

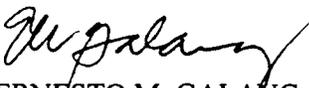
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Ser 6225EG/9308-1
4 Nov 1999

From: Commanding Officer, Engineering Field Activity, West, Naval Facilities Engineering
Command

Subj: REMEDIAL INVESTIGATION/FEASIBILITY STUDY (RI/FS) FOR
NAVAL STATION TREASURE ISLAND (NAVSTA TI)

Encl: (1) Restoration Advisory Board (RAB) Final Meeting Minutes – 21 September 1999

1. Enclosure (1) is the approved and final Restoration Advisory Board (RAB) meeting minutes for your file and information.
2. Thank you for your guidance and involvement in this project. For further information, please call me at (650) 244-2560.


ERNESTO M. GALANG
REMEDIAL PROJECT MANAGER
By direction

Distribution:

California Department of Toxic Substances Control (Attn: Mr. David Rist)
California Regional Water Quality Control Board (Attn: Mr. Chris Maxwell)
U.S. Environmental Protection Agency, Region IX (Attn: Mr. James Ricks, Jr.)
San Francisco Redevelopment Agency (Attn: Ms. Martha Walters)
Tetra Tech EM Inc. (Attn: Ms. Anju Wicke)

Community RAB Members:

Mr. James Aldrich	Mr. Clinton Loftman
ARC Ecology (Ms. Chris Shirley)	Ms. Karen Mendelow
Mr. Nathan Brennan (Alt Co-Chair)	Ms. Patricia Nelson
Mr. Richard Hansen	Mr. Jack Savage
Mr. Paul Hehn (Co-Chair)	Ms. Dale Smith
Ms. Alice LaPierre	Mr. Harlan Van Wye

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**NAVAL STATION TREASURE ISLAND
RESTORATION ADVISORY BOARD MEETING MINUTES**

**September 21, 1999
Meeting No. 59**

The Naval Station Treasure Island (NAVSTA TI) Restoration Advisory Board (RAB) met on 21 September 1999 at 7:15 p.m. at Casa de la Vista, NAVSTA TI. The goals of the meeting were to: 1) have discussion/approval of the agenda, 2) introduction of community and government RAB members and roles/responsibilities, 3) provide for public comment, 4) provide time for the City of San Francisco, 5) discuss the TI housing environmental program overview for new residents, 6) Site 12 update, 7) TI/YBI environmental program overview for new residents, 8) discussion and approval of the 4 August 1999 minutes, 9) receive general updates, 10) review organizational business, 11) discuss the status of environmental documents, 12) provide open questions and discussion, and 13) review the proposed agenda items for upcoming RAB meetings and new action items.

These minutes summarize topics discussed during the RAB meeting. A copy of the meeting agenda is provided as Attachment A, the attendance list is provided as Attachment B and the meeting handouts are provided as Attachment C.

I. Welcome Remarks and Agenda

James B. Sullivan, BRAC Environmental Coordinator (BEC) and Navy Co-chair called the meeting to order at 7:15 p.m. He welcomed new attendees.

Discussion/Approval of Agenda

Mr. Sullivan called for comments on the agenda; none were voiced.

II. Introduction of Community and Government RAB Members

Mr. Sullivan asked the regular attendees to introduce themselves for the benefit of the residents present. The following attendees introduced themselves: Jim Sullivan, Base Environmental Coordinator (BEC) for the Navy's environmental program at TI; Paul Hehn, Community Co-

chair, geologist and RAB member since its inception five years ago; Claire Best, Department of Toxic Substances Control (DTSC) Public Participation; James Ricks, U.S. EPA; Martha Walters, TI Development Authority (TIDA) environmental project manager; David Rist, DTSC; James Aldrich, community member; Jack Savage, community member; Nathan Brennan, alternate Community Co-chair; Clinton Loftman, community member and administrator of community and economic development programs for the City of Hayward; meeting support staff Maria Villafuerte, Gutierrez-Palmenberg, Inc. (GPI) and Steve Balboni; and Greg Brorby, Geomatrix Consultants.

Mr. Sullivan explained that a transcript and minutes are produced for each meeting. The transcript can be distributed upon request; the meeting minutes are sent to those on the RAB mailing list.

III. Public Comment

Mr. Sullivan called for public comments; none were voiced. He encouraged attendees to feel free to make comments as the meeting progresses.

IV. City of San Francisco

Ms. Walters reported that there is no new business; she will provide updates as necessary.

Mr. Sullivan stated that the approval of the August minutes was moved later in the agenda so as to discuss cleanup items earlier in the meeting.

BRAC CLEAN-UP PROCESS:

V. TI Housing Environmental Program Overview for New Residents

Mr. Sullivan's slide presentation will be included with the minutes. The general objectives of the environmental program are to continue to protect human health and the ecological environment of San Francisco Bay, to inform and address the public's concerns, and to take remedial or cleanup actions where required. The Navy has taken several remedial actions within the last year, which will be discussed in more detail. The ultimate objective is to complete the environmental program and transfer property from the Navy to the City of San Francisco.

Treasure Island was constructed from sand and gravel dredged from the Bay around 1936. The process took about 18 months and entailed about 30 million cubic yards of fill and rock that form the seawall and land. The island was originally built by and for the City to host the 1939 Golden Gate International Exhibition which opened in February 1939 and closed in September 1940. The current housing area on the North end was used as a parking lot.

With the close of the fair and World War II impending, the Navy leased TI in 1941. Navy occupancy continued until the operational closure in 1997. The same area was used from 1941 to the mid-'60s for a variety of purposes, such as parking, storage of building materials and photographic films, ammunition bunkers for small arms, recreational playing fields, and debris burning and disposal.

Between 1966 to 1974, the 1100, 1200, and 1300 series housing were constructed. The 1400 series was constructed in 1989. In 1993, the Federal Base Closure Commission set up by Congress identified TI for closing in 1997. Houses were vacated by the summer of 1997.

The environmental program is independent of the base closure and falls under the federal Comprehensive Environmental Restoration Compensation and Liability Act (CERCLA) process. The program began with a preliminary assessment and site investigation that were completed in 1988. Most of the housing area was designated as Site 12.

From 1990 to 1991, a preliminary risk assessment was conducted, followed by the remedial investigation (RI) which continues today. Following the RI will be a feasibility study (FS), a Record of Decision (ROD), and a corresponding remedial action plan which will lead to cleanup decisions.

For the housing area, the Navy is taking cleanup action as required. In other areas of the base, cleanup will follow the remedial action plan. There are other environmental programs that relate to the housing area, such as an asbestos survey and management plan, lead based paint survey and management plan, and a stormwater pollution prevention program for residents, workers, and other base visitors. All of the storm drains drain directly to San Francisco Bay, rather than to a treatment plant. The storm drains will be repainted in the housing area to emphasize this. The City also offers programs for proper household hazardous material management and disposal.

VI. Site 12 Update

There are several removal actions in progress. After meeting with the agencies and the City, the Navy decided to proceed with soil removal toward the West side of Building 1133, due to some burnt debris in the rear of the building. The soil will be removed down to 4 feet, lined with geotextile fabric, and backfilled with imported clean material; this will be completed by the beginning of next week so as not to impede leasing. The Navy is completing the Action Memo and Public Notice concurrently.

Mr. Sullivan explained that the Navy, Agencies, and the City evaluated the existing Site 12 data. Based on previous borings and sampling as well as geotechnical borings that were done when the foundation design for the housing was being considered, several areas were identified which may have debris below the surface.

Confirmatory trenching was also undertaken along North Point Drive; various materials were encountered such as brick, broken concrete, remains of former asphalt roads or asphalt stabilized soil that is now about two feet below grade. Additional exploratory sampling is being considered at several areas in Site 12 over the next month. An expedited Work Plan will be issued on the following week; this will be a draft generic work plan onto which site-specific addendums will be attached. The intent is to undertake an expedited investigation to confirm the presence of debris, determine if it contains materials of concern, and decide on the course of action.

Mr. Hehn asked how many areas are listed for potential excavation. At present, there are approximately 11 areas, including those which are already under investigation, such as Debris Disposal Areas A and B. In general, the areas are located along the perimeter of the housing area. Ms. Walters clarified that the areas are being investigated for characterization purposes and not for excavation. Mr. Sullivan confirmed that the selection of sites for investigation took into consideration debris noted in aerial photographs from the 1940s to 1960s, as well as in boring logs and the soil engineers' foundation studies.

Mr. Hehn asked as to the driving force behind the decision to conduct the current excavation with no public notification. Mr. Sullivan replied that he would generally categorize it as a management decision, and not necessarily a purely technical decision. The Navy decided to do confirmatory trenching in that area in part because it is immediately North of Disposal Area B.

The Navy conducted sampling when debris or any other material of concern was noted. Some burnt debris was encountered on the West side of Building 1133; there were varying lead concentrations.

Jerry Wickham, TtEMI, confirmed that some samples were more than 400 at less than 2 feet below the surface. The Navy decided to conduct a soil removal action at Building 1207/1209 to expedite leasing.

In response to Mr. Hehn's inquiry, Mr. Sullivan explained that the Navy essentially adopted the Work Plan established for Buildings 1207/1209, with the exception that the Navy did not do confirmatory sampling on the sidewalls of the excavation. This area is also different in that there are physical barriers, such as roads on two sides and a building on the East side. There were a few areas about which the Navy had to make a field decision on the extent of the excavation based on visual appearance.

Mr. Hehn asked why no confirmatory sampling was done on the sidewalls. Mr. Sullivan replied that it was in part due to the physical barriers, such as the road on the North end and the building itself on the East side. Confirmatory trenching was done North of the area, and on the opposite side of the building. Sampling from this latter area showed no elevated concentrations. This indicates that the concentrations either end at the building or underneath the building.

Mr. Sullivan stated that a notice was not published in the newspaper. Mr. Hehn stated that an informative one-page letter should have been distributed, and Mr. Sullivan acknowledged that this oversight resulted from the exceptionally busy preceding two weeks. This is the first time that the Navy has used an existing Work Plan to expedite a project.

Mr. Hehn remarked that not doing confirmatory sampling on the sidewalls is equivalent to ignoring any future reuse on the site. Although the removal action was conducted where there was access, there may still be residuals; sampling would still need to be done when reuse plans are developed. Mr. Sullivan stated that some samples were taken at the building edge.

Mr. Hehn asked as to the rationale for lining the bottom of the excavation with geotextile fabric. Mr. Sullivan replied that its purpose is to serve as a visual boundary between clean fill and the material below.

Mr. Sullivan stated that the Building 1207/1209 health and safety plan was implemented, which included air monitoring. The site control and air monitoring plan at Building 1133 was implemented so that the work can be completed before any adjacent buildings were occupied.

Mr. Hehn mentioned that he observed residents slip through a hole in the fence around the Building 1133 excavation in order to get to the other side. He expressed the need for more effective security. Although no one is residing in that area, it is still being utilized, and the City

needs to be aware of potential risks.

Mr. Sullivan stated that the Navy has distributed an information packet to residents, held an informational workshop, as well as posted notices at the construction site.

In response to Mr. Aldrich's inquiry, Officer-in-Charge (OIC) Lieutenant Commander Mike Gough stated that there are currently 120 occupied units. He added that during construction activities, there is no access to the exclusion area.

Mr. Hehn clarified that he had seen residents traverse the area after hours. He stated that a part of the fence had been pulled away from the post. He voiced his concerns with regard to safety, given that on Building 1133, there is a pile of excavated material, paint cans and other miscellaneous debris on the site. Mr. Sullivan stated that the Navy will further refine methods of site control. Mr. Hehn suggested larger fence barricades.

Mr. Hehn inquired about the fence that John Stewart Company was planning to install, and Ms. Walters replied that Dan Levine of John Stewart Company said there would be bigger barricades. In response to Richard Hansen's comment, Ms. Walters stated that she would bring a copy of the Environmental Conditions Disclosure.

Mr. Sullivan pointed out that the purpose of the fence is to prevent access to construction sites and the non-leased areas. Because the fence was not installed for environmental reasons, access prevention measures entail a simple barrier across the street and a couple of signs. He acknowledged the necessity for more effective barriers at the construction sites.

Mr. Hansen commented that more effective physical barriers were needed around some fairly deep excavations. Mr. Sullivan expressed his interest in the specific sites in question. The only two areas where the Navy is involved in construction are at Building 1207/1209 and Building 1133; the other activities are Public Works projects. The barricades have been removed at Building 1207/1209, as paving has been completed and the lawn is being reseeded. Similarly, ongoing action at Building 1133 is almost complete. Mr. Sullivan stated that the Navy would be willing to forward any safety concerns to the responsible parties.

Mr. Sullivan stated that he would provide a data set and sketches to the next interim meeting to keep the Technical Review Committee up to date. A more technical discussion on the excavation and sampling can be scheduled for the October RAB meeting. Mr. Hehn commented that a field map would be helpful, and Mr. Wickham replied that the maps are constantly being updated. Mr. Hehn stated that the current map would be helpful. Ernie Galang, U.S. Navy RPM, stated that a

status report will be presented to the RAB. Mr. Sullivan added that there will also be a completion report on Building 1207/1209.

Mr. Hehn remarked that he didn't think the RAB wanted to stop or limit the cleanup process, but that they have over the course of the last five years tried to assure that the information is flowing in both directions and that a constructive relationship is maintained..

Mr. Sullivan stated that for Building 1207/1209, the Navy produced a Work Plan prior to the start of work. The soil was removed down to minus four feet. The completion report will be issued in the next 30 days, which will include an "as built" of the excavation as well as the laboratory analysis.

Building 1311 is located a few blocks South of Building 1133. Petroleum was found in the groundwater in the Building 1311 area. The Navy originally planned a soil removal, and then groundwater treatment. Further investigation showed this to be impractical, and it was decided that the soil would be treated in the ground. Continued soil sampling showed that the total petroleum hydrocarbon (TPH) values have decreased; the Navy, agencies and the City are considering monitoring and closing it out as soon as possible rather than continuing to take action. The final decision has not been made, but it appears that the former option may be taken. The project team needs concurrence from the RAB regarding the course of action to be taken.

The Navy is working to keep the residents and the RAB informed. A preliminary assessment is planned in a location that was formerly a storage yard area, based on information from historical aerial photographs taken by U.S. EPA. Sampling will be done to determine any spillage and if not, the investigation will be closed out. If there is evidence spillage, an investigation will ensue.

Mr. Sullivan commended U.S. EPA for volunteering to do an aerial photographic survey from their Las Vegas office. They researched the available aerial photographs taken from before TI was built to the present. Their experts analyzed the photos and made recommendations as to which areas might warrant further evaluation.

Mr. Hehn commented that a photograph of the investigation sites overlaid with the current housing might be helpful. Mr. Sullivan stated that he will bring the U.S. EPA photo analysis and loose photos to the October RAB meeting.

All of the work will be incorporated into the Site 12 RI report.

VII. TI/YBI Environmental Program Overview for New Residents

Given the attendance, Mr. Sullivan stated that this overview will be presented at another meeting.

VIII. Discussion/Approval of the August 4th 1999 Meeting Minutes

Mr. Sullivan explained that because of the document dates, the August meeting was moved up to August 4th. Mr. Hehn moved to accept the 4 August 1999 minutes; all were in favor.

IX. General Updates

Announcements

Mr. Sullivan called for announcements; none were voiced.

30 August 1999 RPM/BCT/Project Team Meeting

Mr. Sullivan explained that due to the Labor Day holiday, the September Project Team meeting was moved up to 30 August. Mr. Wickham recited some of the topics discussed: ... assessment CAP FSAP (additional field work at the petroleum sites); 27 September deadline for comments; and bioassessment for the Building 1311 area. Mr. Sullivan stated that IT Corp. sampled the 1311 site, conducted a treatability assessment, and determined that oxygenation treatment would be effective as a remedial action.

Mr. Wickham listed other topics discussed: determining whether the lift station could potentially act as a collection point for groundwater; schedule for the final Fate and Transport Technical Memo for TPH; Building 1207/1209 removal and documentation of the postconstruction memo; Draft Finding of Suitability to Lease (FOSL) to the submerged area and the operation of the Marina; Offshore FS; and the fact that no debris was found in the Building 1311 soil boring samples. Mr. Sullivan stated that the meeting minutes will be issued shortly.

Mr. Hehn inquired as to the bioassessment and fate and transport results. Mr. Wickham stated that the draft fate and transport document was issued on 23 June; they are awaiting comments prior to finalization. Mr. Sullivan stated that upon completion of the Building 1311 biotreatability study, IT Corp. will issue a report. He added that although action may not be taken on Building 1311, the report will provide potentially useful information on the Phase 2 RI and total petroleum hydrocarbons (TPH) sites.

Mr. Wickham added that they are still doing some fractional analyses on soil samples which will probably be completed by the following month. Mr. Sullivan stated that the Navy would have contracted the remedial action in September, and that the field work would have begun in October.

Mr. Hehn inquired as to the result of the fractional analyses and discussions regarding an agreed-upon cleanup goal. Mr. Wickham replied that he has not yet seen the revised set of values for the tiered approach which, at the later tier, would use the fractional hydrocarbon approach. There are a set of revised values for Tier 1 and Tier 2, but the methodology that would provide the backup for the attenuation factors and the leaching factors has not yet been published.

Mr. Sullivan explained that the Navy is working to produce the next step of the draft fate and transport document. After the draft is issued and reviewed by the TPH working group, there will be another TPH working group meeting. In response to a query from Mr. Hehn, Mr. Sullivan agreed that this holdup in the release of the new methodology also results in a delay in the completion of the Corrective Action Plan (CAP) for the petroleum sites and the RI. Mr. Wickham stated that they will be able to do the investigation and characterization using the same methods and agreed-upon screening values. They may be able to apply the fractional analysis to the areas of concern.

Mr. Sullivan stated that with the fractional approach, the values for diesel and residuals are in approximately the same range as the 1.4 total TPH being used for the screening process. He does not believe it will be significantly different in terms of characterization. The characterization can be completed, but it cannot be determined at this point if remedial action is required.

TAPP Contract Status

Mr. Sullivan stated that FY99 funds can be used on small contracts; at this point, no major documents will be issued in the near future. Mr. Hehn stated that he has been contacted by two consultants who will be included in the Navy list of contractors.

PROGRAM UPDATES:

X. Organizational Business

Mr. Hehn commented that, regarding the TAPP grant, he had received a lot of interest from some small consulting companies that have had previous experience with peer review for RABs. He said that one of the consulting groups had provided this support for several other bases. He added that this assistance would enable the RAB to gain considerable technical knowledge and expertise with the RAB review processes, especially for the larger documents.

Publicizing the RAB

There is no update on this topic. He suggested that the informational handouts be distributed to the leasing office.

New RAB Member Selection Process

Mr. Sullivan stated that the Navy will post an advertisement. Mr. Hehn suggested that this advertisement also be posted in the leasing office.

I. Environmental Document Status

Mr. Sullivan stated that the document list is provided both by category and also by publication date. The UST Site Work Plan was issued in the previous week by AGS.

XII. Open Questions/Discussion

Mr. Sullivan called for questions or comments; none were voiced.

XIII. Proposed Agenda Items for Next Meetings and Review of New Action Items

October:

FY00 TI Cleanup Budget and Prioritization of Projects

Site 12 RI

Pilot Demonstration Project Update at Sites 21 and 24

Unscheduled:

Draft EIS (tentative November or December 99)

XIV. Closing Remarks/End of Meeting

Mr. Sullivan reviewed the following meeting schedule:

Next Regular Meeting: 7:00 p.m. Tuesday, 19 October 1999
Casa de la Vista, Treasure Island

Interim Meeting: 6:30 p.m. Wednesday, 6 October 1999
PG&E office

BCT/RPM Meeting: 9:30 a.m. Monday, 4 October 1999
Tetra Tech, San Francisco

Mr. Sullivan announced that Fleet Week will take place in the following month in San Diego and San Francisco; the web site is www.FleetWeek.com. He encouraged attendees to sign in to receive an information packet. He adjourned the meeting at 9:20 p.m.

ACTION ITEMS

1. Ms. Walters will bring a copy of the Environmental Conditions Disclosure.
2. Mr. Sullivan will provide a data set and sketches on Building 1133 to the next interim meeting.
3. Mr. Sullivan will bring the U.S. EPA photo analysis and loose photos to the October RAB meeting.

ATTACHMENT A – MEETING AGENDA
ATTACHMENT B – ATTENDANCE LIST
ATTACHMENT C – MEETING HANDOUTS

THESE ATTACHMENTS ARE NOT AVAILABLE.

EXTENSIVE RESEARCH WAS PERFORMED BY NAVFAC
SOUTHWEST RECORDS OFFICE TO LOCATE THE MISSING
ATTACHMENTS. THIS PAGE HAS BEEN INSERTED AS A
PLACEHOLDER AND WILL BE REPLACED SHOULD THE
MISSING ITEMS BE LOCATED.

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