
San Francisco Bay Regional Water Quality Control Board

February 19, 2013 (EKW)
GeoTracker Global ID: SL0608541147

Department of the Navy
Base Realignment and Closure Program Management Office West
Attn: Mr. Scott Anderson
1455 Frazee Road, Suite 900
San Diego, CA 92108-4310
Scott.d.anderson@navy.mil

Subject: No Further Action for Former Sump 63, Former Naval Air Station Moffett Field, Santa Clara County

Dear Mr. Anderson:

This letter confirms that based on the available information, and with the provision that the information provided is accurate and representative of site conditions, site investigation and corrective actions are complete and no further action (NFA) is required for the site summarized below:

Site Name	GeoTracker Case ID	Regional Water Board Case No.
Former Sump 63	T0604192349	43D9011

Basis and Assumptions

This NFA status applies only to releases of petroleum fuel and fuel constituents associated with the site referenced above. While the information provided indicates that the above-referenced site is satisfactorily cleaned up to standards consistent with commercial/industrial land use, we may reconsider these findings should land use change or new information be discovered regarding previously undetected contamination.

This NFA is based on the assumption that shallow groundwater beneath the site is suitable for drinking water or other potential uses.

Conditions and Requirements

Residual petroleum contamination remains in the subsurface. To ensure protection of public health, safety, or the environment, and to be consistent with the land and groundwater use assumptions above, the following conditions/requirements apply:

- No residential land use: The site cannot support residential use due to potentially unacceptable direct contact risk from residual petroleum contamination in shallow (<10 feet below ground surface) soil.
- No grading, excavation, or subsurface activities without a soil management plan: Any work must include procedures for proper notification, handling, and disposal of any potentially contaminated soil or groundwater encountered during construction or removed from the site. Current and future site workers, tenants, and landowners must be notified of the soil management requirements for the property.
- Notify Regional Water Board – land/groundwater use change: The Regional Water Board must be notified in writing of any proposed changes in future land or groundwater use at the site. Formal Regional Water Board concurrence may be required.
- Decommission monitoring wells: Any monitoring wells that will no longer be used must be properly destroyed pursuant to requirements of the Santa Clara Valley Water District (SCVWD). For information regarding these requirements, please contact the Santa Clara Valley Water District at (408) 265-2600. Documentation of well destruction shall be submitted to the Regional Water Board.

Land Use Controls/Covenants

This NFA status would typically require a deed restriction to secure the above conditions and requirements necessary to protect public health, safety, or the environment. However, in this case, the Regional Water Board does not require a deed restriction for this site because under the Record of Decision for the NASA Ames Development Plan, land use is restricted to those uses outlined by Mitigated Alternative 5 in the NASA Ames Development Plan, Final Programmatic Environmental Impact Statement (Plan; July 2002). The Plan provides an equivalent degree of land use control and restricts residential development of this site.

In addition, NASA Ames, the property owner, requires a construction permit for all subsurface work. The permit application includes environmental review and NASA Ames requires that applicants follow appropriate procedures at sites with residual contamination. This existing permitting process adequately addresses requirement number 2.

Closing

The Regional Water Board may require a separate cost recovery agreement for regulatory oversight with the future landowner in order to evaluate the above work plans and conditions or to review any proposed change in land or groundwater use.

Attached please find the site closure summary. Please contact Elizabeth Wells of my staff at (510) 622.2440 or EWells@waterboards.ca.gov if you have any questions regarding this matter.

Sincerely,

Bruce H. Wolfe
Executive Officer