



Final MARE ISLAND NAVAL SHIPYARD Restoration Advisory Board (RAB) Meeting Minutes

HELD THURSDAY, January 29, 2015

The Restoration Advisory Board (RAB) for former Mare Island Naval Shipyard (MINSY) held its regular meeting on Thursday, January 29th, 2015, at the Mare Island Conference Center, 375 G Street, Vallejo, California. The meeting started at 7:06 p.m. and adjourned at 8:25 p.m. These minutes contain a transcript of the discussions and presentations from the RAB Meeting.

RAB Community Members in Attendance:

- Myrna Hayes (Community Co-Chair)
- Michael Coffey (Community Member)
- Paula Tygielski (Community Member)

RAB Navy, Developers, Regulatory, and Other Agency Members in Attendance:

- Janet Lear (Navy Co-Chair)
- Erin Hanford (City of Vallejo)
- Pam Jespersen (Weston Solutions, Inc.)
- Janet Naito (Department of Toxic Substances Control)
- Neal Siler (Lennar Mare Island)
- Elizabeth Wells (Regional Water Quality Control Board)

Community Guests in Attendance:

- Mike Chamberlain (Trihydro)
- Steve Farley (Trihydro)
- George Higgins (Community Member)
- Jim Porterfield (Community Member)

RAB Support from Sullivan-Weston Services JVA, LLC, in Attendance:

- Jessica W. Cooper (Assistant Project Manager)
- Wally Neville (Audio/Visual Support)
- Doris Bailey (Stenographer)

I. WELCOME AND INTRODUCTIONS (Myrna Hayes [Community Co-Chair] and Janet Lear [Navy Co-Chair])

CO-CHAIR LEAR: This is the Mare Island Restoration Advisory Board meeting. It's nice to see everybody. I've actually missed the last two, so --

MS. NAITO: Who are you?

CO-CHAIR LEAR: I know. Anyway, let's start with introductions. I'm Janet Lear, I'm the Navy co-chair.

CO-CHAIR HAYES: And I'm Myrna Hayes, and I'm the community co-chair, and I live in Vallejo.

MR. COFFEY: I'm Mike Coffey, a RAB member from American Canyon.

MR. SILER: Neal Siler with Lennar Mare Island.

MS. WELLS: Elizabeth Wells with the Water Board.

MS. NAITO: Janet Naito with the Department of Toxic Substances Control.

MS. HANFORD: Erin Hanford with the city of Vallejo Economic Development Group.

MS. JESPERSEN: Pam Jespersen with Weston.

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

MR. HIGGINS: George Higgins, resident of Vallejo, also a volunteer with the Mare Island Historic Park Foundation.

MR. FARLEY: Steve Farley with Trihydro.

MR. CHAMBERLAIN: Mike Chamberlain with Trihydro.

II. PRESENTATION (Janet Lear [Navy Co-Chair]): *Polychlorinated Biphenyls (PCB) Program Investigation, Remediation, and Closure Status Update*

CO-CHAIR LEAR: All right. So our first presentation is the Navy presentation. It's on polychlorinated biphenyl program investigation. And this is Chris Dirscherl's project, for those of you that know the Navy RPM's, but he was unable to make it today.

MR. COFFEY: Oh, what?

CO-CHAIR LEAR: Yeah. So I'm going to be channeling my Dirscherl. This is my penance for missing the last --

MR. COFFEY: Jump right into the fire there.

CO-CHAIR LEAR: Yeah -- for missing the last two meetings.

MR. COFFEY: It's not like you have good reason or anything.

CO-CHAIR LEAR: Okay. So can everyone see that? Okay. It's a little dim. All right. So the polychlorinated biphenyl --

CO-CHAIR HAYES: You can just call them PCBs --

CO-CHAIR LEAR: Oh, PCBs, can I do that now?

CO-CHAIR HAYES: Sure.

CO-CHAIR LEAR: All right. Good. PCBs.

MR. COFFEY: You get a pass today.

CO-CHAIR LEAR: Our PCB program is conducted under the Toxic Substance Control Act self-implementing program. And the cleanup goal under TSCA -- which is the acronym for that act, (we love our acronyms) -- the cleanup goal is one part per million, and the primary source is PCB-containing transformers. The insulating fluid in those transformers has PCBs in it. Secondary sources include switches containing insulating fluid, capacitors, and then miscellaneous industrial equipment.

The program process consists of characterization sampling to locate the areas that require cleanup. And if cleanup is needed, also abatement is the word that's used in the PCB program, but that's cleanup for all intents and purposes. If abatement is needed, those could be in the form of concrete scabbling, which is just removing layers -- small layers -- of the concrete that has the PCB fluid spilled on it.

And then possibly larger areas of concrete removal.

Soil excavation around the transformer pads.

Potentially wood block floor removal in buildings.

Vault inspections.

Verification sampling after the cleanup to confirm that the cleanup goal has been met.

Then we submit a site closure report, at which time we get a closure letter provided by the EPA. And I probably should have mentioned that the EPA is the lead agency for the TSCA program, and our representative isn't here tonight.

CO-CHAIR HAYES: Push your button to go forward on your screen.

CO-CHAIR LEAR: I've missed two meetings, I'm out of practice; right?

CO-CHAIR HAYES: Yeah.

CO-CHAIR LEAR: Okay. So the PCB program has a long history at Mare Island. It started in '96. And the first several years of investigation were performed by an environmental detachment at the base.

Unfortunately, some of the work that was done at that time actually had to be repeated. Some of the characterization, the samples were later found not to have been collected appropriately, and then in some areas the cleanup goal wasn't met when we went back to sample later.

So in the late [19]90s through current day we've been working through many of these sites to get them ready for closure.

Initially there was -- does that show? You might have to look at your slide for this figure; it doesn't show up very well.

Initially there were 63 sites identified. And then, let's see, there was 18 closed in 2011, and then another 44 in 2013. So --

CO-CHAIR HAYES: Janet, can I just clarify?

CO-CHAIR LEAR: Sure.

CO-CHAIR HAYES: Just for people who are in the audience or otherwise, when you're talking about the history of the PCB program, you're actually -- this image appears to be just Navy

property, so currently-held Navy property. But there were many more sites than that historically -- correct?

CO-CHAIR LEAR: Absolutely.

CO-CHAIR HAYES: -- in Lennar's.

CO-CHAIR LEAR: I was just talking about --

CO-CHAIR HAYES: I just wanted to clarify that for people who might not have thought of that, that Lennar has its own program.

CO-CHAIR LEAR: That's correct. For those of you that aren't familiar with some of the early transfers, a large portion of Mare Island was transferred, and Lennar is taking care of the environmental program for that part of the island. And Neal Siler with Lennar Mare Island will be giving a presentation after mine about a site that they are working on their portion of the island.

So this presentation is only related to the Navy's cleanup program on property that we have retained.

All right. So we currently have nine sites still open and we recently awarded a contract to continue the work at those nine sites. They're all in the southern part of Mare Island; most of them are in the production manufacturing area.

So this is Building A-17, and it was used for various storage and painting activities. We need to do some additional characterization near a floor drain and in two floor areas not previously sampled.

And I should mention that all of these sites have been sampled and there's been work done at all of these sites previously, it's just that the contract that we had before ended before we could complete the work down to a -- the cleanup goal.

CO-CHAIR HAYES: Is there a -- is there a significance on the previous slide -- on number five, I guess -- to those, to the buildings that are colored blue?

CO-CHAIR LEAR: That's a good question and one that I called and asked Chris Dirscherl about two hours ago.

CO-CHAIR HAYES: Sorry about that.

CO-CHAIR LEAR: Actually it's just that all of the sites that are listed here are actually blue, but some of 'em are so small on this figure that you can't even make out the blue. But that was a question I had. I called him a couple hours ago and said, "What's the blue mean?"

CO-CHAIR LEAR: Yeah, very small little locations because some of them are transformer buildings and electrical substations, so it's very small. They show up very small on that map.

Another site is Building A-71 which is an open air garage with railroad tracks. The previous sampling did not find the extent of the contamination, so we have to go back and collect more samples and then do any scabbling or cleanup that's required, and get our confirmation samples.

Building A-142 is a transformer building over an active Island Energy vault. We have conducted four rounds of scabbling and confirmation sampling. This site has been challenging in that, like I said, four rounds and we still have concentrations that are significantly above the cleanup goal. So we're going to go back for five or six rounds. Hopefully not much more than that.

Building A-192, this is a former electrical substation. We need to remove a small concrete area and sample the soil below as well as sample concrete under former electrical equipment.

MR. COFFEY: They're conduit holes.

CO-CHAIR LEAR: So Building A-215, this is a former munitions production building. We need to collect an additional ten samples from various stained areas within the building.

It's my understanding that when we submitted the closure report for this site, our EPA rep didn't believe we had enough samples for the size of the building, and so we'll be collecting more samples there.

Building A-253 is also a former transformer building. The area under the recently removed transformer will be sampled because it's unknown if that transformer contained PCB fluids at a level of concern.

There is some water and sediment in the external vault which will also be drained, and then the vault will be cleaned and sampled as well.

This is the most challenging of the sites. This is Building A-266. Previous cleanup efforts have been focused on the transformer rooms in the north, and they have reached their cleanup goal and require No Further Action. However, there's wood block floor covering the majority of work area on both the first and second floors, and those, the wood block floor and concrete, and some areas of concrete need additional sampling with likely wood block floor removal and scabbling.

So the picture on the lower right in your handout, you can see there's a concrete pad and you can see the blocks in that picture, the wood block floor. And that staining around the concrete pad that appears to be PCB contamination, and so there will be an extensive sampling program in this building.

The area of wood block floor including both the first and second floor is approximately 70,000 square feet. And we anticipate that the cleanup of that building will certainly be the most challenging of these remaining sites.

MS. TYGIELSKI: Is removing the wood blocks the cheapest way of doing it?

MR. COFFEY: There's more than that.

MS. TYGIELSKI: Okay. Cause this just seems like a nice floor. You know, why can't you just sand it down and suck it up with a vacuum?

CO-CHAIR LEAR: Well, certainly we'll sample, we'll sample the wood to see how extensive it is. But Neal has some experience with this kind of building in Mare Island, and it certainly --

CO-CHAIR HAYES: How many tons of wood block did you take out of A-680?

MR. SILER: It was 260,000 square feet of wood blocks taken out of the floor.

CO-CHAIR HAYES: And then of that area, how much of it had, did you have to scabble under approximately?

MR. SILER: There were only a few areas where we had to scabble beneath that to actually get it down to an acceptable level. But then what we did after we did some scabbling was we have a cap.

CO-CHAIR HAYES: The epoxy, two-part epoxy?

MR. SILER: It is not epoxy; it's a concrete cap that's about two inches thickness that goes over the entire 260,000 square feet of the floor.

CO-CHAIR HAYES: And was that cap for -- just to make a finished surface, or was that a remedy?

MR. SILER: That's the remedy. That is part of the remedy, and then there's a land use covenant that goes on top of that that says you can't disturb the cap. But it's the barrier between the PCBs that are beneath the concrete --

and the people. We tried at one time to actually remove the floor, the concrete floor. But remember, we had broken every hydromat that we had trying to get through it.

CO-CHAIR HAYES: Right.

MR. SILER: So we had to come up with something different; either corner the market on hydromats or come up with another remedy.

CO-CHAIR HAYES: Do you have -- did you sample for indoor air?

MR. SILER: Yes, we did.

CO-CHAIR HAYES: And you passed that?

MR. SILER: Yes. Passed that, yes.

CO-CHAIR HAYES: With the cap in place or without?

MR. SILER: It was actually without the cap. It was without the cap and with the cap in place.

CO-CHAIR HAYES: Okay. Well, just that's a sidebar, but I think it's relevant to this project.

Just a smaller scale. I mean, those wood floors are cool, but where you -- where you start and stop them, and because then you'll have to go cut -- if you didn't remove it all, you would then have to go cut new block to put in where you removed it. And that might still be cheaper than taking it all up, but I don't know whether you would achieve the level of protection that -- if you just ended up finding just spots in this place, whether you, you could satisfy the regulatory concerns.

CO-CHAIR LEAR: Right. So first step, of course, is to take samples and to figure out the best path forward. I'm assuming that the reason these wood block floors were used is because they were nice and porous and collected all the fluids so people didn't have to --

CO-CHAIR HAYES: Wally's explained that to us before in the Restoration Advisory Board meetings that that was exactly what they were for. By being a, you know, cut across grain they could soak up the soil, I mean the fluids; but then they could also easily replace that flooring. If it got too saturated and became unsafe to walk around on or whatever, you could just easily replace those few wood blocks.

Well, this is a beautiful photo of an incredible building, so I hope I'll be able to get a copy of this, whoever took this. They must have used their panoramic on a couple of these because this other one looks way more awesome than it is too, this open air garage. But it looks like it's a little panorama, which is very neat. I like to see a little art in our... Whether it was intended or not, it's a nice piece.

And what do you mean by the second floor? Is there a second floor that is full, or are these mezzanines when you talk about second floor?

CO-CHAIR LEAR: Mezzanines.

CO-CHAIR HAYES: So we're not talking about, necessarily, 140- or 50,000 square feet, but maybe more like 110[,000] or something like that maybe?

CO-CHAIR LEAR: The 70,000 square feet is both the first and second floors.

CO-CHAIR HAYES: Oh, okay. Okay.

CO-CHAIR LEAR: So that's the total area of the wood block floor in that building.

CO-CHAIR HAYES: What do these arrows mean on the right, upper right hand photo on that page, on page twelve; those red arrows?

CO-CHAIR LEAR: That's just the size of the building.

CO-CHAIR HAYES: Well, could --

MR. COFFEY: See, for --

CO-CHAIR HAYES: Well, do you need those red arrows to show you the length of the building? I just thought -- I'm just curious. All right. There's nothing, nothing interesting about those red arrows then?

CO-CHAIR LEAR: Nothing. Nothing else.

MR. COFFEY: I have a quick question about scabbling.

CO-CHAIR LEAR: Uh-huh.

MR. COFFEY: Given the porosity of concrete, you're talking about scabbling, both of you guys, how do you determine -- is there a formula or a rationale of some kind that tells you how porous the concrete is? How much you're going to have to scabble? How deep something has gone into it? How -- because here, I mean, you're talking about how many times you've had to scabble, you guys have scabbled in different places.

How much do you know? How far do you have to go? How deep you have to go into it? You just go until you see the staining stop or, I mean, how do you determine how many times you're going to have to do this?

CO-CHAIR LEAR: In most cases it's just you scabble --

MS. TYGIELSKI: Then they do confirmation samples, I guess.

CO-CHAIR LEAR: -- in the layers, then you pull another sample. Sometimes you can, you can --

CO-CHAIR HAYES: See it.

CO-CHAIR LEAR: -- see it, but not always.

MR. COFFEY: Cause it is an oil.

CO-CHAIR LEAR:

Anyway, Building A-271, this is a former "bag house" in the production manufacturing area. And then there's areas where there's PCB switches on the walls, and that area will be characterized as well, as four former transformer pads.

Interesting building, they call it the "bag house" because there were large vacuum pumps in this building, and there was piping connected to the other production manufacturing buildings to draw the air from the other buildings, to keep the powder and the --

MR. COFFEY: Dust.

CO-CHAIR LEAR: Keep those munitions productions clean, those areas clean.

CO-CHAIR HAYES: Isn't this near where they removed the building that had ammonium picrate in the vents and in the floor drains?

CO-CHAIR LEAR: Yes. Yes. And this building, this "bag house" was connected to that building.

CO-CHAIR HAYES: Oh, yeah.

CO-CHAIR LEAR: Building 734, this is an electrical building on one of the piers in the area that was transferred to the Army Reserve. This electrical building had the switches to connect the ships to shore power when they came in.

And, let's see. There's area under and around former transformers and switches that will need to be characterized.

And this is just an example of the process. So you have the concrete chipping to collect the sample.

You collect the sample, get the results.

This is the equipment that used for scabbling the concrete.

And then take another sample. And repeat the cycle as necessary until we reach our goal.

MR. COFFEY: Ad nauseam.

CO-CHAIR LEAR: So after a little bit of a hiatus on the PCB program, we do have a contractor in place, and EPA has approved our Work Plan. So we'll be conducting the first round of the fieldwork on these nine sites next month.

We'll receive results from the laboratory and evaluate the next step in the spring. Hopefully that will get us to site closure on some of the sites.

But we do have time available also in the spring to conduct a second round of fieldwork and then submit the site closure reports as applicable in the summer with closeout of the sites in September.

As I mentioned, Building A-266 is the big boy in the bunch and it's pretty likely that although the other eight could be closed as soon as the fall, it's likely that we'll have additional work on A-266 so that may go on further.

Actually the first fieldwork task for A-266 is an asbestos removal and stabilization project. During the earthquake, thermal pipe insulation -- from a few areas shook loose in this building, so our first action is to abate the asbestos before the PCB fieldwork team can commence their activities.

CO-CHAIR HAYES: Why are you abating the asbestos?

CO-CHAIR LEAR: For health and safety reasons.

CO-CHAIR HAYES: For your --

CO-CHAIR LEAR: For our workers.

CO-CHAIR HAYES: For your contractors?

CO-CHAIR LEAR: Our contractors, yeah. It's not safe for them to go into the building and do their work until the asbestos is abated because it's friable because it was shaken loose during the earthquake.

CO-CHAIR HAYES: Because normally you wouldn't address asbestos.

CO-CHAIR LEAR: Only if it's a health and safety concern, then we do address it. When it's in friable form, so that it can be airborne, we do address friable asbestos and have on our sites.

It's just that we don't go in and remove it if it's not a health and safety concern.

MR. COFFEY: So does that mean you're only going to remove that which is loose, you're not going to do a complete cleanup of it because you're already there?

CO-CHAIR LEAR: No, we will not be doing a complete asbestos removal in the building. We will be addressing the immediate health and safety concerns.

And that's it. Any questions?

Yes, sir.

MR. HIGGINS: I'm just kind of curious. The industrial fence that went up on the west end of the ammunition depot area -- some five, six years ago maybe -- was it because of the PCB contamination within those building[s]?

CO-CHAIR LEAR: No. The fence is actually up because that was a munitions manufacturing area -- and there was a potential for people to pick up munitions items in that area, and so it was closed off to the public.

CO-CHAIR HAYES: It also -- it was actually in around 2001 in preparation for the Navy's transfer of the adjacent property that's now the Shoreline Heritage Preserve. And that was really a condition negotiated with the state regulator to ensure that the public would be able to use the property that was transferred without the risk of exposure. So it was a part of the conditions, because there wasn't any remedy required for that property, it doesn't have any land use restrictions.

So it actually was just to be protective of the public health and safety. And, you know, getting tangled up with PCBs would probably be on that list as well, but generally it had to do with what Janet said with munitions.

CO-CHAIR LEAR: Any other questions?

Okay. I will turn it over to Neal.

III. PRESENTATION (Neal Siler [Lennar Mare Island]): *Remediation at Storm Sewer Site Buildings 382, 386, and 388*

CO-CHAIR LEAR: So Neal's going to be giving us a presentation on the storm sewer remediation.

MR. COFFEY: Wait a minute; I want to know more about FOPL's.

CO-CHAIR HAYES: And while he's getting set up, I will just say what I said to Neal when he proposed this as a topic, just something to keep in mind.

It's really wonderful to hear about closures of projects, but as much as anything, the Restoration Advisory Board, particularly since we only meet every two months now instead of every month, it's important that the responsible parties -- that [is] primarily now the Navy and Lennar -- keep in mind that the real purpose of the Restoration Advisory Board is to give early and often communication; feedback; and to have early and often communication amongst the community, the regulators, and the responsible parties. Early and often would be prior to the decisions being made and the work being accomplished at sites.

So I've just asked Neal, and certainly Janet was on the line as well, to keep that in mind that we want to be looking at projects that are up ahead of us, that are up ahead of you, that we can give you some input and feedback on in terms of what you're planning to do for remedies.

So you already had this topic in mind, but in the future let's keep, if you would, keep that in mind that that's part of what keeps us interested and what our real purpose is here as well at the RAB.

MS. TYGIELSKI: Yeah, we really can help.

MR. COFFEY: We're supposed to be interested. I almost got a smile out of him.

MR. SILER: Okay. So what I am going to talk about, as Janet mentioned, is a small stormwater remediation project that we completed at the Installation Restoration Program Site 21 and Buildings 386, 388, and 390. And I just changed the title up on Janet Lear, because she always likes to have the projects where I have forward slashes between the building numbers, so I wanted to make sure I did that instead of having commas.

So what I'm going to do is I'm going to follow my normal pattern. I'm going to give you a little bit of site background. I'm going to give you a little description of the site, talk about some additional characterization activities that we performed. And then talk about the remedial action that we performed last fall. And if you have any questions, please feel free to ask them anytime during the presentation or at the end.

So, background. The storm sewer system on Mare Island transported surface water runoff through a series of catch basins, manholes, and pipelines from the interior of the Island, either to the east toward Mare Island Strait or in some cases to the west towards San Pablo Bay.

Of course, like anything on Mare Island, the system is made up of components that are of varying age, varying size, and varying materials. So until you take a look at 'em, you don't know what you're going to find. The pipeline itself could be anything from corrugated metal to brick to asphalt-coated metal to concrete.

The same with the catch basins, they tend to be pretty shallow. They have sediment traps underneath them.

And then the manholes themselves are access points where people can actually get into the storm drain.

And the catch basins and manholes can be anything from brick and mortar all the way up to perfectly formed concrete, modern day concrete.

So there have been various reports that have documented the condition of the storm sewers on Mare Island over the years. Starting back in 1997 there was a Navy report about the cleaning of the storm sewer catch basins. The city of Vallejo did some work; the Navy did some follow-on work.

But one of the significant reports that came out was the identification Tech Memo for Investigation Area C-2, which was in 2002: Technical Memorandum, which said that the storm sewer systems would not be carried forward as an environmental site. And that was approved by both the Water Board and the Department of Toxic Substances Control.

But in 2007 when we started looking at the Installation Restoration Program site and the other facilities and issues that were involved in Buildings 386, 88, and 390, the Department of Toxic Substances Control -- asked us to go back and take a look at the storm drain that was in that area.

And then we actually did that, did some additional investigations. And in 2011 we came out with a Site Summary Report. And it was determined that there was one area, which was the Installation Restoration Program Site 21 Buildings 386, 88, and 390, that they wanted further actions taking place at that site. Because we have petroleum hydrocarbons that were above the tier two screening levels, and we wanted to make sure that we could take a look at that pipeline because in that area -- and I'll get to where this pipeline is -- you couldn't really get into it. We tried to get into it but it had a lot of obstructions in it, so we had to figure out what were the conditions in that pipeline.

So to give you an idea of the description of the site, Building 386, 88, and 390, which are these three buildings right here, are in the south central portion of Investigation Area C-2. All three of these buildings were constructed in 1922 and they cover an area of about 300,000 square feet.

This is Building 382, right down here. It's the southernmost building. It was constructed in 1941. It covers an area of about 40,000 square feet. So these buildings were used as a forge shop, a foundry, and a production shop.

And the pipeline segment -- the stormwater segment that we looked at -- went right down the south side of Buildings 386, 388, and 390, and right through Building 382.

The next slide just gives you a little description of what I just talked about. But let's talk about the activities for additional characterization.

The Department of Toxic Substance Control asked us to go back and take a look at this area. So we did some additional investigation. We had a Sampling and Analysis Plan that was approved by the agencies. Consisted of some additional soil borings. We took a number of soil samples at varying depths, between six and a half and fourteen feet. Took some groundwater samples.

And it was always thought that there was some free product in one area because there was one portion of the pipeline inside Building 382 that they couldn't get into because there was obstruction. And when they actually took soil boring in that area they found very, very high concentrations of petroleum hydrocarbons.

So on the next slide, and you should have an 11 x 17 figure in your handout so you can see this a lot better -- this is the area that we're looking at right here.

And this entire shape right here was the portion of the pipeline that we couldn't get into in the earlier investigations.

And you can see you can take a look at this right here. I think you have 54 million parts per billion diesel, and 150 parts per million -- billion, excuse me -- 150 million parts per billion motor oil. And we went back in 2013, they actually put a temporary wall in place, and they did find free product.

So we developed a plan to take that area out. We looked at a number of different remediation options, but the one that made the most sense to get rid of it was just excavating that area out.

So --

CO-CHAIR HAYES: Is this in an actively used building?

MR. SILER: Oh, yes, this is in --

CO-CHAIR HAYES: You should tell us that a little bit how you worked with --

MR. SILER: Certainly. I'll get to that and I'll show you a little bit as we go through the remediation activities.

This is where one of our tenants, XKT, who is a metal fabrication facility, that they're actually housed in this area and they have active work, they do active work in this area.

So we presented the site assessment report and the remedial action implementation work plan. We had some questions that the agencies wanted us to look at. We responded to those comments. And they concurred with our responses in May. So we started working on this in the fall.

So the selected remedy, both proposed and performed, was excavation and off-site disposal of the material. So we had to temporarily relocate all of the equipment that XKT had in that area, you know, during that time period to move them out, and then when it was done, they moved back in.

We removed the surface concrete: soil excavation depth down to eight feet except at one location where, if any of you know, when you're actually digging on Mare Island you don't know what you're going to find until you put a shovel in the ground, and it could be anything from a piece of concrete to Aunt Sophie's old washing machine. So you never know what you're going to find until you actually put that shovel in the ground.

After we excavated that area we did confirmation sampling. We disposed of the material off-site. We restored the concrete back in, back-filled. And we did some groundwater monitoring of a couple of monitoring wells downgradient of the site.

So this is the actual span of the remediation activities. There are two excavation areas. And, you know, on the map it showed you one continuous area, but this area right here is the building wall, and that's where the footing is so we couldn't get to that. So we had to go both inside the building, which is this larger excavation right here, and outside the building.

And then when we were done we took all the confirmation samples. All of these confirmation samples for petroleum hydrocarbons, they met the cleanup goal, so we started restoring the site.

We did the groundwater monitoring event. There are two wells: there's this one right here, and there's this one right up here. We actually went out and took samples in those wells. And the constituents that we were concerned about were the petroleum hydrocarbons; they were below the cleanup goals that we needed to be able to close the site.

So the next few slides are, you can't really see 'em up here, you should look at 'em.

Paula.

MS. TYGIELSKI: One of those wells is kind of close to all the work they're doing and the other ones seems kind of far away.

MR. SILER: Yeah, that's the two wells that we have, so we're just trying to take a look and see what we have at that area.

MS. TYGIELSKI: Oh, okay. I was just wondering. Okay.

MR. SILER: It's not really that far, it looks a lot longer. It's probably about 40 feet difference between the two wells, where they are.

MS. TYGIELSKI: Okay.

MR. SILER: They're not that far apart, but they're both downgradient. If you look at the groundwater flow, it's a little bit variable in that area, so we're trying to get a span where we have a variable water flow as it went toward the strait.

MS. TYGIELSKI: Okay.

MR. SILER: Okay. So you can't see these really up here on the screen very well, you should look on your slides.

This is the area where the equipment was removed. You can see a few areas that are depressed where the equipment was put in.

This is the one inside the building.

This is that wall right here outside of Building 382.

This is on the other side of that wall. That's the common wall.

This is the area we had right here, this is storm drain right next to it.

The storm drain itself or the manhole is right there.

This next slide shows the excavation. This is the interior excavation. You can see, if you take a look at that material, you've definitely got petroleum hydrocarbons in there.

This other one on the outside right here, we planned to go to eight feet, we got down to about three and a half, and lo and behold we had a number of old building footings that we couldn't move out of the way easily.

So we got down to a depth, we actually took out the material that was above the tier two screening levels, and the decision was made -- because we took the confirmation samples at it met the cleanup goals, so we backfilled that.

So the next slide, this is that pipeline that was inside that building where they had the obstruction and they thought that it had actually been breached at some point. And you can see right there that's where we found it.

This is installation of the brand new storm sewer as you're going here in the building.

We stockpiled the soil just south of the building. And here we are, we're hauling it, loading it and hauling it off-site for class two disposal. It all went as non-hazardous class two disposal.

Here they are backfilling -- the excavation, the interior -- and then they're putting the concrete down to finish off the surface to make sure it's there.

And all that was done so somebody could actually park their brand new Lamborghini Huracan inside the building.

MR. COFFEY: No, they did not.

MR. SILER: And then this is the restoration of the outside of the building that was just asphalt.

MR. COFFEY: Park that car on Mare Island it would be gone in fifteen minutes.

MR. SILER: So the next steps: prepare remedial action report, request closure, and hopefully we can get that done and out to the agencies sometime in March of 2015.

With that, that completes my presentation. If anybody has any other questions I'd be glad to answer them.

MR. COFFEY: Did you get to drive the Lamborghini?

MR. SILER: Of course.

CO-CHAIR HAYES: It's yours.

MR. COFFEY: It's yours, yeah.

MR. SILER: Yeah.

CO-CHAIR HAYES: Sure. Finally paid it off.

MR. COFFEY: Some of those things he found digging in those holes.

MR. SILER: Okay. So thank you very much. You have something else, Myrna?

CO-CHAIR HAYES: No. No, it doesn't need to be on the record.

CO-CHAIR LEAR: Okay. That brings us to our first public comment period. Do you have any comments?

(No response.)

CO-CHAIR LEAR: All right. Ten-minute break. There are some cookies and snacks and little pre-Valentine's Day candies. So help yourself.

(Thereupon there was a brief recess.)

IV. ADMINISTRATIVE BUSINESS (Myrna Hayes [Community Co-Chair] and Janet Lear [Navy Co-Chair])

CO-CHAIR LEAR: Okay. We're at administrative business. If you have any comments on the meeting minutes from last time, the December 4th meeting, please give those to Myrna or myself.

Did you have any administrative business?

CO-CHAIR HAYES: (Shook head.)

V. FOCUS GROUP REPORTS

CO-CHAIR LEAR: So, focus group reports. We do not have a community or natural resources focus group currently, so we will jump to technical.

Do you have anything to report, Paula?

MS. TYGIELSKI: (Shook head.)

CO-CHAIR HAYES: Hey, Mike, you should be able to do those other two.

MR. COFFEY: I won't be around long enough. I bought a new house today in San Antonio, Texas.

MS. NAITO: What? I missed that.

MR. COFFEY: Yeah, today I bought the house, so I'm going to be moving at the end of the year.

CO-CHAIR HAYES: You are? All right. Well, you can put it on your resume.

a) City Update (Erin Hanford [City of Vallejo])

CO-CHAIR LEAR: All right. So, city report. Oh, Erin.

MS. HANFORD: Oh, wow, I'm official. You want me to turn it on? It's on. Okay, great. Hi. I'm a newbie.

So Kathleen wanted me to share this information to you guys. Basically, as you probably all are well aware, on the 15th, the City Council directed staff, namely us, to further review submittals of the three parties that had submitted industrial submissions for the North Mare Island RFQ: that would be Earthquake Protection Systems (otherwise known as EPS); Dimeling, Schreiber, and Park; and Regal Financial. So we'll be undertaking further evaluation working with these parties. We're just in the very beginnings of this process.

CO-CHAIR HAYES: Was that a staff recommendation?

MS. HANFORD: That was a staff recommendation, and that was what was agreed or recommended and agreed to by the mayor and the council members.

And that was really the big thing. But if anyone had any questions on anything related to that I could try to answer them.

Okay. Then I'll hand it over.

CO-CHAIR HAYES: Thank you.

b) Lennar Update (Neal Siler [Lennar Mare Island])

CO-CHAIR LEAR: Lennar update, Neal.

MR. SILER: Okay. To follow along with the Lennar update you should have this 11 x 17 figure. And the two photographs are the sum of the significant fieldwork we did over the last month.

The one in the upper right-hand corner is on the floor of Building 746. We did -- that's a -- gives you an idea of scabbling on the floor between those trenches right there, number of areas. We got that mainly completed. We have a few areas we're going to have to go back in. You can see

those trenches right there. We cleaned out those trenches but we're probably going to have to go back in and scabble those trenches again to get the residual PCBs out of there.

CO-CHAIR HAYES: Can you tell us where Building 746 is on the map?

MR. SILER: Building 746 is right across from the chapel, it's the old rubber laboratory.

And then in the upper left-hand corner, this was an oil pipe that we found doing another investigation. And like I had mentioned before, whenever you put a shovel in the ground at Mare Island you never know what you're going to find. So we found this pipe that was full of oil.

MR. COFFEY: What type of oil?

MR. SILER: Fuel oil.

MR. COFFEY: It's a FOPL.

CO-CHAIR HAYES: It's a FOPL.

MR. SILER: I know, pretty amazing, huh? And this is really interesting because this is the museum. This is the museum. It's right in the little alcove on the eastern side of museum. Now, it didn't go very far. When they first looked at it they thought it was a much larger diameter, but it was only about an inch and a quarter in diameter, and it only went about six feet on each side of where they went. Of course, they couldn't get it out from under the building because this is really a hard pan layer, so we actually just took all the oil out of it and filled it up with grout. So it's been cleaned out quite a bit from there.

So those are the two things we did. We also did some additional sampling at Building 144 Oil Water Separator, trying to get that taken care of.

But that comes up to some of the documents that we were able to get reviewed. One of the most significant ones was we did get comments on the Executive Summary for the Investigation Area C-2 Remedial Action Plan, and hopefully we'll get the rest of the comments here shortly so we can move forward on that one.

We actually were able to close out three fuel oil pipeline (or FOPL) segments. Those three are listed there on the report.

We got some cleanup plans done for one of the PCB sites in Building 678, and we [got] comments back on a couple of other reports, trying to get those through.

Some of the significant reports were -- hopefully we're going to be getting into the agencies soon -- one of them is a release of the pre-decision covenant on Investigation Area B.1 which is the Crane Test Area. So hopefully in the next few weeks that will be taken care of.

We also are going to be having a report on remedial action that we implemented at the Building 637 area over a series of years.

The pilot tests for the industrial wastewater pump station for T-2 Oil Water Separator.

Some groundwater monitoring reports.

And just trying to get through some of the other implementation reports we have mainly in Investigation Area C-1 and C-2.

So, upcoming fieldwork. We're going to continue some fieldwork at a number of PCB sites. In Investigation Area C-1, there's a couple of rooms that have some petroleum hydrocarbon issues in Building 121.

And trying to get some other fuel oil pipeline segments closed out so we can move that along, mainly again in Investigation Area C-1 and C-2.

So if anybody has any questions, I'd be glad to answer them. If not, we can turn it over to the next speaker.

CO-CHAIR HAYES: Is this Building 746; is this that building without -- a portion of the building that doesn't have any windows in it on the south side?

MR. SILER: I don't know that it doesn't have any windows, but we've actually boarded up the windows with plywood so that people can't get in there.

It's the one that's right across from the chapel: right on Walnut right, across from Chapel Park.

CO-CHAIR HAYES: But I mean it has a section that doesn't have any windows on it on the south side.

MR. SILER: Yeah, I think there is one. That's actually 746A, believe it or not.

CO-CHAIR HAYES: I believe I'm going to take your word for it. Okay then. So this is in the basement basically of this?

MR. SILER: Yeah, it's on the bottom floor.

CO-CHAIR HAYES: Is it a daylight basement?

MR. SILER: No.

CO-CHAIR HAYES: So it might not have windows?

MR. SILER: Yeah, it doesn't have any windows on that portion of it.

MR. COFFEY: Wow, wouldn't want to be in there in an earthquake.

CO-CHAIR HAYES: You might, some of the buildings, you'd be surprised how much rebar or - - it's not called rebar -- reinforcing rod is in these buildings.

c) Weston Update (Pam Jespersen [Weston Solutions, Inc.])

CO-CHAIR LEAR: Okay. I think we are at Weston update.

Dwight, looking awful nice tonight.

MR. COFFEY: Yeah, best Dwight's looked in a long time.

MS. NAITO: You're a little taller.

CO-CHAIR HAYES: Oh.

MR. COFFEY: Oh, smack talk.

CO-CHAIR HAYES: Oh, don't worry, he'll read the minutes. He'll read the minutes. Oh, yeah.

MS. JESPERSEN: Our update's on an 8.5 x 11 sheet because we're winding down, finishing up. We're -- because we're fast.

MS. WELLS: Soon it will be on an index card, a Post-It note.

CO-CHAIR HAYES: Big text.

MR. COFFEY: Post-It note, here's your flash card.

MS. JESPERSEN: So the first item is we're working with the agencies on: the Proposed Plan and Draft Remedial Action Plan for IR Site 5, Dredge Pond 7S, and the Western Magazine Area.

We've also provided the Western Early Transfer Parcel 2014 Annual Report for that area.

We are working on, for March coming up, Investigation Area H-1 2014 Annual Remedy Status Report.

Ongoing at IR 05, once we provide the Proposed Plan and Draft Remedial Action Plan, we'll be working on the Record of Decision and Final Remedial Action Plan for those areas.

At Investigation Area H-1, we continue to do operations and maintenance. To date there's 31,086,050 gallons of groundwater that's been removed from the area. It's discharged to the Vallejo Sanitation and Flood Control District. No oil was removed in 2014. The latest sampling was in October. We have actually removed 16,180 gallons of oil and oily water from the area as well.

And we're going to be sampling again at Investigation Area H-1 in February 2015.

And that's it.

MR. COFFEY: Wow.

MS. TYGIELSKI: That's pretty soon.

d) Regulatory Agency Update (Carolyn d'Almeida [Environmental Protection Agency], Janet Naito [Department of Toxic Substances Control], and Elizabeth Wells [Regional Water Quality Control Board])

CO-CHAIR LEAR: Regulatory update.

MS. NAITO: Let's see. My big news is I accepted a promotion, so there will be a long transition period for a new Project Manager, and I will bring them to the next Restoration Advisory Board meeting.

MR. COFFEY: Another one bites the dust.

MS. NAITO: The good way to think about it is I'll be supervising the people who work on the project instead of doing the project.

But again, there's going to be probably a three- to four-month transition because this is a big project and it takes a while to get up to speed.

CO-CHAIR HAYES: You think?

MS. NAITO: Not all of us have Myrna's historical knowledge of what went on way back when.

CO-CHAIR HAYES: Right. Not all of us are P.E.s, either.

MS. NAITO: So that's my scoop.

MR. COFFEY: Congratulations.

CO-CHAIR HAYES: Congratulations.

MS. NAITO: Thank you.

CO-CHAIR HAYES: What is your title going to be?

MS. NAITO: I'm going to be a Branch Chief.

MR. COFFEY: Overlord.

MS. NAITO: Yeah, that would be good.

CO-CHAIR HAYES: For what branch?

MS. NAITO: The Berkeley Cleanup Operations Branch. So I'll be overseeing the staff within our Berkeley office working within our cleanup program.

CO-CHAIR HAYES: Now that she's got the promotion Elizabeth holds the mic.

MS. WELLS: That's right. Okay. So I will be working with DTSC during the transition. I have not been promoted and will continue on with Mare Island.

CO-CHAIR HAYES: That was a promotion.

MS. WELLS: To be on Mare Island? I guess so. I guess so.

CO-CHAIR LEAR: You never thought of it quite that way, huh?

MS. WELLS: Anyway so we continue to review reports and work with Lennar and the Navy. And over the next few months I specifically am going to be working on the closure of several petroleum sites. So I've actually received reports, and now the -- they're just waiting for me to get through all the documentation.

I'm going to be working on rescinding or canceling out an old order that the Water Board wrote in 1987 for the IA H-1 landfill that's no longer applicable.

And I think that's it. Any questions?

VI. CO-CHAIR REPORTS (Myrna Hayes [Community Co-Chair] and Janet Lear [Navy Co-Chair])

CO-CHAIR LEAR: Okay. Co-chairs' report.

CO-CHAIR HAYES: You go first.

CO-CHAIR LEAR: All right. I have our little Navy monthly progress report here. And I tried to make my font larger.

January was kind of a slow month for us. We did fieldwork for the base-wide groundwater sampling program the week of January 19th, 28 wells throughout Mare Island were sampled. And you have a photo of the gentleman taking samples.

During January we received concurrence on three documents from DTSC and the Water Board, thank you very much.

We did not submit any documents in January, but we're going to make up for that in February.

MS. NAITO: Yay.

CO-CHAIR LEAR: We have quite a few coming down next month. And that's it for the Navy.

MR. COFFEY: Dang.

CO-CHAIR HAYES: What I want to know is what the -- really, look at all those acronyms you put together.

CO-CHAIR LEAR: We spelled them out up here but --

CO-CHAIR HAYES: I know, gee. Concurrence, and then you have to kind of ignore all of that Non-Time-Critical Removal Action Remedial Action Completion Report. These are some new words coming in, new acronyms, the RACR.

MR. COFFEY: RACR.

CO-CHAIR HAYES: The RACR and the RAW in another document, the RAW, R-A-W.

MR. COFFEY: We should have one meeting with just straight acronyms, no English at all.

CO-CHAIR HAYES: Just acronyms?

MS. NAITO: Just for Chris as part of his going away present we should make something up like that.

CO-CHAIR HAYES: You mean Mike, not Chris?

MS. NAITO: Yeah.

CO-CHAIR HAYES: That acronym, not that acronym. Well, all right then. The final -- would you look at your watches? What's up with what time it is?

MR. COFFEY: Good Lord.

CO-CHAIR LEAR: I know.

MR. COFFEY: That's never happened.

CO-CHAIR HAYES: Never.

MR. COFFEY: Never.

MS. NAITO: Where is Gil when you need him?

CO-CHAIR HAYES: Let's call Gil. Wouldn't that be fun?

MS. NAITO: He complained about how long our meetings were.

MS. NAITO: It's all because Erin's here.

MS. HANFORD: You're welcome.

CO-CHAIR HAYES: Yeah, he used to be the keeper of the time, so let me see if I can keep you here for --

MR. COFFEY: Not 45 minutes, baby.

CO-CHAIR HAYES: No, it wouldn't be right. So it isn't going to be very hard for me to give my report. Because the main thing on my mind, and it should be the main thing on yours, is the 19th Annual San Francisco Bay Flyway Festival, headquartered for another year at Mare Island, former Mare Island Naval Shipyard.

This is the 20th event because in January of 1996 the Navy held, with us, a morning into the afternoon event that was the predecessor, and they were the host of it: Assistant Base Commander John Becker who was the host of the ceremonies.

And the MPs, remember them, or shore patrol I think we call it in the Navy, catalogued a thousand people coming to that event. And it was most astonishing to the city of Vallejo who didn't think that --

MR. COFFEY: Anyone cared.

CO-CHAIR HAYES: -- anybody cared about wildlife or nature. And it was intended as a gauge of public interest. The Navy was curious to know whether the public would care about the environment and care about the environmental legacy that they were leaving of not just environmental remediation that was needed, but also the environmental stewardship that the Navy had conducted on this island for the last 150 years.

And so they considered it an incredible success. We did -- the mayor at the time, then Gloria Exline, if anybody remembers her -- she was a bit of a character, and it was kind of hard for her to figure out why the heck all these people were out. But here we are, 19 years later.

Here are flyers for the Festival. If you or anyone you know is an artist or photographer or sculptor or whatever media you use, here's a call for art. The[re] is still time to submit your art.

And we're praying, because we're now down to praying, that we will get an agreement with Lennar for the use of one of their buildings. We understand we will, but it's getting a little nerve-racking about right now.

So we've gone forward with faith, speaking of a prayer, and gone ahead and listed the building. Those of you who are Mythbusters fans, we understand that that will be the building that will be offered, but we haven't yet secured it.

So thank Weston Solutions for again coming on board as our host sponsor this year as well. So thanks to Lennar and Weston and the Navy. The Navy is providing us access to areas that are behind that fence, George, each one of the days of the Festival: Friday, Saturday, and Sunday. And that is -- takes quite a bit of effort to get that orchestrated and we really appreciate it. If you haven't attended the San Francisco Bay Flyway Festival before, it's been a pretty marvelous and wonderful thing where the community comes together once a year to celebrate the migration to this region of over a million shorebirds and 250,000 waterfowl, ducks, and geese, and several thousand at least of hawks, and millions of songbirds. And we're at the epicenter of that.

And what's unique about the Festival, two things nationally; it's free, and no birding festivals in America are free. And secondly, that it is held at Mare Island, and so people get to go out on bird watching trips, yes; see wild birds up close in our exhibit hall, yes; but they're going to get to go on a World War II landing craft support gunboat; they're going to get to go to a museum about the Navy; St. Peter's Chapel; a former ammunition depot; and all of those things -- a former landfill put together; a magical trail to the Bay; those are all things that aren't normally accessible or even a part of a bird-watching festival anyplace else in the world.

And I want to just thank the people that make that possible. And that's been the Restoration Advisory Board; the state and federal regulators; the responsible parties (both Lennar, Weston; and the Navy) for making these sites available to us even prior to the completion of the cleanup.

We've been doing tours of the hiking to the south shore and band tours to the south shore and western mag for those 19 years. And that's, you know, just remarkable that these agencies and individuals have continued to make heroic efforts, come in on days off, and that kind of thing.

So I just want to make sure for those of you who haven't been there, that this is a community effort and a labor of love, and it directly represents the purpose of the RAB, which is an environmental cleanup, which environmental cleanup makes reuse possible. And this brings several thousand people out to this property to explore it and experience it, as well as about 40 outings throughout the five counties surrounding San Pablo Bay.

So thank you.

MS. WELLS: Myrna, when is it?

CO-CHAIR HAYES: It is -- oh, yeah, can't you read? February 13 through 15. That is the second weekend of the month, but --

MS. TYGIELSKI: It's Valentine's Day.

CO-CHAIR HAYES: Yeah well, Friday the 13th, Valentine's Day, and my birthday (Friday, Saturday, and Sunday).

MR. COFFEY: Ooh, trifecta.

CO-CHAIR HAYES: And I might say that those of you who say, wait a minute, that's a federal holiday, how could you dare have an event on that? We moved about six times to avoid Super Bowl, the playoffs, the this, the that, and we finally settled on the second week of the month so that we wouldn't interfere with President's Day holiday. But that happens to be the third Monday, not the third weekend, so that's why we're on a holiday weekend. So there.

Thank you. And we always take a donation or two, never hurts.

MR. COFFEY: Anything else?

CO-CHAIR LEAR: Public comment period.

MR. FARLEY: I've got one.

CO-CHAIR HAYES: There you go.

MR. FARLEY: Steve Farley, Trihydro. I wanted to let folks know if you haven't heard, the museum has put together a new book on the history of Mare Island. And if you have an interest, scoot on down to the library and ask either Joyce or Barbara about the new book.

MS. TYGIELSKI: Public library?

MR. FARLEY: The -- I'm sorry?

MS. TYGIELSKI: The public library?

MR. FARLEY: No, the Mare Island Museum. Did I say library?

CO-CHAIR HAYES: Yeah.

MR. FARLEY: No, the museum.

MR. COFFEY: Are you selling them?

MR. FARLEY: Yeah.

MR. COFFEY: Cool, I should get one.

CO-CHAIR LEAR: All right. Well, if nobody has anything else, thank you for coming.

CO-CHAIR HAYES: Take flyers. Post them.

CO-CHAIR LEAR: Drive safely and we'll see you next time.

(Thereupon the proceedings ended at 8:25 p.m.)

LIST OF HANDOUTS:

- Presentation Handout – Polychlorinated Biphenyl (PCB) Program Site Assessment, Clean-up, and Remediation Status Update
- Presentation Handout – Remediation at Storm Sewer Site Buildings 382, 386 and 388 Investigation Area C2, Eastern Early Transfer Parcel
- Weston Solutions Mare Island RAB Update
- Navy Monthly Progress Report, Former Mare Island Naval Shipyard, January 29, 2015