



# **FINAL MARE ISLAND NAVAL SHIPYARD Restoration Advisory Board (RAB) Meeting Minutes**

**HELD THURSDAY, August 26, 2010**

The Restoration Advisory Board (RAB) for former Mare Island Naval Shipyard (MINSY) held its regular meeting on Thursday, August 26<sup>th</sup>, at the Mare Island Conference Center, 375 G St., Vallejo, California. The meeting started at 7:06 p.m. and adjourned at 8:44 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)
- Michael R. Coffey
- Chris Rasmussen
- Paula Tygielski
- Jerry Karr

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

- Heather Wochnick (Acting Navy Co-Chair)
- Brooks Pauly (Navy)
- Janet Lear (Navy)
- Steve Farley (CH2MHill)
- Dwight Gemar (Weston Solutions)
- Cris Jespersen (Weston Solutions)
- Neal Siler (Lennar Mare Island)
- Janet Naito (DTSC)
- Elizabeth Wells (Water Board)
- Gil Hollingsworth (City of Vallejo)
- Joshua Bernardo (Solano County)

**Community Guests in attendance:**

- Fred Ousey
- Wendy Plank
- Miguel Buchwald
- Harry Schoonmaker
- Jim Porterfield
- David Godsey

**RAB Support from CDM:**

- Carolyn Moore (CDM)
- Doris Baily (Stenographer)
- Wally Neville

## **I. WELCOME AND INTRODUCTIONS**

**ACTING CO-CHAIR WOCHNICK:** Welcome, everyone. Tonight we have two presentations, one is the implementation of Building 742, Non-Time Critical Removal Action, that's going to be presented by Ms. Brooks Pauly. And the second presentation is the implementation of Installation Restoration, or IR-21, and Buildings 386, 388, 390, and the remedial action work plan, that's presented by Neal Siler. I guess while we're waiting, we can go around and do introductions. And we've got one announcement right in the beginning. I am Heather Wochnick. I am the lead remedial project manager for the Navy, and I've been the Acting BRAC Environmental Coordinator. However, I'm happy to announce that Janet Lear will be the new BRAC Environmental Coordinator for us, and she will be MC'ing next month when she's official.

**MR. COFFEY:** You're in the hot seat.

**MS. LEAR:** Not yet, not till next month. Janet Lear, Navy RPM still.

**MR. HOLLINGSWORTH:** Gil Hollingsworth representing the City of Vallejo.

**MR. JESPERSEN:** Cris Jespersen with Weston Solutions.

**MS. NAITO:** Janet Naito, DTSC.

**MS. WELLS:** Elizabeth Wells, Water Board.

**MR. FARLEY:** Steve Farley with CH2M Hill.

**MR. COFFEY:** Mike Coffey, RAB member from American Canyon.

**MS. TYGIELSKI:** Paula Tygielski, RAB member from Benicia.

**MR. RASMUSSEN:** My name is Chris Rasmussen, I'm a Mare Island resident.

**MR. KARR:** Jerry Karr, Vallejo resident and Napa Solano Audubon Society.

**CO-CHAIR HAYES:** Hi, I'm Myrna Hayes, I'm the community co-chair.

**MS. PAULY:** Brooks Pauly, Navy RPM.

**MR. GEMAR:** Dwight Gemar with Weston.

**MR. SCHOONMAKER:** Harry Schoonmaker, a concerned citizen, worked 37 and a half years here at Mare Island. Was the shop planner for the riggers, divers, laborers, and tank cleaners, and I know quite a little bit about most of the buildings.

**MR. SILER:** Neal Siler, Lennar Mare Island.

**MR. GODSEY:** David Godsey, Vallejo resident.

**MR. PORTERFIELD:** Jim Porterfield, ex-Mare Islander.

**MR. OUSEY:** Fred Ousey, owner of Envirotech Services.

**MR. BERNARDO:** Josh Bernardo, Solano County HazMat Site Mitigation.

**MR. BUCHWALD:** Miguel Buchwald, Mare Island resident.

**MS. MOORE:** Carolyn Moore, CDM.

**II. PRESENTATION: *Implementation of Building 742 Non-Time Critical Removal*  
Presentation by Ms. Brooks Pauly (Navy)**

ACTING CO-CHAIR WOCHNICK: Okay. Welcome, everyone. We will be going on with our first presentation. Again, it's Building 742 Non-Time Critical Removal Action by Ms. Brooks Pauly, Navy remedial project manager.

MS. PAULY: Good evening, everyone. Once again, good evening, everyone. Let me know if you can't hear me, but I think --

MR. COFFEY: You might have to hold it.

MS. PAULY: Yeah, I'll have to hold it. Okay. No problem. Good evening. Yes, this evening we will be talking about the Building 742 Former Degreasing Plant, or FDP, within the Investigation Area C2, Non-Time Critical Removal Action, or also -- and sometimes we call it the NTCRA. So I will be saying a lot of acronyms tonight, so if I miss explaining one, please do feel free to --

CO-CHAIR HAYES: Just don't say 'em.

MR. COFFEY: We'll be here all night.

CO-CHAIR HAYES: Not at all, we'll get used to it.

MS. PAULY: I'll do my best. Okay. So you also do -- there are some figures involved in this presentation, and you do have eleven by seventeens at the back of your packet. So if you want to refer to those as I'm talking along, the figures that you have back there are the general site figure, and also a copy of this figure up here that I'll be pointing to.

So just a quick overview of the presentation today. I will be giving you guys a reference as to where we are on Mare Island of the site map, and some site background. We'll jump into the objectives of our site work, and talk about previous investigations that lead up to the site work, which are the SI and the ESI, which are the site inspection and the expanded site inspection. We'll talk about the actual recommended alternative for the Non-Time Critical Removal Action, which involved some pre-remediation investigation sampling, excavation and groundwater treatment with ORC. And then we're following on with quarterly monitoring. And I'll talk about that as part of the path forward. And then we'll take questions.

CO-CHAIR HAYES: What's ORC?

MS. PAULY: Oxygen Release Compound. Thanks.Okay.

As you can see here, our site is Building 742, and it's located on the eastern central portion of Mare Island within the Investigation Area C2. And the surrounding area is largely industrial usage. Actually this entire area in here. Building 742 has a long history. It was used as an ordnance machine shop from '41 till about '72. And it's part of that area just outside of the building, it was the Former Degreasing Plant just adjacent to the current building on the southern side. That was actually operated from the forties through the seventies, the early seventies I should say. It was used for cleaning metals parts, and it generated wastewater with VOC's and metals. There were two degreasing tank pits and two lye tank pits. Wastewater, like I said, was discharged to floor drains that were connected to a couple of sumps, the grease trap sump and the grinder foundation sump which we'll talk about later. And the tanks were actually removed back in 1971. There's also a storm drain that runs alongside the former -- the building down here, the

Former Degreasing Plant area is right here, and the storm drain runs right through there and out to Mare Island Strait. The problem that was discovered in this area was discovered by storm drain cleaning back in 2001 during a confined space entry and cleaning of this area, and they discovered a strong odor, and had some PID readings that were consistent with potential VOC's.

CO-CHAIR HAYES: Can you tell us what a PID is?

MS. PAULY: Photo ionization detector. And VOC's are volatile organic compounds. So subsequently, in 2002 there were manholes along this storm drain here, right here and here or so, that were plugged to prevent any potential downgradient flow of potential contaminants from this area to the strait. So that happened almost just directly after the storm drain cleaning. One of the other things they noticed when they were doing the storm drain cleaning too was that the storm drain in this area had actually been crushed over the years, so that was something --

CO-CHAIR HAYES: Well, the other thing they noticed was that the workers were overcome by the odors, so that was something you'd probably want to mention too.

MS. PAULY: More than a strong odor, they actually had physical issues with it.

MR. GODSEY: They were not overcome --

CO-CHAIR HAYES: Well, we were told here, David.

MR. GODSEY: Well, I can tell you what the actual truth is, if you want to go ahead and, you know --

CO-CHAIR HAYES: You want to use the microphone?

MR. GODSEY: No, you're doing well.

CO-CHAIR HAYES: It's the Navy's story, not mine.

MS. PAULY: Moving along to the site inspections that occurred just after the discovery, so they started in 2002 and went through about 2007. The original site inspection [SI] was conducted in 2002 through about 2003, and the extended site inspection [ESI] was conducted in about 2005 to 2007. The purpose of these investigations was to evaluate the source of the volatile organic compounds, and to assess the storm drain -- storm water systems as to whether they were a preferential pathway for migration of potential VOC's to the strait, or to anywhere else. And then another focus of the SI's or the ESI's was to confirm the presence of historically used compounds in the Former Degreasing Plant area.

So one of the things the investigations concluded was that -- oh, and I should say too that as part of the extended site inspection, there was a screening level, human health risk assessment, or HHRA that was performed, and it concluded that vapor intrusion was the primary potential exposure pathway for workers if this building were to be used currently.

And so, just moving along, VOC's were found in groundwater and soil, and that was primarily in the Former Degreasing Plant area, so the FDP area right here. There were some PCBs that were found in soil, and that was in the Former Degreasing Plant area, and also the manhole area, one of the manholes that had been plugged. And a little bit of TPH, that's total petroleum hydrocarbons, were also found in the Former Degreasing Plant area and the manhole area, and -- in groundwater and soil. And also along a FOPL line, which is a fuel oil pipeline that runs adjacent here. So, let's see. And as you can see, too, that one of the VOC's that was identified

was vinyl chloride, and it turned out later that vinyl chloride and chlorobenzene, that's VC and chlorobenzene were the primary risk drivers for the risk at the building for vapor intrusion.

So we asked the question what do we do to mitigate this risk? As part of that an EE/CA was performed, that's an Engineering Evaluation and Cost Analysis. And as part of the EE/CA, Removal Action Objectives, or RAO's, were developed. And those were, in part, to protect human health and the environment primarily, to eliminate the vapor intrusion risks for future workers in Building 742, and as part of that, to perform a Non-Time Critical Removal Action or NTCRA.

So what was involved with the recommended alternative from the EE/CA was the Non-Time Critical Removal Action, and that consisted of these various aspects or tasks. So the first one was the pre-excavation investigation which we wanted to do in the Former Degreasing Plant area. And as part of that, at the request of the Water Board, the previous Water Board, there was a request to perform a direct push technology boring, or DPT boring, to delineate the vertical extent of contamination within the FDP area here. The contamination of the VOC's that had been discovered previously. And the second thing was to perform excavations in several of the areas, the FDP and the manhole area, D1C85, which is right here -- the crushed storm drain pipe area, which runs from the FDP, past the manhole, and then down toward the strait. And then later we also were going to do a little bit of investigation of this which is the grinder foundation sump within this garage bay area here.

I wanted to mention, too, that after the excavation -- post-excavation samples were taken, and that was done before backfilling obviously, and also before direct application or injection with the ORC compound, or the Oxygen Release Compound, which was the third aspect of the remediation or recommended alternative which was instituted by remediation.

So what happens is that if you apply this oxygen releasing compound to the subsurface, naturally occurring microorganisms will use the oxygen generated by this compound to help them accelerate the breakdown of things like VOC's and TPH, or volatile organic compounds and total petroleum hydrocarbons. So we did that.

The last part of the process obviously is to monitor the groundwater and the soil vapor, to see if our remediation has been successful. So we're actually in the process of doing that right now. As part of that, we did some post-excavation soil sampling obviously, and put in a couple of extra monitoring wells. There's one upgradient and one downgradient, and five soil vapor wells. And I think that we've actually covered this figure pretty well.

This is an overview of the recommended alternative. I just did want to point out too that there were a couple of areas that we wanted to treat with the ORC -- excuse me, I'm just going to take some water. A couple areas we wanted to treat with the ORC, but were unable to get to in terms of excavating because of this storage shed that's located here just west of the garage bay. And so these are the areas where injection was used to apply the ORC. So I just wanted to point that out there.

I think we've actually covered most of these topics in the removal action activities, but this just kind of gives a general overview of how long this process took and when it took place, which was in June and July.

So just talking about each one of the sections of the NTCRA, the remedial alternative. The first one was the DPT, or direct push technology, groundwater sampling within the FDP area. We

advanced one boring down to about 30 feet, collected some soil samples and also collected one groundwater sample near the bottom of the boring at about the 25 -- or 24 to 29 foot interval. And it's worth noting here, too, that we were going to collect water samples at the other intervals -- I'm just going to say the 19 to 23 foot and the 13 to 18 foot intervals, but those intervals -- that was a very tight formation, so these intervals were actually dry when we did the boring. So the other part of the pre-remediation investigation was baseline groundwater and soil gas sampling. Groundwater sampling was performed on three existing groundwater wells. One of the wells was in the FDP area. Another was in the -- near the manhole. And one was just upgradient here -- actually not upgradient, but I should say north of the manhole. And -- for these various parameters. And then there were five soil gas wells that were installed across the site. One starting here. There's one in the FDP. There's another here. And then one again up here north of the manhole. And then downgradient as well. And those were sampled ahead of the excavation.

The actual excavation itself involved the FDP area and taking that down to about eight feet BGS, which is below ground surface, and the manhole [excavation] was also taken down to about eight feet. But the crushed storm drain pipe was actually laid a little bit deeper, so we ended up going to between nine and ten feet below ground surface there. And as you can see, the excavations, you can kind of see it on this figure, were sloped in toward the base, and this was to prevent -- to having to do shoring and keep it, the excavation safe without having to go too close to the building there. Okay. I think we talked about that.

And the grinder foundation sump. Oh, it's interesting. The grinder foundation sump is located, like I said, inside this garage bay area here. And the EE/CA suggested that it be investigated. Once we did investigate it, it was actually a lot more robust than we thought it was going to be. And so we took it down to about five and a half feet, but it turns out that it has ten inch thick concrete walls that were intact, and so those were actually left in place, and filled in from there.

So again, this is just the excavation and groundwater treatment areas that we've been pointing to all along. This is the FDP area excavation. So one of the things I wanted to mention is that as part of preventing any movement of potential upgradient contaminants down through what could be a preferential pathway with the storm drain -- the crushed storm drain, that is, and its looser bedding through this very tight formation, we actually installed concrete slurry, which you can see here in the picture being installed right here. And so this is actually where the storm drain enters the FDP area excavation right here, and so it forms a nice plug. So, again, preventing upgradient contaminants from hopefully getting past this area here and --

CO-CHAIR HAYES: You know, Brooks, could you point us to where you're talking? I can't -- I don't know how many people can see your flashing light there, but I have no idea where you're talking about and what you're talking about --

MS. PAULY: You bet.

CO-CHAIR HAYES: -- at this point.

MS. PAULY: Which area are you --

CO-CHAIR HAYES: What you just said, where is it on the map that we have in our hands?

MS. PAULY: The map that you have --

CO-CHAIR HAYES: Yeah, where is that -- something about a storm drain is over out of the way of the picture and --

MS. PAULY: I can come over.

CO-CHAIR HAYES: Well, maybe just show everybody.

MS. PAULY: Okay.

CO-CHAIR HAYES: I don't, you know, they might all be lost. There you go.

MS. PAULY: Can you guys all see this on the slide? Is this better? This is the actual concrete plug right here. This is the Former Degreasing Plant area. And -- is that --

MR. SCHOONMAKER: Where's Dry Dock 4 in relation to 742 there --

CO-CHAIR HAYES: Yeah. Yeah.

MR. SCHOONMAKER: -- in your picture?

CO-CHAIR HAYES: Show us where we are.

MR. SILER: It's north of it.

MS. PAULY: I could go back. So this is where we are on Mare Island right here.

CO-CHAIR HAYES: Well, sure, but --

MS. PAULY: I'm not sure where Dry Dock 4 is in relation to this.

MR. HOLLINGSWORTH: It's to the north of the building.

MS. PAULY: Okay. Thanks.

MR. HOLLINGSWORTH: Right out and you can run right into it.

MR. SCHOONMAKER: I keep thinking that one blue area right in front of the building was the dry dock, and then she said something about a grass area, and I say, wow, where's Dry Dock 4? Harry Schoonmaker.

MR. HOLLINGSWORTH: Mr. Schoonmaker, what you're looking at up there on that slide is the south end of the building, or the opposite end from the dry dock.

CO-CHAIR HAYES: Well, this brings up a point that I've belabored with Lennar on their presentations, and I'll just remind the Navy again, that if you will give us in your presentations -- and it's been only, you know, fourteen years or so I've been bugging you about this -- elevation photo that shows us not on a look-down-at-it map, you know, I don't need to see the whole island, I need to see an elevation of the -- a photo of the actual building showing some context on either side of it or in front of it so that, you know, we can visualize -- I can visualize anyway. I don't look at maps very well. It would be helpful if you had a photo that showed where we are on that giant building. Are we on the south side?

MS. PAULY: We are on the south side.

CO-CHAIR HAYES: Well, good, but what -- I don't know what the building looks like.

MR. HOLLINGSWORTH: That's the pink palace.

CO-CHAIR HAYES: I know the pink palace, but I am trying to keep up with where you are on that gigantic building, and I can't -- I can't figure it out. So I'm going through all your photos that are in the back, not related to your presentation. I'm being highly critical tonight and, you know,

partly because I thought that that structure is on the north side, what is that -- is that what you're calling the garage? I am --

MS. PAULY: Which slide are you on?

CO-CHAIR HAYES: This, near the end of your presentation you have a bunch of photos instead of in the presentation.

MS. PAULY: Yes. That is what I'm calling the garage.

CO-CHAIR HAYES: So that's on the north side, yet you're telling me it's on the south side.

MS. PAULY: This might be another garage. I think we've got another question in the back.

MR. PORTERFIELD: There's one on the north and south.

CO-CHAIR HAYES: Okay. Well, there you go. So it would be helpful to figure out where you are.

MS. PAULY: It's unfortunate because I had one of those pictures, but I was trying to condense this down, and I guess I'm more of a map person. So good to note for next time.

CO-CHAIR HAYES: Well, it's something that has been an ongoing issue with me. I'm -- how many times have I said that? And, you know, tens of thousands of times. So if you could just go back and show -- and explain then where is this storm drain thing and why are you filling a crushed storm drain? Why wouldn't you be removing it? Why are you filling it with concrete? I just didn't quite go there.

MS. PAULY: We're just filling one little section here, so we're sort of taking advantage -- we're taking advantage of the foundation of this garage bay here, and so the only place where this foundation is breached, if you will, is by the storm drain. And because, when they were investigating the manhole, it appeared that the storm drain was crushed, all along here, that it might have provided a preferential pathway for contaminants that are in this area.

CO-CHAIR HAYES: So you're not removing that crushed storm drain, you're just going to try to partially fill it?

MS. PAULY: The storm drain was actually -- the crushed storm drain was removed in this area.

CO-CHAIR HAYES: Then what are you filling with concrete in this picture?

MS. PAULY: Just this one little connection here where it goes under the garage bay.

CO-CHAIR HAYES: All right.

MS. PAULY: Cool. Okay. And so just jumping back. And again, at any time if we need to jump back to this slide, just let me know. So I think we've covered that one. Did want to note that the excavation was dry here, so groundwater is generally at five to seven feet below ground surface, but because of the tight formation it was dry for most of the day before the groundwater seeped into our --

CO-CHAIR HAYES: The formation of the soil type?

MS. PAULY: Yes, exactly. Okay. I think we've talked a little bit about the post-excavation soil sampling, so I'm going to jump by that unless anyone has any questions on that? The ORC, or Oxygen Release Compound, application was then performed after the soil sampling. ORC was mixed in with the water in the excavations that had seeped in, that helps it to activate. So about

1,325 pounds was used. And then in the area of the garage bay and just west of the garage bay underneath the storage shed, which we didn't want to demolish just to apply the ORC, another 840 pounds was injected. So you can kind of see here in the pictures, this is the ORC compound. It's put into the excavation and then kind of mixed with one of the backhoes. And then they're putting in the crushed rock on top of that. The second set of photos down here is the actual injections, so this is up near the shed area.

And then getting to the grinder foundation sump, which is actually inside the garage bay area, it was investigated. It was about five and a half feet wide, twelve feet long by eleven feet deep, but we only got to about five and a half feet before realizing it was actually all intact, and so there was no reason to try to go down to eleven feet to try to pull that all out. It was forming a really nice barrier as well. And taking advantage of that, we ended up filling up to about five and a half feet with concrete, and then adding in the crushed rock and backfill soil. So, like I said, rather than removing that, we left it in place, and it will also serve as an even larger concrete plug to prevent migration of potential upgradient contaminants into our area now that we've put the clean backfill in. So, as part of that, we did the site restoration, which is backfilling the FDP area and the crushed storm drain area, the excavation that was about four or five feet wide all the way down toward the strait here, and also in the manhole area.

So, in summary, we removed about 1,500 tons of waste, actually was generated. And about 1,250 tons of that was non-hazardous soil that was disposed of off-site. 250 tons was concrete and asphalt that was able to be recycled.

And so what happens next? We're going to be doing the post remediation. And our first quarterly groundwater monitoring occurred in later July, and we also did soil gas sampling at that time. So we've got five groundwater wells and five soil gas wells. Evaluation of the results is not quite complete yet. We do have some preliminary results that indicate that there are some VOC's -- no surprise -- in the groundwater in the Former Degreasing Plant area where they were before. So we'll know more about the effectiveness of the removal action after future monitoring events. Our path forward for the Non-Time Critical Removal Action Summary Report will be to document that, so to have a report that documents the removal activities and the baseline groundwater and soil gas monitoring. We anticipate getting a draft to the agencies by mid-November of this year. Three additional quarters of post excavation groundwater treatment monitoring will be conducted. That's soil gas and groundwater monitoring. And then we'll prepare a report summarizing the results of the four quarters in approximately fall of 2011. It's likely that if anything is left in place at that time, we'll do a risk assessment, and hopefully that will show us that there's -- the risk has been mitigated, which is one of our remedial action objectives. I thank you very much, and if there's any questions I'd be happy to answer anymore. Yes, Dave.

MR. GODSEY: David Godsey. Was there sufficient contamination found that would lead one to believe that this was the source area for the high VOC's found in the storm drain?

MS. PAULY: It is likely.

MR. GODSEY: I mean, did you actually find considerable amount of VOC's in the waste material?

MS. PAULY: In the pre-sample, in the site inspection -- in the expanded site inspection sampling that was done and also our baseline sampling, yes.

MR. GODSEY: Also, this area was the storm drain that basically was the exit point for a considerable part of Mare Island for a storm drainage. But you did not restore the storm drain through this area, you, in fact, blocked it off. Is there going to be another path installed, or will this area -- eventually could flood during the winter?

MS. PAULY: That's a good question. Heather, can I defer to you on that one?

MR. SILER: Yeah, it's -- it's most likely that the storm drain in this area will be restored. We're looking at different options and different placement of storm drains, but nothing has been finalized, and it will be in the future.

MS. PAULY: It's worth noting, too, that the storm drain had been crushed for quite a while.

MR. GODSEY: Right. It was dysfunctional prior to the start of the removal action, but it was actually functioning to some degree. Also, the area is subject to tidal intrusion, which is the reason you saw fluctuating groundwater level during your removal action. Now that was not blocked off, so is your ORC going to be subject to some kind of washout?

MS. PAULY: That's possible, but the formation is pretty tight, and I'm not sure -- I'm not sure if it was actually tidal fluctuation that caused that different level -- okay. So, yeah, there was definitely some of that anticipated in the design of the application of the ORC.

ACTING CO-CHAIR WOCHNICK: And also the groundwater gradient in this area, even though it's close to the strait, the groundwater gradient is actually not overly steep, so we don't anticipate it to be flushed out.

MR. GODSEY: Okay. Thank you.

MS. PAULY: Good question, thanks. Was there a question up here?

MS. TYGIELSKI: What is your ORC?

CO-CHAIR HAYES: You've got to use the microphone.

MS. PAULY: Oh, sorry, would you like to use the mic?

MR. COFFEY: I got it.

MS. TYGIELSKI: I'm just curious, what is your ORC? Yeah, what's the compound?

MR. COFFEY: What is it?

MS. PAULY: Oh, it's a proprietary compound.

MR. COFFEY: Which means we can't tell you or you'd have to kill us?

MS. PAULY: Well, I wouldn't, it would be someone else. It's something you can probably Google and get a little bit more information. I don't know the exact one that they used.

MS. TYGIELSKI: Okay.

MR. KARR: On that same note, I'm sure you had to get the regulators' blessing to be able to use it, so --

MS. PAULY: We did.

MR. KARR: -- what is it? If it's proprietary, is it -- how is that controlled? Is it off an approved list from the regulators that you can use this or, you know, I think it's a very valid question.

What are the chemicals and chemistry involved in this? I mean it looks benign, the guy's not using a respirator or anything else, but it's still something that I feel needs to be addressed.

MS. NAITO: It's something that has been tested, they've looked at it. We don't have the exact formula. What they do is they test what happens after they add it to see if there's any chemicals that would be formed that would be problematic. So yes, somebody has looked at it, but they haven't really released what the specific chemical makeup is.

MR. COFFEY: Why not?

MS. NAITO: That's the proprietary part.

MR. COFFEY: Oh, okay.

MR. KARR: But the test results, that's been certified by your agency or whoever the certifier --

CO-CHAIR HAYES: Water Board.

MR. KARR: I mean I'm sure you wouldn't use it if it wasn't approved. I just find that, you know, I dealt for a hundred years with Corexit before it hit the front page, and it triggers my curiosity.

MS. NAITO: It's a product put out by Regenesis, I believe it's a product put out by Regenesis. And it has gone through a lot of testing. But I didn't do the testing, and I didn't do the review of that.

MR. KARR: No, I understand. Thank you.

MS. PAULY: Typically these compounds are compounds that are like peroxide that when they break down, they break down into benign elements or inert elements. Any other questions?

MR. KARR: Yeah.

MS. PAULY: Yes, sir.

MR. KARR: Also on -- it's not clear to me, this one picture here where you're talking about the soil sampling, that three soil samples were collected?

MS. PAULY: This is the direct push?

MR. KARR: Correct.

MS. PAULY: Okay. Yes, we were just trying to delineate the vertical extent of VOC contamination in the Former Degreasing Plant area.

MR. KARR: Well, what was the total sample size? I mean, you had some preexisting water test wells, but you did --

MS. PAULY: Oh, goodness.

MR. KARR: I'm certain you did a lot more to see the plume radius and so forth.

MS. PAULY: Yes, we did, exactly. And those were done in the site inspection and the expanded site inspection between 2002 and 2007.

MR. KARR: But these were just the vertical gradient?

MS. PAULY: These were just one that requested by the Water Board to kind of fill in a little, tiny data gap there. Harry?

MR. SCHOONMAKER: Are you familiar with the Tetra --

MS. PAULY: Sorry, we're going to give you a microphone.

MR. SCHOONMAKER: Tetrachloroethene and carbon Tetrachloroethene?

MS. PAULY: Yes.

MR. SCHOONMAKER: Well, we used that extensively in the sixties and early seventies all around the yard, and then that became a no-no because it was found to be cancer causing, a cancer causer.

MS. PAULY: Absolutely.

MR. SCHOONMAKER: In the back of that building they had a degauzing machine that took grease off, degreasers. And the same thing is true down at the NAD where they degauzed shell casings and all sorts of things. It surprises me that you don't find more readings in that area.

MS. PAULY: Oh, we did.

MR. COFFEY: They've been dealt with. Heather.

ACTING CO-CHAIR WOCHNICK: Yeah.

MS. PAULY: Actually Tetrachloroethene is one of the VOC's that we found.

ACTING CO-CHAIR WOCHNICK: But it wasn't the risk driver.

MS. PAULY: But it was not the risk driver, that's worth noting. Any other questions? Gil, you had a question or comment?

MR. HOLLINGSWORTH: No, it got answered.

CO-CHAIR HAYES: I want to know where your groundwater and your soil gas wells are, whether there are any indoors, cause you mentioned that that was in -- there was an issue about indoor soil gas in that building or concern about it.

MS. PAULY: That's true, there was a concern that the soil gas could migrate into the building. But we're actually testing the source area, and so we're testing in the source area, and the risk levels had been determined based on levels that would prevent risk to workers to -- for vapor intrusion inside the building. So the soil gas and groundwater monitoring wells are outside the building and in the areas of concern, and then a little bit downgradient in the case of the groundwater wells, and upgradient as well.

CO-CHAIR HAYES: And could you just go back to this slide and show us where they are?

MS. PAULY: You bet.

CO-CHAIR HAYES: Which would answer my question.

MS. PAULY: There it is. Okay. So in orange -- boy, this is a little out of focus, or it's my glasses. In orange are the soil gas wells.

MR. COFFEY: It's the focus.

MS. TYGIELSKI: It is the focus.

MR. COFFEY: Didn't you have another one of those earlier on?

MS. PAULY: We do.

MR. COFFEY: It's more clear.

MS. PAULY: So the soil gas are in orange -- that might help you -- and the groundwater wells are in green. They're like a little green X. So soil gas, groundwater, soil gas, groundwater right there.

CO-CHAIR HAYES: So they're not actually labeled on the image?

MS. PAULY: They are. In the legend you can see --

MR. COFFEY: In here.

CO-CHAIR HAYES: Monitoring well.

MS. TYGIELSKI: Little orange triangles.

CO-CHAIR HAYES: Soil gas, okay. Yeah, I'm reading, I'm looking.

MR. COFFEY: Yeah, right here.

CO-CHAIR HAYES: All right. Thank you.

MS. PAULY: You're welcome. Anyone else? I feel I've been hogging from Neal, so thanks so much.

MR. KARR: One more, please.

MS. PAULY: One more.

MR. KARR: Back on the ORC application, just curiosity more than anything. 1,325 were used, 840 pounds were injected, where's the other 500 pounds?

MS. PAULY: Uh-oh, did we do our math wrong?

MR. KARR: Well, I don't know, maybe you took it home for your kids to play with or something.

MS. PAULY: I have a feeling that's a typo.

MR. KARR: Okay.

MR. COFFEY: Testing it to see what was proprietary.

ACTING CO-CHAIR WOCHNICK: No, the thirteen hundred was in the excavation itself, it was direct applied into the green areas of the excavation.

MR. KARR: Mixed in.

ACTING CO-CHAIR WOCHNICK: Yeah, it was mixed in in the green areas, and then the last bullet where it says it was injected, those were additional injection points.

MS. PAULY: That are right here.

ACTING CO-CHAIR WOCHNICK: You can see it on the southwest side of the figure in the garage bay and west of the garage bay.

MR. KARR: Thank you.

MS. PAULY: Thanks, everyone.

CO-CHAIR HAYES: I would like to -- I had a rather long conversation with Mr. Schoonmaker a couple of days ago, maybe yesterday, so I would like for you to take advantage of his knowledge of the operation of that facility while he is present, so I'm hoping you will do that.

ACTING CO-CHAIR WOCHNICK: I do want to follow up Mr. Schoonmaker's comment. The resulting compounds that we are currently investigating and remediating for is a breakdown compound of the ones that you mentioned. So right now that is the main risk driver for this.

MR. SCHOONMAKER: That was my main concern when I talked to her on the phone is if they were looking at that.

ACTING CO-CHAIR WOCHNICK: The other ones have -- yeah -- the other ones have been detected --

MR. SCHOONMAKER: There's other areas like the north end of the yard was a hundred fifty --

CO-CHAIR HAYES: Well, you better use the microphone if you're going to talk more.

ACTING CO-CHAIR WOCHNICK: Anyways, I just wanted to explain that the main risk driver is the breakdown compound of the ones that you've been talking about.

MR. SCHOONMAKER: I don't know that you're going to get into this ball of wax, but at the north end of the yard here, and I'm forgetting the building number, but there's a hundred fifty ton bridge crane out there that handled the spare barrels for 16 inch guns. And, of course, all these things were covered with cosmoline and had to be degaused or degreased at some point in time. You just never know where you're going to run into that. It depends on where they decided to work a certain item, and had the availability of a crane or something to work with it.

**III. PRESENTATION: *Implementation of Installation Restoration 21 and Buildings 386/388/390 Remedial Action Work Plan***  
**Presentation by Neil Siler (Lennar Mare Island)**

ACTING CO-CHAIR WOCHNICK: Thank you. Okay. Moving to the next presentation. Implementation of Installation Restoration Site 21 and Buildings 386, 388, 390 Remedial Action Work Plan by Mr. Neal Siler.

MR. SILER: Okay. My name is Neal Siler.

MR. COFFEY: Hi, Neal.

MR. SILER: How you doing there, Mike? And the purpose of this presentation this evening is to summarize the remedial actions that have taken -- have recently been completed at the IR21 - and IR means Installation Restoration Program Site, and the Buildings 386, 388, 390 area. And how I'm going to do that, I'm going to talk about the -- give you an idea of what the location of this building is, talk about the background, tell you about the proposed remedial actions, discuss the actual remedial actions that took place, give you an idea about some of the things that we'll be doing in the future, and then entertain any questions that you would have.

Everybody who dabbles in real estate knows that the key to it is location, location, location. So Building 386, this beautiful little industrial gem we have right here, located at the corner of Bagley Street and Railroad Avenue on Mare Island. And the location of that -- you can't see it up there -- the roughly right in this area right here. So it's a former heavy industrial area. The building covers an area of about 226,000 square feet. It was constructed in 1922 with the ancillary facility, Building 382 constructed in 1942. From its inception it was used as a metal

working facility, so they forged, formed, sheared, cut, rolled metal in this building over its entire life history, and they're continuing to do so right now because XKT Engineering is in there at this time doing the same types of operations.

The documents that were put forth that proposed the remedial actions at the site were the Feasibility Study/ Removal Action Work Plan for IR21, Buildings 386, 388, 390 -- that says 290 and that's wrong -- Investigation Area C2. That was submitted in September of 2009, and approved by the regulatory agencies in that same month. And then after we did that, we put together a remedial design work plan document that actually got into a lot of the particulars of how we were going to do this. That was submitted in October of 2009, and approved by the regulatory agencies in that same month.

Now, the reason that we did these remedial actions at the site is we found a number of different areas, one of 'em was the Quench Tank Area, the Northern Dirt Area, the Southern Dirt Area, and some limited areas in Building 386 where the constituents of concern were petroleum hydrocarbons and lead. In Building 390 there was the Steel Grate Area where the constituents of concern were polychlorinated biphenyls or PCBs and lead. And then there were some limited areas in Buildings 388 and 382 where we have some petroleum hydrocarbon issues.

Now, the highest detected levels that we found in these buildings -- I'll start off with polychlorinated biphenyls, it was about five milligrams per kilogram. The cleanup level is 0.74 milligrams per kilogram for a commercial industrial site. Lead, we have that in excess of 24,000 milligrams per kilogram. The cleanup level is 800 milligrams per kilogram. Total petroleum hydrocarbons is diesel - the highest levels that we had were about 13,000 milligrams per kilogram, depending on the depth. The cleanup level is between 500 and 5,000 milligrams per kilogram. We also had total petroleum hydrocarbons as motor oil that were up to 18,000 milligrams per kilogram. And again, the cleanup levels, depending on the depth, whether it be zero to three feet or three to ten feet is 2,500 milligrams per kilogram, and 5,000 milligrams per kilogram. Myrna?

CO-CHAIR HAYES: In the future, Neal -- I really do appreciate you giving us these numbers because presenters didn't used to do that -- but could those be written here?

MR. SILER: Certainly.

CO-CHAIR HAYES: Because I cannot keep track of writing those numbers down.

MR. SILER: Certainly.

CO-CHAIR HAYES: Thanks.

MR. SILER: Certainly. So to give you an idea of where these areas are within the building, you can see that the Quench Tank Area is this area on the north side of Building 386. This is the Northern Dirt Removal Area, the Southern Dirt Removal Areas. Some of these limited areas that we talked about are like these removal area two, three, one right here. The other major component was the Steel Grate Area in the southern portion of Building 390. As always, our objectives when we propose any kind of removal action or remedial action plan is to protect human health and the environment and restore the site to the extent necessary to support the existing and future land use. And the land use in this area, because it was heavily industrial, is again going to be heavy industrial.

Going up to the proposed remedial actions. In Building 386 we were going to remove asphalt where present in the Quench Tank Area, the Northern and Southern Dirt Areas, and limited removal areas. Excavate soil. Take confirmation samples around the base and the perimeter of the excavations. Make sure that the cleanup goals were met. Backfill it. And replace the asphalt, if needed.

And the other area that I talked about previously was the Steel Grate Area, which is this area right down here in the southern portion of Building 390. And XKT, who's the tenant in there right now, really likes this area because they can actually use it to clamp a lot of forms and holds to it, so it really works well with their industrial operation. They didn't want anything that disturbed this area, so that's why this area we actually proposed to put a cap on it. Because underneath the steel grates there's an open area, and the problem is the polychlorinated biphenyls that are on the dirt surface down below that. So what we basically did was we put a cap on it. And we did that putting in controlled low strength material, which is basically a concrete slurry, that prevents anybody from coming in contact with that material.

CO-CHAIR HAYES: If the dirt was exposed, why didn't you just remove the product?

MR. SILER: It's not exposed. It's only in certain areas. There's an area where there's the steel grates on top, and then as you go down below it there's steel panels, but there's only certain panels that are open. So the entire area down below isn't open, it's only about maybe a quarter of the surface that's open anywhere, and there's no way to get in there to work, it's really difficult to work in there. And then --

MR. KARR: Excuse me.

MR. SILER: Sure, Jerry.

MR. KARR: That seems reasonable. But what's to prohibit those items of concern of getting into the groundwater and moving into soil? Is that -- I don't understand that part.

MR. SILER: Well, it's already in the soil. And polychlorinated biphenyls aren't really soluble in water, they tend to stay entrained in the solid fraction. And so since that was the chemical of concern, the constituent of concern is that by actually cutting off the pathway, human beings could not come in contact with it. Then we also have downgradient monitoring wells that were monitored in the past for polychlorinated biphenyls, and we've never found those in the groundwater. So all the information that we have tells us that it's not getting into the groundwater and being mobilized.

MR. KARR: And that's all consistent with TCRA and, you know, their concerns with PCB's?

MR. SILER: Whose concerns, you mean TSCA?

MR. KARR: TSCA, RCRA -- I've been dealing with EPA recently, forgive me.

MR. SILER: Okay. Continuing on with the remainder of the removal actions. There were four limited areas in Building 388, 382. We are going to use the existing floor to serve as a cap. And then also we were going to perform quarterly groundwater monitoring at three wells, and I'll talk about that a little bit later. So going from what we proposed to do to what we actually did. Building 386 we removed about 3,400 tons of soil from six areas.

We collected confirmation soil samples and analyzed those for petroleum hydrocarbons. And also in the Quench Tank Area we analyzed those samples for lead. We achieved the cleanup

goals as far as petroleum hydrocarbons were concerned, but had a problem in some of the northern -- northwestern areas of the Quench Tank Area of getting the lead to meet the cleanup goals. So what we proposed to do, after consulting with the regulatory agencies, was remove as much of that material as we possibly could, and also encapsulate that material under the controlled low strength material and asphalt which will be inspected and monitored in the future.

After we did those removal actions, we backfilled the excavations with imported fill, and we placed asphalt at the Quench Tank Area that had previously existed. In the Building 390 Steel Grate Area, we pumped about 180 cubic yards of the controlled low strength material into the area below the steel grates.

The soil that was excavated from Building 386 area was characterized in place before being trucked off-site so we knew what kind of a landfill it would go to. We actually took all that material, transported it and disposed it off-site at an appropriate disposal facilities. And then we completed three consecutive quarterly groundwater monitoring events where we analyzed for petroleum hydrocarbons. And those have been completed, and the concentrations are all below the Tier 2 screening levels.

So now the next nine slides are photographs showing you what the building looked like before we did the remedial action, while we were doing the remedial action, and after we performed the remedial action. So this slide right here gives you an idea of what Building 386 looked like before we actually did the removal action. There were quite a few pieces of equipment in there. These are furnaces right here. We actually sampled all this material, made sure it didn't have anything like asbestos in it, petroleum hydrocarbons on it, PCBs. And when we did that we actually had a metal recycler, Alco, come in after we knew it was all cleaned up and take it out of the building and recycle the metal.

Again, the next slide shows two more areas as you're looking south. The previous two slides were looking north, these two are looking south toward the pits in the southern side of the building. The one on the right is looking to the north, there's a press sitting right there. So this slide here shows you the utility location using an air knife. And when you get real close to utilities, and we had a number of electrical lines that actually went through the building, so we had to be careful because they actually powered XKT's operation in Building 388 and 390. So we used the air knife to excavate around them as the least intrusive method to actually excavate around them to make sure we know exactly where they are and they're not disturbed. And if we need to keep them in operation, we can do that and support them accordingly.

And then the picture on the right is the Building 386 Quench Tank Area. You can see the two pits right there. Okay. This slide shows some excavation activities we did within the building. This is actually in the Northern Dirt Area, the photograph on the right. And then the photograph on the left shows you some additional soil sampling of the Quench Tank Area when we found that we were having a problem with getting this lead down. And it wasn't only a problem the fact that we couldn't get the lead down, but in a number of these areas there are concrete foundations that we kept running into as we excavated. So we'd excavate concrete, excavate soil, and then all of the sudden hit about another four feet of concrete. Try to get -- move around it, see what we could get out, and we kept moving into concrete where it just didn't become feasible for us to take all of this material out.

The next slide. Again, here are some other excavation areas. You can see the excavation activities in these slides. Here they're backfilling the Quench Tank Area. You can see that in the

photograph on the left. The photograph on the right, you can see that's some of the controlled low strength material that we actually use as far as backfilling in one of the excavations in the Quench Tank Area. Now, this slide here, believe it or not, those two gentlemen in that pit on the right are Steve Farley and me, you know, getting dirty that day.

ACTING CO-CHAIR WOCHNICK: Are you sure?

MR. SILER: I know. I know.

MR. FARLEY: I'm the tall one.

CO-CHAIR HAYES: Yeah.

MR. SILER: Exactly. This is the placement of the controlled low strength material under the steel grates and Building 390 area. And if you look down in the bottom you can see a before and after shot. You can see where you had this area where you had just open dirt down there. We took all that material that was laying on top of it out and then placed the controlled low strength material on it. You can see the slurry, it's about a one foot slurry that sits on top of that bare dirt area.

CO-CHAIR HAYES: What are those -- they look like jacks or something; are those your -- something temporary there or is that part of the --

MR. SILER: No, those are part of the steel grate system itself.

CO-CHAIR HAYES: So that's not impacted, they're still able to use that system?

MR. SILER: No, they're still able to use that.

CO-CHAIR HAYES: Okay.

MR. SILER: Now this shot here shows you the completely restored Building 386. You can see the eastern or central bay on the left hand photograph looking south toward the plate glass window at the back. You can see the asphalt restored areas around the Quench Tank Area which is on the northern side of the building looking down toward the southern end. And the right hand photograph shows you the western bay as you're looking down toward the south.

So the path forward. After we have completed these removal actions, we're going to prepare and submit a draft implementation report. That should occur sometime in October. We're going to record a site specific land use covenant for the Building 390 Steel Grate Area, and then the area around the quench tanks in Building 386 where we had to encapsulate that lead and leave it in place. And along with that land use covenant we'll be doing inspections. And there will be an operations and maintenance plan that is implemented for those surfaces that are encapsulated. So I'd like to entertain any questions anyone may have right now.

MR. KARR: Yeah, Neal. Just curiosity. Are there -- on this project, are there any costs associated with the loss of production to the current tenant?

MR. SILER: No. And that's one of the reasons that we did what we did, especially in the Steel Grate Area. Building 386 is unoccupied at this time, but Building 388 and 390 are occupied. We did some work on off hours, on the weekends. We actually worked between five and ten at night a couple of nights during the week so we didn't impact their operation, and especially when we were doing the placement of the controlled low strength material in the Steel Grate Area. Because that is one prize piece that XKT really wants to maintain and utilize in the future.

MR. KARR: Thank you.

MR. SILER: Gil.

MR. HOLLINGSWORTH: And, Jerry, just for common knowledge, all of our contracts, leases, and the things like that carry a caveat that environmental remediation takes precedence over anything. Now, Lennar goes way out of their way and spends a whole bunch of money on relocating people and letting 'em use temporary facilities and things like that. I mean really way out of their way, more than I would, to get around that.

MR. KARR: Come on.

MR. HOLLINGSWORTH: But our contracts are all written with -- in general, you know, it takes four or five pages to say it, but it says, hey, number one is cleanup.

MR. KARR: That's good info, thank you.

CO-CHAIR HAYES: Well, I don't think any of us can hardly afford to get any of our tenants mad at us at this point. You know, I don't know where your income comes from, but I suspect that Lennar gets a little bit of money out of XKT or any of their other tenants nowadays. What I want to know is what -- these future inspections and maintenance activities for encapsulating surface, what do you imagine a maintenance activity would be?

MR. SILER: Well, what you'll have to do every year, you're going to have at least to inspect the cap to make sure that the integrity of the cap is still in order and it's working as a barrier to actually having somebody come in contact with the material that was left in place, whether it be PCBs or lead. Now, if there are any cracks in it or there is any sign of deterioration, that's going to have to be repaired. So you would go ahead and repair anything that you would have. You may even have to, at someplace down the line, replace, and in some of the cost estimates that I have done for Janet, so we can start running through these things, I actually talk about, you know, restoring or replacing a certain percentage of the asphalt or concrete that we would use in any kind of a year. So that's the type of things that would happen as far as the inspection and maintenance. And then you actually, you go in there, take a look at it, make sure there aren't any cracks, make sure that, you know, it's not deteriorating. Just making sure that it's holding up and the remedy is in place in the future.

CO-CHAIR HAYES: I don't know about you, but everything I know about concrete is that concrete --

MR. COFFEY: Porous.

CO-CHAIR HAYES: -- by its very nature is porous -- good point, Mike -- but is also prone to cracks.

MS. TYGIELSKI: Cracks.

CO-CHAIR HAYES: And I would suppose these buildings are on some -- maybe some of 'em are on bedrock, but plenty of clay soil over it, so that would expand and shrink, but probably some filled areas. So when you just say, well, inspect for any cracks, what are you talking about?

MR. SILER: You actually repair the cracks.

CO-CHAIR HAYES: -- if it's a tremendous failure or --

MR. SILER: You repair the cracks. In fact, one of the things I had them do in Building 680 before I would accept the building, and we actually put a cap down, was I walked the entire building and I made them fix every crack that I saw in the concrete where it's bald. So that's the same type of thing you would be doing in these areas also is make sure that those cracks are filled with concrete or some sort of material so that someone could not come in contact with it.

CO-CHAIR HAYES: That's a lot of surface area because concrete will crack.

MR. COFFEY: Neal, a lot of the materials are being left in place, and the building is being used as a cap or the floor is being used as a cap. The land use covenants that you're talking about, do they include any caveats about if the buildings are ever demolished?

MR. SILER: They actually do carry that. What they say is that if you want to change the use of the property, or you want to do something where you would disturb the cap, is that that's an acceptable activity; however, you have to have a management plan or a remediation plan and a health and safety plan that would be reviewed by the regulatory agencies, so they can say this looks reasonable and you're taking the proper precautions to do this. So it can be done. Yes, Paula.

MS. TYGIELSKI: Are you take -- are you taking on the job of the yearly inspections yourself?

MR. SILER: As long as we own the property, Lennar Mare Island will take on the job of the yearly inspections. In fact, Janet and I have just recently completed a yearly inspection of Investigation Area D1.2 back in the first quarter of the year.

MS. TYGIELSKI: Okay. What happens when you get really old and --

MR. SILER: Well, it won't be me. I'll have to, you know, train somebody else, but one of the things that --

CO-CHAIR HAYES: It won't be me.

MR. SILER: -- that goes along with this, is that there is financial assurance that is put up, and that financial assurance goes to -- in a trust account or it's some sort of an account or letter of credit or something, so if I was not -- if I dropped dead tomorrow, Janet would have money to go out and do the inspections next year.

MS. NAITO: Well, not if you drop dead, it's more if your company drops dead.

ACTING CO-CHAIR WOCHNICK: And Paula, just to let you know, if Lennar transfers the property to someone else, and in the future they all -- something happens to everybody and they all stop doing the inspections, it's the Navy's responsibility, they're ultimately responsible.

CO-CHAIR HAYES: You do bring up a really good point, Paula, something that we've had long conversations about in the years past, the last five years, and I'd like to ask that we agenda-ize the item of what the update is now on where that money's coming from, and who's managing it, and how it gets accessed, and all of that stuff, that trust fund or whatever that was that you just mentioned. It sounded like it was a little bit vague, but maybe you were just trying to be quick there. So I'd like to have that as an agenda item.

MR. SILER: Any other questions? Thank you very much.

ACTING CO-CHAIR WOCHNICK: Thank you, Neal. At this point we move into our first public comment period. Does anyone have any public comments?

CO-CHAIR HAYES: Yeah, I do. Some of you know Brian Collett who is a landscape architect. He did some drawings this last spring of the Mare Island Shoreline Heritage Preserve, and I've converted them into notecard packets, five of them in a packet, in a small size and a large size. So see me at the break if you'd like to purchase them. Proceeds will go to helping us keep the park open.

ACTING CO-CHAIR WOCHNICK: Does anyone else have any comments?

(No response.)

ACTING CO-CHAIR WOCHNICK: Okay. We're running a little long again, so we're going to cut our ten minute break to a five minute break. So we'll meet back here at 8:20.

(Thereupon there was a brief recess.)

#### **IV. ADMINISTRATIVE BUSINESS (Myrna Hayes and Heather Wochnick)**

ACTING CO-CHAIR WOCHNICK: Okay. Let's move into the administrative business and announcements. If anyone has any comments on the draft meeting minutes from July, please feel free to contact either myself or Myrna via e-mail or in writing, and we will take your comments and integrate them into the final. As for announcements, I already did announce that Janet Lear will become our new BRAC Environmental Coordinator, so she'll be hosting next month's RAB. And that's it for me. Okay. So we move into the focus group reports. Wendell is not here so we'll skip that. Natural resources, Jerry.

#### **V. FOCUS GROUP REPORTS**

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

MR. KARR: I'm sure that Myrna will get into it, but I would just like to --

CO-CHAIR HAYES: Not with you.

MR. KARR: No. No. It could be ugly. But I'm sure she will acknowledge the same, but I want to thank, for the recent Mare Faire held at the park situation, you know, the support from the city, the Navy, Lennar, Weston, everybody that helped make it work. And thanks to Weston to allow me to use their little gator again to play forest ranger kind guy and run around and give people bottles of water and stuff. So it was a good event, you know. It's community education about what we have over here, but I thank everybody that was involved in allowing that to occur.

ACTING CO-CHAIR WOCHNICK: Thank you, Jerry. Technical, Paula.

##### **b) Technical (Paula Tygielski)**

MS. TYGIELSKI: I have no report.

##### **c) City Report (Gil Hollingsworth)**

ACTING CO-CHAIR WOCHNICK: Thank you, Paula. City, Gil.

MR. HOLLINGSWORTH: Nothing to report. Thank you.

##### **d) Lennar Update (Steve Farley)**

ACTING CO-CHAIR WOCHNICK: Lennar, Steve Farley.

MR. FARLEY: I've got something to report. And do I ever. So we have our normal eleven by seventeen handout. Let's start in the lower left corner. There's a number of documents -- public

review periods upcoming documents, so those in review and those are coming up. Probably one of the major milestones that we've just achieved is to get the Revised Draft for Public Review Feasibility Study Remedial Action Plan for IR15 approved by DTSC. We thank DTSC.

MS. NAITO: Out for public comment.

MR. FARLEY: And it's now in for public comment. The public comment period started, I think --

MS. NAITO: The 24th.

MR. FARLEY: Yeah, two or three days ago. And there's a plan for a public meeting in early September, I think it's the 8th.

MS. NAITO: September 8th.

MR. FARLEY: Yeah, the 8th of September. So we invite everybody to come out and participate in that public meeting. If you take a look at some of the other major documents coming up, the Remedial Design Work Plan is one of them. That's the document that takes the remedy proposed in the FS/RAP or the feasibility study/ remedial action plan and works out the details for how it will actually be constructed.

In the main body of the figure we have a couple of photographs. Let's start in the upper right. If you'll recall back to last month, we talked about the Crane Test Area. We showed some of the field activities that were going on. And you probably won't remember, but there was a lot of work that was being done just to clear the site of concrete.

CO-CHAIR HAYES: We remember.

MR. FARLEY: Okay, Myrna, thank you for remembering. Concrete, rubble, metal, debris, vegetation, just general metal and concrete rubble.

MR. COFFEY: Schmutz.

MR. FARLEY: And now if you look at the site, particularly the one in the lower right, you can see how clean that area now is. That is an area that we call Soil Gas Excavation Area 4, this is the view looking towards the north across Azuar Drive. This is an excavation that we did based on soil gas concentrations. The excavation depth, as you can see by the gentleman in the background there, the excavation's depth is approximately five feet or so.

MR. KARR: Which one's Neal?

CO-CHAIR HAYES: That's a tall guy.

MR. FARLEY: Neal's driving the yellow iron in the background.

MR. KARR: Oh, okay.

MR. FARLEY: So that excavation photo is generally complete. In the upper right, just an example of some of the dust control that we have to do. There's a pretty rigid requirements for controlling dust while we're doing excavating. In the upper left corner, just to shift scale a little bit, this is some work that we did inside Building 271 at Assessment Location number two, or AL-02. The location on the island is shown by the leader line. And did some excavation, removed some concrete, PCBs in the concrete, and now are putting the floor back. So you can see this, the wide range of sort of scales that we work with on the project.

A couple of other things to note. In the lower right corner of the map near the label for C2 there's a number of sites that are identified, the Building 830, ULO-1 or Unknown Location one, the storm sewer system near IR19, and the other buildings, IR19, Building 678; that whole area is an area where we're doing some work associated with storm sewers that ran through that area. And so they just bracket the area where we were doing the work. Also, up in the pump station in the upper right corner, Industrial Wastewater Pump Station 4 and Oil Water Separator 2, we just submitted a site summary and request for closure report. Actually it's being prepared, it's going to be submitted soon, and it also includes a -- I saw a little bit of panic in there -- also includes a draft groundwater monitoring plan.

So the other thing is up in the upper right corner, even though it's not labeled, if you look at where IR 0720 and IR03 overlap by the label for E Street, that building right there is 461. And we've completed the work underneath the floor of that building. We've got a little bit of excavation that we need to do around the outside of that building. But the good news is that we were able to complete the work underneath that building. It was quite a task working in some of those confined places. So those are the highlights for tonight. I would be happy to answer any questions.

CO-CHAIR HAYES: Did you get that mobilization -- did you get your work completed on that building where you were taking battery acid out from underneath it? I don't think you had any report about that --

MR. FARLEY: 461?

CO-CHAIR HAYES: -- have you?

MR. FARLEY: On 461?

CO-CHAIR HAYES: Sure, 461 sounds like a good number.

MR. FARLEY: Right, that's Building 461. And we just completed that work underneath the building. I thought -- didn't we do --

MR. SILER: We did the proposed plan.

MR. FARLEY: Yeah. I think what I'm referring to is we had some photographs on our handout, and we talked about it in that forum.

CO-CHAIR HAYES: Sure, I just wanted to know if you're done with it.

MR. FARLEY: We are done with the work underneath the building -- we believe we're done with the work underneath the building. Well, we don't have agency concurrence yet. But we are also doing some small excavations outside the building, and most of it, almost all of it, is for lead.

**e) Weston Update (Cris Jespersen)**

ACTING CO-CHAIR WOCHNICK: Thank you, Steve. We go to the Weston update with Cris Jespersen.

MR. JESPERSEN: Thanks, Heather. We also have a handout here which hopefully everybody has. First off, you can see the status of the documents that were submitted to the agency for review in July. And I won't go through all that in detail. And skip over instead to discuss the status of the Western Early Transfer Parcel San Pablo Bay walking trail. And the construction of

the 12,000 foot long walking trail continued this month, including placement of the base rock and construction of the trailhead public parking areas. And you can see the picture below the paragraph there that shows the paving of some of the handicapped parking spots as part of the public parking area. And the remaining tasks we have include placement of the trail surface rock along the eastern portion of the trail, around the Investigation Area H1 Containment Area, installation of a trailhead kiosk, and trailhead interpretive panels. And right now we're planning that the trail will be open for use in September after these remaining tasks are completed, and also the remaining Investigation Area H1 Containment Area perimeter fencing and soil cover placement activities are completed.

CO-CHAIR HAYES: How did you get all that water in there? It looks cool.

MR. JESPERSEN: You talking about --

MR. COFFEY: The Bay.

MR. JESPERSEN: It's one of the wetland areas.

MR. GEMAR: Yeah, it's holding water. I don't think it's going to dry up this year.

MR. JESPERSEN: Next up is an update on the Investigation Area H1 Containment Area and some of the upland areas. And we continued placement of a two foot soil cover outside the containment area and the upland areas as the final remaining remedial activity other than hydroseeding the containment area cover soil. And the soil we're using for this two foot soil cover is being taken from Dredge Pond 4M, as in middle, which meets all of the applicable chemical acceptance criteria. And Weston has also been continuing construction of the perimeter maintenance road around the area H1 Containment Area. And we also began installation of the remaining portion of the perimeter fence on the east side of the containment area. And again, you can see several photos of that work, as well as the photo of the nice wetlands there.

And finally, an update on Installation Restoration Site 05. IR05 was excavated during the 2009 removal action, and we dewatered that excavation last month. Backfilling is going to be performed in September to a final grade that is going to encourage establishment of a pickleweed dominated muted tidal wetland -- which is a mouthful there -- followed by restoration planting. And with that, I'll take any questions you might have.

ACTING CO-CHAIR WOCHNICK: Thank you, Cris. Onto regulatory agency update. Janet with DTSC.

**f) Regulatory Agency Update (Janet Naito, Elizabeth Wells, Carolyn D'Almeida)**

MS. NAITO: Let's see. I think that CH2M Hill was being a little --

MR. COFFEY: Optimistic.

MS. NAITO: No. No. No. In listing the documents in review they list four, I counted like 25 that came in.

CO-CHAIR HAYES: Yeah.

MS. NAITO: So although I managed to comment on ten or so, my desk is looking pretty sad right now. So if the Navy is wondering why they haven't gotten all their comments, it's because of this other pile I have as well. I would like to report that we have completed the public

comment period for the Integrated Waste Treatment Plant Pipeline as it runs through the Eastern Early Transfer Parcel for the closure of the interior. We didn't receive any comments, so I'm going to be processing the paperwork to complete the closure -- the document closure for that. And I think that's it for me.

ACTING CO-CHAIR WOCHNICK: Thank you, Janet. Elizabeth with the Water Board.

MS. WELLS: Thank you. I have several announcements. The first one is that Erich Simon who was the project manager for the Eastern Early Transfer Parcel, today was his last day at the Water Board.

MR. COFFEY: Geez.

MS. NAITO: You all did him in.

MR. COFFEY: You guys are dropping like flies.

CO-CHAIR HAYES: Is that a promotion for you?

MS. NAITO: It's certainly something.

MS. WELLS: No comment.

MR. COFFEY: Is that how you guys do it?

MS. WELLS: So I was asked if I could take over the Eastern Early Transfer Parcel. So that's been added onto my work on the other portion of Mare Island and Moffett Field as well as a few other sites. So for the -- in the last month I took a vacation, which clearly I needed to start all of this. I didn't -- I think this week I got to go on a tour of several sites. Neal and Paula of CH2M Hill took me to -- let's see -- the Crane Test Area, IR15, Independence Wharf, and some fuel oil pipeline sites. And it was really hot out there.

CO-CHAIR HAYES: That wasn't fair.

MS. WELLS: And then the last thing I wanted to say is that I will be missing the October meeting because it is my daughter's 12th birthday, and she is more important than Mare Island.

MR. KARR: Hear, hear.

CO-CHAIR HAYES: How about that?

## **VI. CO-CHAIR REPORTS**

ACTING CO-CHAIR WOCHNICK: Thank you, Elizabeth. Okay. Carolyn is not here so we move onto the co-chairs reports. I'll just start off with some of the Navy updates. Let's see. We've officially completed all of our site removal and restoration activities at Installation Restoration Site 17. This was officially completed July 20th. All of the railroad tracks were replaced, and Azuar Drive has been restored and reopened. All of our remaining stockpiles were removed off-site by August 6th. I did want to make a special note that Weston has done some additional community relations in this area, and has volunteered to restore the rest of Azuar Drive in a section where some pipe work had been excavated, and so they've also restored the -- done the paving repairs in that area for the City of Vallejo.

For the polychlorinated biphenyl sites, we had two Navy retained condition site locations on the Eastern Early Transfer Parcel. They were Building 832 and Building 163. All of the final

restoration activities have been officially completed in those areas. The site closure reports will be submitted shortly for both of those.

And we had additional vegetation removal in the Production Manufacturing and South Shore Areas. That work began August 16th, and will continue on and off until September 10th. Again, these removals are part of the caretaker site office maintenance activities, and are not related to environmental cleanup at this point.

Okay. Moving onto the back. We've submitted three documents, one was the Draft Petroleum Corrective Action Completion Report for the Defense Reutilization and Marketing Office, that's currently in review. We've submitted our Draft Final Fiscal Year Site Management Plan which includes our schedule of all of our reports that are coming in next year. That was actually submitted today. And I'm corrected that one of the site closure reports for PCB Building 832 was submitted as draft form to EPA. We have received some comments from DTSC even though she's bogged down by Lennar. And we've received additional comments from the water board as well. We did receive our final three closure letters for the PCB sites located in Investigation Area A-2, so that closes out all of our PCB sites for that area. And that's it.

CO-CHAIR HAYES: Well, Weston, if you're doing community service on the roadways, out in front of my house -- no. We have a road section that's completely disintegrating on a corner near the top of the hill at Mare -- at the preserve, so if you have any extra asphalt, that could be greatly appreciated, it's more than a pothole now, nice if it was repaired. I do want to echo Jerry's thank you to everyone who had some role to play in the Mare Faire, including the Navy coming up from San Francisco -- no --

MR. COFFEY: San Diego.

ACTING CO-CHAIR WOCHNICK: San Diego.

CO-CHAIR HAYES: San Diego. Similar. And just lots of good folks who came out. We estimate five to 600 people came out for the day, and it was beautiful, perfect weather. And I really want to thank the volunteers who focused on, and the presenters, including the U.S. Forest Service who focused on the natural resources of the preserve this year as a theme. And it is open on the second Saturday of September this year, that happens to be September 11th, which is a pretty important date for this country. So I do hope you'll come out to the preserve that day as well. Can you tell us where -- I'd like to note, for folks who maybe didn't receive the public comment -- or the public meeting -- public comment period and public meeting notice regarding Installation Restoration site 15's Remedial Action Plan, that that is actually September 8 -- which is what day of the week?

MS. NAITO: Wednesday.

CO-CHAIR HAYES: At 6:00 p.m.

MS. NAITO: Here.

CO-CHAIR HAYES: Right here in this building. And I don't know if you brought along any extra of these --

MS. NAITO: Fact sheets.

CO-CHAIR HAYES: -- fact sheets?

MS. NAITO: I didn't, I apologize.

CO-CHAIR HAYES: So if you're interested in receiving one of these, contact Janet Naito --

MS. NAITO: Just let me know.

CO-CHAIR HAYES: -- I would assume, right now. And then, I think it would be important for us to set a RAB tour date, a fall RAB tour date before the fall gets away from us.

MS. NAITO: Did summer end?

CO-CHAIR HAYES: Not quite yet.

MR. COFFEY: Yeah, we had our two days of summer, we went right into winter.

CO-CHAIR HAYES: So that's all from me, thank you. Oh, and we'll certainly look forward to the opening of the trail. And if you want -- if you should happen to have it done by September 11th, we'll market it with our second Saturday, otherwise we'll continue to anticipate it.

ACTING CO-CHAIR WOCHNICK: Thank you, Myrna.

CO-CHAIR HAYES: I turned it off.

ACTING CO-CHAIR WOCHNICK: I know. At this point we move into our second public comment period. If there's any additional public comments?

(No comments.)

ACTING CO-CHAIR WOCHNICK: I guess not. Well, with that, the meeting is adjourned.

(Thereupon the foregoing was concluded at 8:44 p.m.)

**LIST OF HANDOUTS:**

- Presentation Handout – Building 742 Former Degreasing Plant within Investigation Area (IA) C2
- Presentation Handout – Investigation and Request for Closure for IR21 and the Buildings 386, 388 and 390 Area, Investigation Area C2
- Presentation Handout – Features within the Eastern Early Transfer Parcel (EETP) – CH2M Hill/ Lennar Mare Island
- Presentation Handout – Mare Island RAB Update August 26, 2010 – Weston Solutions
- Navy Monthly Progress Report Former Mare Island Naval Shipyard August 26, 2010