

**DRAFT**  
**MEETING MINUTES**  
**RESTORATION ADVISORY BOARD**  
**INLAND AREA ENVIRONMENTAL RESTORATION PROGRAM**  
**FORMER NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD**  
**CONCORD, CALIFORNIA**  
**APRIL 2, 2014**

These minutes reflect general issues raised, agreements reached, and action items identified at the Restoration Advisory Board (RAB) meeting for the Inland Area Environmental Restoration (ER) Program at the former Naval Weapons Station Seal Beach Detachment Concord (NAVWPNSTA Concord), California. The meeting was held from 6:00 p.m. to 8:00 p.m. on April 2, 2014, at the Clyde Clubhouse in Clyde, California. Agreements and action items are described by topic under Sections I through VII and are summarized in Section VIII. A list of participants and their affiliations is included as Attachment A, and the meeting agenda is included as Attachment B. Handouts from the meeting also are included as attachments to these minutes.

**I. WELCOME, INTRODUCTIONS, PUBLIC COMMENTS, AND AGENDA APPROVAL**

**Welcome and Introductions**

Scott Anderson (Navy RAB Co-Chair) called the RAB meeting to order at 6:00 p.m. and initiated introductions for all attendees. Mr. Anderson reviewed the meeting agenda and asked if there were any changes. No changes to the RAB agenda were provided. Scott McConnell (Clyde resident) filled in as the community RAB Co-chair to preside over the meeting.

**Public Comments**

Mr. McConnell opened the floor to public comments. No public comments were offered.

**RAB Meeting Minutes**

Mr. Anderson reviewed the action items from the meeting on January 15, 2014, which were all completed before the RAB meeting on April 2, 2014. Carolyn Hunter (Tetra Tech Inc.) said she submitted a draft flyer for comment to solicit more RAB participants. The RAB members present did not have comments on the flyer and noted it can be distributed to community organizations and posted on local message boards. Mr. Anderson said he sent the RAB flyer to the City of Concord for placement on its website. Michael Wright (Executive Director, City of Concord Reuse Authority) confirmed he received the flyer and posted it on the website. In addition to posting the RAB flyer on the website, Mr. Wright made an announcement about the RAB at the recent Concord City Council meeting. Mr. Wright said he would make another announcement about the RAB at the next Concord City Council meeting. The RAB thanked Mr. Wright for his assistance in disseminating information to the community and Concord City Council.

Mr. Anderson said the January 15, 2014, RAB meeting minutes have been submitted for review. Mr. Anderson said the Navy will finalize the minutes for January 15, 2014, if no additional comments are received within a week of the RAB meeting on April 2, 2014. The RAB members present agreed with this plan to finalize the January 15, 2014, meeting minutes.

### **Action Item**

1. The Navy will finalize the January 15, 2014, RAB meeting minutes.

## **II. ANNOUNCEMENTS**

### **RAB Announcements/Comments**

Mr. McConnell asked if there were any RAB announcements or comments. Kent Fickett (Mount Diablo Audubon Society) asked if there was an update on the missile found at Eagle's Nest. Mr. Anderson said the Navy found a rocket motor at Eagle's Nest and detonated it in place to remove the explosive hazard and had completed excavation of the three identified high anomaly areas. The second phase of field work at Eagle's Nest will take place in the summer of 2014. Mr. Anderson said the Navy worked with the regulatory agencies throughout the process of finding and detonating the rocket motor at Eagle's Nest. As items of interest come up through the environmental cleanup program, the Navy will provide updates to the RAB.

## **III. REMEDIAL PROJECT MANAGERS (RPM) UPDATE**

### **Navy Update**

The Navy's RPM update handout is included as Attachment C. Mr. Anderson said the Navy will provide a presentation on the non-time critical removal action (NTCRA) work being done at Site 29 at the RAB meeting on July 9, 2014.

Mr. Fickett asked how long the Navy plans to be conducting cleanup at former NAVWPNSTA Concord to transfer the property to the City of Concord. Mr. Anderson said the Navy will complete cleanup activity on the property in line with the future reuse, where practical. The Navy is working closely with the City of Concord and the regulatory agencies to make sure the cleanup meets all of the regulatory guidance and needs of the transfer schedule. Mr. Wright said the remediation work for some sites may be done at the same time as redevelopment for cost saving. Mr. Anderson said the property at former NAVWPNSTA Concord will be transferred in phases. Mr. Fickett asked about the tentative end date for the last piece of property being transferred. Mr. Anderson said there are some long-term groundwater sites where cleanup and transfer may take up to 2025. Mr. Wright said the redevelopment market is still trying to come back and the City of Concord is phasing development plans to coincide with market cycles. The development plans are still about 10 years out. Mr. Anderson said the Navy is working with the City of Concord to determine the priority for transfer parcels to align with the availability of funding. Mr. Fickett asked if the Navy has cleanup and transfer funding available to move this project along. Mr. Anderson said that funding is available for the current fiscal year and the Navy is working on future fiscal year funding for the cleanup of sites. Mr. Wright said the City of Concord will be working closely with the Navy to make sure the schedule and funding are on

target to ensure the transfer is on track.

#### **IV. CITY OF CONCORD RESUSE UPDATE**

Michael Wright (Executive Director, City of Concord Reuse Authority) provided an update on the reuse plan for former NAVWPNSTA Concord. The presentation is included as Attachment D. More information on the reuse program is located on the following website: [www.concordreuseproject.org](http://www.concordreuseproject.org).

Mr. Wright said the reuse plan has not changed from what the Concord City Council approved two years ago. There was an allocation of public conveyance space for the state university school system that will be designated for unknown use based on California University system's lack of funding. There may be public conveyance for future use for research and development for the University of California or the State of California, depending on the interest when the property becomes available for transfer. Public conveyance land will also be provided to the local fire department and police department for training facilities.

Mr. Fickett asked if the Mount Diablo Golf Course will be affected by the redevelopment plan. Mr. Wright said the City of Concord is working to make sure the golf course is not overly affected. There may be the need to reconfigure one hole based on road needs.

Mr. McConnell asked what the City of Concord plans to do if the colleges want to use the property if more funding becomes available. Mr. Wright said that if the colleges want the property later in the transfer and redevelopment process, they will have to see what is available and the cost of the property.

Mr. Edgar asked what the City of Concord plans to do with the areas of the base that are hilly and not easily redeveloped. Mr. Wright said the National Parks Service (NPS) is working with the East Bay Regional Parks District (EBRPD) on open space and trails for the areas of the base that cannot be redeveloped. Mr. Wright said the City of Concord is working with all of the appropriate government agencies such as the police department, fire department, and Bay Area Rapid Transit (BART) to ensure the redevelopment plans can be supported by the infrastructure needs of the area. The regulatory agencies will also be involved in the process, addressing all of the infrastructure needs for the reuse of former NAVWPNSTA Concord. The redevelopment plan will be adjusted accordingly. Mr. Edgar asked if the current sewer and water resources will support redevelopment of the base. He has heard the sanitation department is currently at processing capacity. Mr. Wright said he has been working with Contra Costa Central Sanitation and it will be able to support redevelopment of former NAVWPNSTA Concord. The sanitation department has not expressed any concerns for the additional capacity requirements that would be created by redevelopment of the base.

Mr. Fickett said the mixed high density reuse for the Pleasant Hill area by the BART station has been profitable and should be successful for former NAVWPNSTA Concord. Mr. Wright said the high density reuse will be the last phase of redevelopment for the base in light of its highest redevelopment costs. Mr. Fickett said the redevelopment will add traffic into a highly congested highway system. Mr. Wright said there are expansion plans for Highways 4 and 242 to address

the additional traffic concerns posed by redevelopment of the base. Mr. Fickett said any expansion plans of the highways will take a minimum of 10 years to plan and fund, which is a concern for the redevelopment. Mr. Wright said the redevelopment plans will take at least 10 years to be complete, which will be in line for highway expansion.

Mr. Wright said the request for proposals (RFP) for redevelopment of former NAVWPNSTA Concord will be issued by the City of Concord in July 2014 and due back for review in October 2014. Once the RFPs have been reviewed and a developer is selected, a presentation will be made to the City Council in 2015. All of the information on the RFP, the request for qualifications, and project schedule is on the reuse website at [www.concordreuseproject.org](http://www.concordreuseproject.org) and is updated on a regular basis.

Mr. Fickett asked if the areas where historic archeological material is present will be protected throughout the redevelopment and future use of the areas. Mr. Wright said the City of Concord is working closely with the Navy to ensure that the archeological sites are protected. That area will be capped with grass and designated as open space and will not be accessible by the public.

Mr. Wright said the City of Concord is trying to begin transfer at the end of 2015. The reuse design plans will be prepared by 2016. Mr. Fickett asked when the open space and park will be available to the public. Mr. Wright said there will be challenges opening the parks early because there are a lot of access points that will not be available during the rest of the redevelopment construction. The City of Concord is working with NPS and EBRPD to see how to manage redevelopment of the property and opening the park to the public.

Kathryn Dano-Luttjohan (Concord resident) asked if the redevelopment plan will take into consideration the area around it that is already developed. Mr. Wright said the redevelopment will be done so that it fits in with the current community style and flow.

Roseanne Nieto (Concord resident) asked if there are plans for additional schools in the redevelopment so that there are enough resources for the influx of new families. Mr. Wright said the redevelopment plan has set aside property for four elementary, two middle, and one high school. Mr. Fickett asked how the city will address environmental concerns that come up through cleanup and redevelopment for the areas selected for the schools. Mr. Wright said the redevelopment plan for the location of the schools can be managed based on what is found throughout the process.

Mr. Wright said he will provide updates to the RAB as information is available.

## **V. GUAM WAY STATUS UPDATE**

Mr. Anderson gave a status update on Guam Way. The Guam Way status update presentation is included as Attachment E.

Mr. Edgar asked how long ago the Navy used the landfill at Guam Way for the Navy. Mr. Anderson said that based on the reviews of historical aerial photographs, the disposal area was active in the mid-1940s and then inactive in the 1950s.

Mr. Edgar asked if the Mount Diablo Golf Course groundwater wells may contain contamination from the base. Mr. Anderson said the golf course groundwater wells are not affected by contamination from the base.

Mr. Fickett asked if there are drainage channels around the groundwater plume noted in the aerial photo on slide 2. Mr. Anderson said that what look like drainage channels are actually biological trapping fences to keep red legged frogs and tiger salamanders out of Guam Way. To date, no red legged frogs or tiger salamanders were trapped at Guam Way. The Navy has been working closely with the U.S. Fish and Wildlife Service (FWS) and California Department of Fish and Wildlife (CDFW) on the basewide trapping program to ensure the species are protected.

## **VI. BERMED AREA STATUS UPDATE**

Mr. Anderson gave a status update on the Bermed Area. The Bermed Area status update presentation is included as Attachment F.

Mr. Fickett asked if EBRPD can begin preparing the area for reuse once the Bermed Area removal action is complete. Mr. Anderson said anything that is excavated and removed at the Bermed Area will be rescanned to ensure it is safe. After the Bermed Area CERCLA documentation is completed, the area will be cleaned up and ready for transfer to EBRPD. Mr. Fickett asked if the Navy plans to remove the bunkers in the Bermed Area prior to transfer. Mr. Anderson said that there are not any buildings or bunkers in the Bermed Area site, however, the remaining property will be transferred with the bunkers and buildings in place. NPS and EBRPD are aware of the condition of the property they are receiving.

A community member asked about the cleanup plan for the bunker where radiological materials were present. Mr. Anderson said the Navy scanned all of the impacted buildings and bunkers in the Inland Area for radiological material in preparation for the land transfer. No elevated radiological levels were found during the scan of the Inland Area.

## **VII. RAB BYLAWS AND COMMUNITY OUTREACH UPDATE**

Mr. McConnell opened the discussion on the RAB bylaws and asked if anyone has input on updating them. Carolyn Hunter (Tetra Tech Inc.) said the bylaws the RAB has been operating under were issued in 2001. Ms. Hunter said she distributed the 2001 RAB bylaws via e-mail in January 2014 to the RAB members for their consideration in preparation to discuss this evening. Ms. Hunter said the Military Ocean Terminal Concord (MOTCO) RAB has started discussing updating its bylaws in March 2014 and will involve similar changes.

Ms. Hunter said there are two issues for the RAB to discuss. First, a quorum is not often achieved because of the lack of attendance, which causes the RAB to delay any business that requires a quorum (such as approval of the RAB meeting minutes). The RAB agreed to update the bylaws to have the quorum changed from one-half of the members present to conduct business to one-third. Ms. Hunter said she will update the bylaws to make them current with the language changes proposed and send them to the RAB for additional input before the July 9,

2014, meeting.

Second, there are RAB members who are not participating in the meetings regularly. Ms. Hunter said the RAB should prepare a letter to members who have not been attending regularly to see whether they are still interested in participating. The RAB agreed. Ms. Hunter will prepare a letter to send out to those who have not been participating regularly.

Ms. Hunter said the RAB needs to work on more public attendance at the meetings. Mr. McConnell said he will take some of the RAB flyers and post them in community in places like the Clyde Clubhouse bulletin board, the local Starbucks, the golf course, and the Concord library. Ms. Dano-Luttjohan said she will also post the flyer on the "Next-Door" website.

Ms. Hunter said the discussion on RAB quorum, bylaws, attendance, and community outreach will continue at the next meeting on July 9, 2014.

### **Action Items**

2. Ms. Hunter will update the 2001 RAB bylaws and issue them for review and input.
3. Ms. Hunter will draft a letter of interest to RAB members who have a record of poor attendance and provide it for input.
4. RAB attendance and bylaw updates will be added to the agenda for July 9, 2014.

## **VIII. OTHER TOPICS, NEXT MEETING, AND ACTION ITEMS**

Mr. Anderson reviewed the quarterly RAB meeting schedule for 2014:

- Wednesday, July 9, 2014 (1 week later to accommodate 4<sup>th</sup> of July week)
- Wednesday, October 1, 2014

Mr. Anderson asked if the RAB would be willing to move the next meeting from July 9, 2014, to another date to accommodate the Navy's schedule. The RAB members did not see a concern with changing the July 2014 meeting date. Ms. Hunter will send out an e-mail to the RAB and regulatory agencies with a revised meeting date in July 2014.

Mr. Anderson thanked everyone for their attendance, especially the new participants, and concluded the RAB meeting.

### **Action Item**

5. Ms. Hunter will send an e-mail to the RAB and regulatory agencies with a revised meeting date in July 2014.

This list of action items was established at the April 2, 2014, RAB meeting:

<b>No.</b>	<b>Action Item</b>	<b>Responsible Person</b>	<b>Target Date for Completion</b>	<b>Completion Date (or Status)</b>
1.	The Navy will finalize the January 15, 2014, RAB meeting minutes.	C. Hunter	4/7/2014	This action item was completed.
2.	Ms. Hunter will update the 2001 RAB bylaws and issue them for review and input.	C. Hunter	7/9/14	This action item was completed.
3.	Ms. Hunter will draft a letter of interest to RAB members who have a record of poor attendance and provide it for input.	C. Hunter	7/9/14	This action item was completed.
4.	RAB attendance and bylaw updates will be added to the agenda for July 9, 2014.	C. Hunter	7/9/14	This action item was completed.
5.	Ms. Hunter will send out an e-mail to the RAB and regulatory agencies with a revised meeting date in July 2014.	C. Hunter	6/1/14	This action item was completed.

**ATTACHMENT A**  
**ATTENDEES AND AFFILIATIONS**  
**RESTORATION ADVISORY BOARD MEETING**  
**FORMER NAVAL WEAPONS STATION SEAL BEACH DETACHMENT CONCORD**

**APRIL 2, 2014**

(1 Page)

**ATTENDEES AND AFFILIATIONS  
 RESTORATION ADVISORY BOARD MEETING  
 FORMER NAVAL WEAPONS STATION SEAL BEACH  
 DETACHMENT CONCORD, CALIFORNIA  
 APRIL 2, 2014**

<u>Name</u>	<u>Affiliation</u>	<u>Telephone</u>
Scott Anderson	U.S. Navy, BRAC PMO West	(619) 532-0938
Beth Byrnes	Concord Resident	(925) 686-4815
Harry Byrnes	Concord Resident	(925) 686-4815
Joanna Canepa	Tetra Tech Inc.	(425) 482-7806
Katherine Dano-Luttjohan	Concord Resident	(925) 676-3717
Jimm Edgar*	Mount Diablo Audubon Society	(925) 254-5156
Ben Enew	Clyde Resident	(925) 849-5314
Robbe Enew	Clyde Resident	(925) 849-5314
Amy Estey	Chicago Bridge and Iron	(925) 288-2091
Kent Fickett*	Mount Diablo Audubon Society	(925) 254-5156
Yvonne Fong	EPA	(415) 947-4117
Carolyn Hunter	Tetra Tech Inc.	(916) 853-4556
Tina Low	Water Board	(510) 622-5682
Scott McConnell*	Clyde Resident	(925) 676-7093
Reta Moore	Clyde Resident	(925) 674-9390
Nancy Sarseau	Concord Resident	(925) XXX-XXXX
William Moore	Clyde Resident	(925) 674-9390
Roseanne Nieto	Concord Resident	(925) 827-2502
Michael Wright	City of Concord	(925) 671-3019

---

Notes:

*	Community Restoration Advisory Board (RAB) Member
BRAC PMO	Base Realignment and Closure Program Management Office
EPA	U.S. Environmental Protection Agency
Water Board	San Francisco Regional Water Quality Control Board

**ATTACHMENT B**

**AGENDA  
RESTORATION ADVISORY BOARD MEETING  
FORMER NAVAL WEAPONS STATION SEAL BEACH  
DETACHMENT CONCORD, CALIFORNIA**

**APRIL 2, 2014**

(2 Pages)

INLAND AREA AGENDA  
FORMER NAVAL WEAPONS STATION SEAL BEACH  
DETACHMENT CONCORD INLAND AREA  
RESTORATION ADVISORY BOARD (RAB) MEETING

Wednesday, April 2, 2014  
6:00 p.m. – 8:00 p.m.

Location: Clyde Clubhouse  
109 Wellington Avenue  
Clyde, CA 94520

---

- 6:00 – 6:10 Call to Order
- Welcome
  - Introductions/Agenda Review
  - Public Comment Period
- Lead: Community Co-chair
- 6:10 – 6:20 Announcements
- Review of Action Items from January 2014 RAB meeting
- Lead: Navy Co-chair
- 6:20 – 6:35 Committee Reports/Announcements
- RAB Announcements, Reports or other business (Community Co-chair)
  - RAB Open Comment Period
  - Remedial Project Managers' (RPM) Update (Navy/EPA/DTSC/WB)
- 6:35 – 6:50 City of Concord Update  
Michael Wright – Executive Director, City of Concord Reuse Authority
- 6:50 – 7:10 Guam Way Status Update  
Navy RAB Co-chair: Scott Anderson
- 7:10 – 7:30 Bermed Area Status Update  
Navy RAB Co-chair: Scott Anderson
- 7:30 – 7:50 RAB Bylaws Discussion/Community Outreach Update
- 7:50 – 8:00 Meeting Evaluation and Topic Suggestions of Future 2014 Meetings

**2014 RAB Meeting Dates**

- Wednesday, July 9, 2014 (one week later to accommodate 4<sup>th</sup> of July week)
- Wednesday, October 1, 2014

8:00           Adjourn

---

*NAVWNPSTA CONCORD RAB Meetings are held the first Wednesday of the month on a quarterly basis, unless changed.*

*Information regarding the Environmental Restoration program at Former Naval Weapons Station Seal Beach Detachment Concord Inland Area can be found at:*

*[http://www.bracpmo.navy.mil/brac\\_bases/california/nws\\_seal\\_beach\\_concord.html](http://www.bracpmo.navy.mil/brac_bases/california/nws_seal_beach_concord.html)*

*Navy RAB Co-Chair: Mr. Scott Anderson (619) 532-0938 or [scott.d.anderson@navy.mil](mailto:scott.d.anderson@navy.mil)*

*Community RAB Co-Chair: Ms. Mary Lou Williams, (925) 685-1415 or [mlou1015@aol.com](mailto:mlou1015@aol.com)*

**ATTACHMENT C**  
**NAVY REMEDIAL PROJECT MANAGERS' UPDATE**  
**RESTORATION ADVISORY BOARD MEETING**  
**FORMER NAVAL WEAPONS STATION SEAL BEACH**  
**DETACHMENT CONCORD, CALIFORNIA**

**APRIL 2, 2014**

(1 Page)

**ATTACHMENT D**

**CITY OF CONCORD UPDATE  
RESTORATION ADVISORY BOARD MEETING  
FORMER NAVAL WEAPONS STATION SEAL BEACH  
DETACHMENT CONCORD, CALIFORNIA**

**APRIL 2, 2014**

(3 Pages)

**ATTACHMENT E  
GUAM WAY STATUS UPDATE  
RESTORATION ADVISORY BOARD MEETING  
FORMER NAVAL WEAPONS STATION SEAL BEACH  
DETACHMENT CONCORD, CALIFORNIA**

**APRIL 2, 2014**

(5 Pages)

**ATTACHMENT F  
BERMED AREA STATUS UPDATE  
RESTORATION ADVISORY BOARD MEETING  
FORMER NAVAL WEAPONS STATION SEAL BEACH  
DETACHMENT CONCORD, CALIFORNIA**

**APRIL 2, 2014**

(7 Pages)