

DRAFT

**FORMER NAVAL AIR STATION MOFFETT FIELD  
RESTORATION ADVISORY BOARD MEETING  
MOUNTAIN VIEW SENIOR CENTER  
MOUNTIAN VIEW, CALIFORNIA  
MAY 9, 2013**

*NOTE: An acronym list is provided on the last page of these minutes.*

**Subject: RESTORATION ADVISORY BOARD MEETING MINUTES**

The Restoration Advisory Board (RAB) meeting for former Naval Air Station (NAS) Moffett Field was held on Thursday, May 9, 2013, at the Senior Center in Mountain View, California.

**Community RAB Members in attendance:**

Bill Berry, Larry Ellis, Linda Ellis, Rebecca Kohn, Libby Lucas, Bob Moss, Lenny Siegel, Steve Sprugasci, Peter Strauss, Greg Unangst, Dan Wallace, and Steve Williams

**Regulatory Agency and Navy RAB Members in attendance:**

Scott Anderson (Navy), Yvonne Fong (U.S. Environmental Protection Agency [EPA]), Alana Lee (EPA), Penny Reddy (EPA), and Elizabeth Wells (San Francisco Bay Regional Water Quality Control Board [Water Board])

**Other Navy, Regulatory Agency, National Aeronautics and Space Administration (NASA), U.S. Army, City, and Consultant Representatives in attendance:**

Tom Berndt (NASA), Don Chuck (NASA), Dr. Ann Clarke (NASA), George Cook (Santa Clara Valley Water District), Jim Davis (City of Sunnyvale), Yashekia Evans (Tetra Tech Inc. [Tetra Tech]) Deborah Feng (NASA), Jack Foley (NASA), David Haase (General Services Agency [GSA]), Mark Hightower (NASA), Andy Hocker (NASA), Carolyn Hunter (Tetra Tech), Lynne Kilpatrick (City of Sunnyvale), Lisa Lockyer (NASA), Kari Meier (U.S. Army Corps of Engineers [USACE]), Mike Mewhinney (NASA), Amanda Sherman (Army Environmental Command [AEC]), George Sloup (NASA), Josh Van Bogaert (USACE), Daniel Walsh (63<sup>rd</sup> Army Reserve Regional Support Command), and Kevin Woodhouse (City of Mountain View)

**Other Community Members and Agency Representatives in attendance:**

Paul Assmus, Ron Blake (ALUC), Mark Peaslee (NAA), and Jim Van Pernis

**WELCOME**

Bill Berry (RAB Community Co-Chair) opened the meeting at 7:00 p.m. and welcomed everyone in attendance. Mr. Berry noted that the RAB agenda looks interesting. Mr. Berry thanked the Navy, Army, EPA, and NASA for providing presentations on all of the subjects requested by the community at the RAB meeting. Mr. Berry continued that he was looking forward to the GSA property leasing update on the future use of former NAS Moffett Field.

**APPROVAL OF MEETING MINUTES**

Scott Anderson (RAB Navy Co-Chair) asked for corrections to or comments on the minutes for the February 7, 2013, RAB meeting. RAB member Bob Moss noted that on page 1, his name is spelled incorrectly as "Boss Moss." The RAB voted to finalize the minutes pending correction of Mr. Moss' name. Mr. Anderson reviewed and handed out a document sign-up sheet, allowing RAB members to request copies of upcoming deliverables; see table below.

## Document Sign-Up Table

<u>ORDER #</u>	<u>DOCUMENT</u>	<u>APPROXIMATE SUBMITTAL DATE</u>
1.	Draft Final Remedial Action Completion Report for Site 25	June 2013
2.	Final Focused Feasibility Study (FFS) for Hangar 1	June 2013
3.	Draft Monitoring Optimization Report for Sites 1 and 2	July 2013

**NAVY ANNOUNCEMENTS**

Mr. Anderson reminded the RAB that the proposed plan (PP) meeting for Site 26 will be held from 7:00 to 9:00 p.m. at the Mountain View Senior Center on May 16, 2013. The Hangar 1 PP meeting is tentatively planned for July 11, 2013. Once the date for the Hangar 1 PP meeting is determined, the Navy will inform the RAB.

**RAB COMMUNITY CO-CHAIR ELECTIONS**

Mr. Anderson said that it is time to elect the RAB community co-chair for the next year of service. Mr. Anderson asked for nominations for the RAB community co-chair. Lenny Siegel (RAB member) nominated Mr. Berry to serve another year as the RAB community co-chair. Mr. Berry confirmed that he would be available to serve as the RAB community co-chair for another term. Mr. Anderson asked if there were any other nominations. No other nominations were provided. The RAB voted to approve Mr. Berry as the community co-chair for another term.

**ORION PARK AREA UPDATE**

Amanda Sherman (formerly Amanda Michels) (AEC) provided an update on the Army's former Orion Park Area. Ms. Sherman said the U.S. Army Corps of Engineers (USACE) has been conducting a supplemental groundwater site investigation in the former Orion Park Housing Area, but the update to the RAB on this portion of the project will be delayed until the August 2013 meeting because the Army is still waiting on comments from the agencies. Ms. Sherman introduced Josh Van Bogaert (USACE), who will provide an update on a vapor intrusion investigation that was conducted at three existing buildings, Buildings 546, 593, and 685, in the Orion Park Area. Mr. Van Bogaert provided a summary of vapor intrusion sampling results, which included indoor air, sub-slab soil gas, and outdoor air data. EPA is currently reviewing the document.

- George Sloup (NASA) asked if this investigation is a duplicate of the EPA studies. Mr. Van Bogaert said it is not a duplicate. These three buildings had not been previously sampled.
- Mr. Siegel said that ambient air sampling is conducted at a monitoring station in Redwood City. Mr. Siegel asked where the benzene outdoor air samples were collected and where the elevated levels were found. Mr. Van Bogaert said all Army air samples were collected inside and outside of the three buildings sampled in the Orion Park Area.
- Mr. Moss asked if heating, ventilation, and air conditioning (HVAC) systems were operating when the samples are being collected. Mr. Van Bogaert said that samples were collected in the winter when the HVAC systems were operating.

- Mr. Strauss asked if there have been any attempts by the Army to collect air samples at Orion Park when the HVAC system is shut off. The Army has not collected air samples at Orion Park when the HVAC system is shut off.

## **GSA PROPERTY LEASING UPDATE**

Deborah Feng (NASA) and David Haase (GSA) presented an update on the leasing opportunities for Hangar 1 and the airfields at former NAS Moffett Field and the request for proposals (RFP). This RFP is scheduled to be released in Spring 2013. Ms. Feng thanked Congresswoman Anna Eshoo for interest in the reuse of Hangar 1. NASA wants prospective tenants to stay and restore and rehabilitate the area. NASA indicated that the RFP will provide two opportunities: Hangar 1 and Moffett airfield or just Hangar 1. Re-siding Hangar 1 would be required for both options. How the re-siding will be done is not being prescribed in the RFP. NASA will not be soliciting for bidders or addressing any comments on the RFP before it is released. GSA is working with NASA on this RFP and will review all of the proposals received. GSA and NASA will look for proposals with reuse in line with the 2002 NASA Ames Development Plan and Final Programmatic Environmental Impact Statement (EIS). NASA was not able to obtain appropriations for re-siding Hangar 1, so the prospective tenants will need to be fully financially responsible.

- Steve Williams (RAB member) said there is a fundamental change at the airfield since it was previously only for NASA and federal use and now the airfield will be available to tenants and subtenants. Ms. Feng said the hangar and airfield should be used for its original purpose and be historically preserved.
- Mr. Moss asked if a bidder wants to restore the hangar for office space but will not be in line with NASA's mission, what is the extent of limitations and the probability for reuse of the hangar and airfield? Ms. Feng said the EIS pollution and emission plan has to be in line with NASA's mission for any prospective tenant to use the property. Ms. Feng said there is not an easy answer if someone is interested in reusing the hangar and the airfield. NASA and GSA will review each proposal and consider them as they are received.
- Mr. Berry asked if there will be a bidder's conference once the RFP is released. Mr. Haase said individuals can view the properties for competitive purposes but there is no intention to have a conference.
- Mr. Berry said the issue between the Navy and NASA remains unresolved on the liability for the hangar. There is correspondence from NASA to the Navy on long-term maintenance of Hangar 1 that has not been addressed. Mr. Haase said that there will be disclosure on the status of the property during the RFP process. He continued that it may be the private sector that can help bid and resolve the long-term maintenance problem.
- Mr. Berry asked what would happen if no one bids. Mr. Haase replied that once the interest level is clear, then the next step can be determined. There is no definitive answer at this time because of environmental and community constraints.
- RAB member Libby Lucas asked about consideration of a foreign investment in reuse of the hangar. Mr. Haase said that a foreign investment will be evaluated in addition to a legal review if a proposal is submitted.
- Mr. Strauss asked how the community can get involved with the bidders and the evaluation process. Mr. Haase said the 2002 NASA Ames Development Plan and the EIS clearly state community interest as a criterion. All bidders have access to these two documents and should keep community interest in mind when they develop the proposal.
- Mr. Strauss said there is known interest in creating a museum by a non-profit to be housed in Hangar 1. Ms. Feng said NASA and GSA will consider all reuse proposals.

- Mr. Siegel said he is more concerned about opening the runways up to bidders and asked about the limit on flight operations. Ms. Feng said the annual operation is a maximum of 25,000 flights, and currently there are approximately 16,000 regular use flights. Ms. Feng said she will check on specifics for airfield use at former NAS Moffett Field and let the RAB know.
- Mr. Siegel asked about the profit on reskinning the hangar. Ms. Feng responded that because of the anticipated cost to re-side the hangar, NASA would work out a deal with the tenant and would not expect rent for some period to offset some of the startup costs.
- NASA and GSA headquarters, and local NASA and GSA staff will make up the evaluation team for the RFP and proposal review process.
- Don Chuck (NASA) said the 2002 EIS is only for emissions on landing and take-off.
- RAB member Linda Ellis asked if the questions and responses regarding the RFP will be made available for the public. Mr. Haase said the questions and answers will be released to the public but will not indicate who asked the questions.

Ms. Feng said that the proposal review team will consist of NASA and GSA headquarters and local staff. As more information is available, the RAB will be provided updates.

### **EPA VAPOR INTRUSION UPDATE**

Ms. Lee provided an update on EPA's vapor intrusion activities. Ms. Lee said the regulatory agencies are currently reviewing the Army's Supplemental Site Investigation report for the former Orion Park Area. Elizabeth Wells (Water Board) said the Water Board and EPA will provide a letter with joint comments.

Ms. Lee indicated that EPA is assessing all the subsurface data collected in the Orion Park Area and vicinity, including the Army's data, Navy's data, Middlefield-Ellis-Whisman (MEW) data, City of Mountain View data, and private owner data collected along Leong Drive. At the next meeting in August 2013, EPA should have an updated conceptual site model of groundwater contamination to present to the RAB. Ms. Wells said the Water Board met with the property owners of 850 and 870 Leong Drive and will request information from these property owners a compilation of site data and data gaps.

Penny Reddy (EPA) said that EPA is reviewing the MEW work plan for installing monitoring wells along the regional groundwater contamination plume. EPA will be working with the MEW group on addressing the trichloroethene (TCE) groundwater hot spot areas in the MEW residential area. Ms. Lee said that EPA has sampled over 65 homes since January 2013.

In the last several months, EPA has held several neighborhood meetings, including an MEW area neighborhood meeting on March 3, 2013, and a Wescoat Village meeting on April 15, 2013. EPA has received several requests for air sampling from Wescoat Village residents. This summer EPA will be conducting community and neighborhood meetings on EPA's ongoing air and source investigation and proposed cleanup activities in the residential area. EPA will also continue to keep the RAB updated.

Mr. Anderson said that to ensure the TCE indoor air concentrations remain below the indoor air cleanup level at Building 10; the Navy will install additional air circulation systems within the building sub-vault area. The vapor intrusion confirmation sampling at Building 10 will be conducted during Memorial Day weekend.

- Mr. Siegel asked how many residences that have been sampled by EPA have high TCE indoor air levels. Ms. Lee responded that EPA sampled over 65 residences since January 2013 and there have been two residential buildings where indoor air and crawlspace samples exceeded EPA's indoor air cleanup levels. These two residences required the installation of a vapor intrusion control system. The indoor air results for Wescoat Village are not yet available. Mr. Siegel said the concern is that residents did not

know they were moving into an area with environmental issues, however, the new Wescoat Village development was constructed with sub-slab vapor intrusion control systems.

## **MOFFETT LONG-TERM MANAGEMENT PRESENTATION**

Mr. Siegel provided an update on the long-term management plan. The presentation included discussion on the removal of the siding and roof at Hangar 1 and recoating the frame. Future sampling of sediment in storm basins at Hangar 1 is also included in the long-term management plan. EPA is leading the effort to replace pump-and-treat with new groundwater cleanup technologies. Reuse of the area will require vapor intrusion mitigation efforts.

- Mr. Berry said that NASA and GSA should disclose in the RFP and discount the property value based on the future maintenance and cleanup needs. Mr. Berry does not think that the RAB needs to weigh in on this issue. Mr. Siegel responded that he wants to make sure the public has as much disclosure on this issue as possible.
- Mr. Moss said the RAB can comment on the bidders and their proposals when the RFP is out.
- Mr. Williams asked about how a sub-slab depressurization system would be installed. Mr. Siegel said piping could be installed throughout the area for ventilation and then a new floor could be installed on top of the existing floor. Mr. Chuck said another option is to conduct horizontal drilling below the building floors.
- RAB member Rebecca (formerly Feind) Kohn cautioned against rushing to make a deal and instead encouraged all stakeholders to adopt a long-term view and make sure the future use is acceptable since the hangar coating is good for 15 years.

Mr. Siegel expressed concern that NASA and the Navy can turn over the responsibility for long-term management to another party and potentially profit by having another party take over the maintenance responsibility.

- Ms. Kohn said the proximity of this property to Silicon Valley makes it valuable for reuse.

Mr. Anderson said that the Navy has been conducting environmental studies at former NAS Moffett Field for approaching 20 years and has spent over \$200 million on cleanup, and is continuing to work with the agencies on environmental issues in the Navy's areas of responsibility, which demonstrates the Navy's commitment to the Navy's environmental program. Mr. Anderson said that concerning the issue of responsibility for operations and maintenance (O&M) of Hangar 1, the Navy has been relying upon the representation made by NASA Headquarters that NASA will assume responsibility for the O&M of Moffett Field remediation sites after remedial actions are completed at those sites.

- Community member Paul Assmus asked about a transcript of the GSA and NASA presentation portion of the RAB meeting. Mr. Williams said an audio recording of the meeting is available to the public on his website at <http://www.nuqu.org/>. Mr. Anderson said he can provide Mr. Assmus with the RAB meeting minutes and a link to Mr. William's website with the presentations.
- Mr. Assmus said that the NASA Inspector General (IG) is performing an investigation and he was contacted for an interview. Mr. Assmus asked if the RAB was aware of this investigation. Mr. Berry said he was aware of the NASA IG investigation and will go to the website to download the information. Mr. Assmus said that he assumes this NASA IG investigation is new and does not have to deal with H211. Mr. Williams said so far this investigation has not been picked up by the press. Mr. Siegel said politicians are concerned that H211 and NASA were not competitive and that is why the GSA has become involved in the process.

## DRAFT

- A community member asked about the overall status of Hangar 1 and specifically if it is safe. Mr. Anderson said the siding removal is completed and the remaining steel structure has been recoated. Concrete floors have been cleaned and meet the cleanup criteria. Storm drains have been cleaned and contamination has been removed. The Navy is currently addressing the last items on the punch list for Hangar 1, which should be completed in the next few weeks. The Navy is completing the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) documentation for Hangar 1.
- A community member asked if the Hangar 1 skeleton can be used for community purposes while the future use is being determined. Mr. Anderson said once on the Navy demobilizes from the site NASA is responsible for determining future use.
- Community member Jim Van Pernis asked if the bird strike issue with the hangar skeleton exposed is resolved. Dr. Clarke said the airfield has a contract with the California Department of Fish and Wildlife to manage the general housekeeping issues at the hangar, including bird strike issues.

## PUBLIC COMMENT / QUESTION PERIOD

Mr. Anderson opened the meeting for questions or comments from the public. There were no additional questions from the public.

## FUTURE RAB MEETINGS

Mr. Anderson asked for future RAB topics. The next meeting is scheduled for Thursday, August 8, 2013. He said the Army will provide an update on work conducted at the former Orion Park area at the next meeting.

## ADJOURN

The meeting was adjourned, and Mr. Anderson thanked all present for attending.

The Navy can be contacted with any comments or questions:

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## ACRONYM LIST

AEC — Army Environmental Command  
CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act  
EIS – Environmental Impact Statement  
EPA – U.S. Environmental Protection Agency  
FFS – Focused Feasibility Study  
GSA – General Services Administration  
HVAC – Heating, ventilation, and air conditioning  
IG – Inspector General  
MEW – Middlefield-Ellis-Whisman  
NAS – Naval Air Station  
NASA – National Aeronautics and Space Administration  
O&M - Operations and Maintenance

DRAFT

PP – Proposed Plan

RAB – Restoration Advisory Board

RFP – Request for proposals

TCE – Trichloroethene

USACE – U.S. Army Corps of Engineers

Water Board - San Francisco Bay Regional Water Quality Control Board

RAB meeting minutes are posted on the Navy's environmental website at:

<http://www.bracpmo.navy.mil/basepage.aspx?baseid=52&state=California&name=moffett>

Respectfully submitted,

Scott Anderson  
Navy Co-Chair,  
Former NAS Moffett Field RAB