out there prior to base closure might have brought this as in as a souvenir or teaching tool from another location that actually had an active range, and when they were done with it chucked it into the swamp as a way to get rid of it.

Our assumption is that it did come out of wetlands B, and it was not found initially when the material was excavated and placed in the sod pile and moved about, but that was the general area in which we were working on near the time that we found the item.

And after the Travis EOD people came out, they did take the material, the projectile and transfer the magazine for secure storage.

MR.DUNAWAY: Thanks, Chris. Yeah, that was an interesting find. We know it wasn't fired at Mare Island, that would have been a real tough shot to make, so we figured it had to come from somewhere else after being fired.

So we do have that and we're ready to treat that. And we have actually completed that action memorandum to resume operations at our ordnance treatment facility.

I did want to touch on the new naval facilities headquarters requirement for approval of the containment barrier and extraction trench action memorandum. This is a new one that hit us kind on a blindside, if you will. And the focus was to address pump and treat systems and remedies or decision documents that obligates the Navy to perform pump and treat at groundwater sites. And primarily the concern is long-term cost of extracting groundwater and treating it.

Here at this landfill, this is a little bit of a different situation; we're really extracting water for a bit of a different purpose. And what we have done with the ESCA also insulates the Navy from the financial concern.

With that information, what we're doing is providing our headquarters with the appropriate level of data on this proposed removal action, and we hope to get their approval within early May so that Weston can continue and start building this.

If there's no questions on other parts of Weston's update, why don't we move to the regulatory agency update.

(g) Regulatory Update (Chip Gribble/Emily Roth/Gary Riley)

MR. DUNAWAY: Chip is gone, so Henry, do you want to do update for DTSC?

Mr. Henry Chui

Just that I've been busy with the IA D1 RAP, getting all the documents ready for that public notice, so that's basically it.

MR.DUNAWAY: Carolyn for Emily.

Ms. Carolyn D'Almeida

Well, I'll speak for both of us. We've been busy working on PCB letters, and we're just about up to date, just about caught up on the ones that we've received so far. I think there's all but a couple of them that we've received that have got draft letters already prepared, and they're basically waiting approval and final signature from our TSCA program. So hopefully those will be coming to you guys shortly.

The only other thing of significance that I can think of that happened this month is that we did have a meeting with Lennar and Hill and our toxicologist, and discussed building 680 that was what Jeff had alluded to about the indoor air PCB sampling, it's actually multiple sites inside building 680. And I think it's some air monitoring, so we're waiting for a plan on that.

And that's basically it for EPA.

MR.DUNAWAY: Thank you, Carolyn.

Gary for the water board.

Mr. Gary Riley

Sure. Jeff touched on the, the closure letter that we issued early this month on the 9th and Tisdale site, which is a pretty large soil removal and some follow-up groundwater-monitoring site, so that's an accomplishment to get that site closed out and prepare D2 for development.

And just a couple of other highlights of what we've been doing at the water board. We've been working with the Lennar CH2M Hill team on the fuel oil pipeline investigation and removal, which you heard Jeff talk about. And, in fact, there's a picture of some of the work going on in the Lennar update.

We've had a meeting with our risk assessment expert and the CH2M Hill team to talk about some of the cleanup levels and screening levels that they'll use for that work, both in D1 and then as it proceeds into some of the other investigation areas.

And those same expert resources that we have at the water board have also been out to look at the former North Building Ways site, which I know we haven't heard much about lately here, but that's a Navy retained site with some petroleum contamination and some other things that I know is a priority for the Navy to move forward on that.

So that sums it up.

MR.DUNAWAY: Thank you, Gary.

VI. CO-CHAIRS' REPORT (Myrna Hayes, Jerry Dunaway)

MR. DUNAWAY: And our co-chairs report. Myrna, do you want to go first?

Ms. Myrna Hayes

I just want to note on the North Building Ways that the RAB once in a while does something that we're quite proud of, and we got the North Building Ways on the cleanup map by questioning what went on there. And you've gone quite a long ways in trying to work on that site as a result.

First of all, the July 23rd weekend, Jerry and I are invited by the Navy, to the second, the Navy's second RAB co-chair conference in Salt Lake City. And I've been asked to chair the community co-chair's meeting on Friday afternoon.

So I would greatly value some ideas from all of you about what, how I can structure that, what would be meaningful to focus on for those community co-chairs from throughout the nation, both Marine Corps and Navy sites.

I met with Saul Bloom from ARC Ecology and Tony Landes of DTSC's office of military facilities, and Diane Fowler of DTSC's public participation department in Sacramento, I think it was last week, concerning the abrupt change in DTSC's public contact, and their less than smooth interactions with the RAB here at Mare Island over the last few months.

And I think we made some progress in at least defining what went wrong. And hopefully DTSC will follow through with some corrective action that will make the interactions on the public participation side of the house there a little bit more productive than they have been the last few months. So we're hopeful on that.

And then finally, I wanted to alert folks who aren't aware that unless Christy can tell me or Jerry can tell me anything differently, the Navy at the highest levels, wherever that is, in D.C., has taken an action that is very disturbing to me and to many folks who have worked long and hard to ensure that Skaggs Island becomes part of San Pablo Bay National Wildlife Refuge.

I actually wrote a letter that requested Mare Island and Skaggs Island to be considered by the Department of Interior refuges. And a lot of other people have worked long and hard on ensuring that the requests that they made for a fed to fed transfer was realized.

And apparently the Navy, over some type of a CERCLA issue squabble with the Department of Interior, has withdrawn or made plans to proceed with transferring both Skaggs Island and Alameda to GSA for disposal through traditional property disposal means.

And because of that action, the U.S. Fish and Wildlife Service, unless there's something new that's changed, statewide regional officer has pretty much said that the Mare Island transfer negotiations might also go that way with the Navy, or his concern is that. And so that's put the Mare Island transfer in jeopardy as well.

You have better news?

MS. SMITH: I have a comment. I'm Christy Smith; I'm the refuge manager at San Pablo Bay.

And basically what has happened is that the Navy and the Fish and Wildlife Service at the Washington level have met an impasse on federal land transfers from the Navy to the Department of Interior. We know that it's affected Skaggs and Alameda. Currently there are a lot of parties meeting to change that or at least to try to put Skaggs Island into conservation land, whether it comes directly to us immediately, or later, we'll see. I don't know what the outcome will be.

As far as Mare Island, I simply have no information, I really do not. I can't comment either way on what the outcome would be on Mare Island.

However, I will be putting in paperwork to extend my lease, so that's all I have to say.

MS. HAYES: Thanks, Christy. I bring it to the RAB members' attention because community members of the RAB do have the ability to lobby the Department of Interior and the Department of Navy, and I think it's, while it isn't an environmental cleanup issue, the RAB is pretty much charged with focusing on environmental cleanup.

It certainly is a site that we have worked very hard to ensure that it is ready for transfer to the U.S. Fish and Wildlife Service, and it would be very disappointing to me if the folks that have worked as hard as we have over the past eight, ten years would not see their goal come to fruition.

And so I would like to publicly invite the Navy to consider input from community members, from not just the RAB but the community as a whole, before you proceed with implementing a similar decision at Mare Island.

MR. DUNAWAY: Thank you, Myrna. I'm not aware of any specific discussions about the Mare Island parcel going south, if you will. What we have heard from the Washington folks is that there is concern between, possibly DOD-wide affecting transfers going to the Department of Interior.

We have been to the service here, but it was sometime ago, and we have not had any specific discussions to help progress the fed to fed transfer here at Mare Island, although we're certainly wanting to make that transfer as best we can.

MS. HAYES: Well I understand it's affecting all fed to fed transfers. So we couldn't even have a National Parks Service transfer for a public benefit conveyance. I think we deserve, you know, some follow-up on that, I'd really appreciate it if we could hear more about what the expectation is for Mare Island and why we would be left out, if it's just our good looks or what the difference is. And I understand it's a CERCLA issue.

MR. DUNAWAY: Well I know the CERCLA issue does come into play, it is a cleanup issue, and it's the hesitance of the Department of Interior to accept property unless it's in pristine condition. That may be kind of hard to come by these days, particularly for former military bases.

So we're working with the service to try and get there, and we just haven't talked with them in any recent time period, but I'll try and follow-up and get additional information.

I don't think it's fed to fed transfer wide. The school's a public benefit, a fed to fed transfer to the Department of Education, and I've heard nothing to say that that is even in play here for that parcel.

MS. SMITH: I will clarify, it is DOD DOI transfers.

Mr. Jerry Dunaway

And that's what I thought too.

Okay. And my co-chair's report is, I didn't prepare anything new this month because I knew the time would be limited here with the rest of the agenda tonight, so I just wanted to mention a few things.

Yes, the focus group meeting did go well and we did get lots of good information, and we should have a lot more to report next month.

We are also interested in finishing up the work at the Former North Building Ways, and Gary is looking to have his experts out there. We think the petroleum issue is really one of the last issues to be addressed out there before the work is done out there and we can actually transfer it to the state land.

We are continuing some work in the Paint Waste Area, and have a work plan going to then push that site within the Fish and Wildlife Service parcel. We're going to finish that up also so we can put that issue to rest.

And also we have some work down at the south shore offshore area for the munitions underwater surveys that we've been doing that we kind of came to a halt in October of last year because the device that we were dragging under the water broke.

We actually are back there, we don't have the device back yet, we still have some contractual issues to work out, but we are finishing the on-land work with the electromagnetic detection equipment that does not go underwater.

That's the latest, and in the interest of time I'll provide a better update next month. So if there are no other questions or comments, meeting adjourned.

(Thereupon the foregoing was concluded at 9:13 p.m.)

CDM Transmittal

CDM.

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To: Diane Silva
Organization/Address: Navy SWDIV
1220 Pacific Hwy., Bldg 129
San Diego, CA 92132
Phone: (619) 532-3676

From: Regina Clifford
Date: July 12, 2004

Re: Mare Island Information Repository – Final Minutes for the March, April, and May RAB Meetings

Job #:

Via: *Mail:* *Overnight:* Fedex 2-day *Courier:*

Enclosed please find:

For your information

X

For your review

For your signature

Approved

Approved as noted

Returned to you for correction

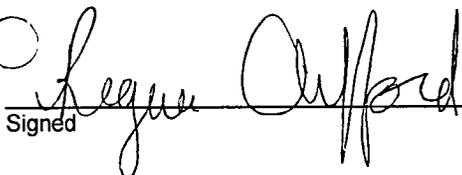
● **Message:**

Diane,

Enclosed please find two copies each of the final RAB meeting minutes from the March, April, and May RAB Meetings at Mare Island Naval Shipyard for the administration record/information repository. Please note that our address has changed. Please call me with any questions

Thank you,

Regina Clifford
Project Manager


Signed _____