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 2 NAVAL STATION TREASURE ISLAND
 3 ENVIRONMENTAL RESTORATION ADVISORY BOARD MEETING
 4 15 SEPTEMBER 1998
 5 7:00 P.M.
 6 CASA DE LA VISTA (Building 271)
 7 TREASURE ISLAND
 8 MEETING NO. 49
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 13 TRANSCRIPT OF PROCEEDINGS
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 20 REPORTED BY: STEPHEN BALBONI, CSR NO. 7139

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1 COMMUNITY MEMBERS (Continued):
 2 ALICE LA PIERRE
 3 ERNEST (MIKE) MICHELSEN
 4 JACK W. SAVAGE
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1 ATTENDEES
 2 U.S. NAVY:
 3 JAMES B. SULLIVAN (BEC and Navy Co-Chair)
 4 ERNIE GALANG (RPM)
 5 TETRA TECH EM, INC.:
 6 RICHARD KNAPP
 7 WAYNE MAYER (Uribe & Associates)
 8 LYNNE SRINIVASAN (Uribe & Associates)
 9 ANJU WICKE
 10 REGULATORY AGENCY:
 11 DAVID RIST (DTSC)
 12 GUTIERREZ-PALMENBERG, INC. (GPI)
 13 DARLENE ROBBINS
 14 BARRY ROBBINS
 15 LUCILLE BILLINGSLY
 16 COMMUNITY MEMBERS:
 17 JAMES ALDRICH
 18 KAVITHA RAO
 19 NATHAN BRENNAN
 20 RICHARD HANSEN (Community Co-Chair)

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1 CO-CHAIR SULLIVAN: Okay. I think we are
 2 ready to get going.
 3 Welcome to our September Restoration
 4 Advisory Board meeting, meeting number 49.
 5 Our first item is the discussion and
 6 approval of tonight's agenda. There is extra copies
 7 on the back table.
 8 If you haven't otherwise gotten one, I also
 9 E-mailed them out to everyone that I had an E-mail
 10 address for.
 11 But I would ask you, for those of you here
 12 tonight, if you haven't given us your E-mail address,
 13 or if you would check the address that we do have, I
 14 would appreciate that, because if you are on the
 15 Internet, I can get documents to you a lot more
 16 quickly. So please take the opportunity tonight to
 17 check the sign-in sheet to make sure that we have your
 18 E-mail address and that it's correct.
 19 So is there any discussion concerning
 20 tonight's agenda?

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1 (No response.)
 2 CO-CHAIR SULLIVAN: Well, there being no
 3 discussion, we will proceed with the agenda as
 4 written.
 5 Our next item is public comment, and if
 6 there were any members of the public present, this
 7 would be their opportunity to speak on any issue
 8 related to the cleanup at Naval Station Treasure
 9 Island.
 10 But not seeing any members of the public
 11 present, we will proceed into the next item,
 12 discussion and approval of the 18 August 1998 minutes.
 13 There is also extra copies of the minutes on the back
 14 table, if you didn't receive them by E-mail or regular
 15 mail.
 16 Are there any comments concerning the draft
 17 August meeting minutes?
 18 CO-CHAIR HANSEN: The minutes themselves say
 19 the 19th of August.
 20 CO-CHAIR SULLIVAN: Let's see. When was the

1 meeting? Did I goof on that? I don't have my
 2 calendar with me. If someone could check. I may have
 3 goofed on that.
 4 MR. RIST: It was the 18th.
 5 CO-CHAIR SULLIVAN: Okay. That was my
 6 mistake, then.
 7 So that's one correction: Change August
 8 19th to August 18th.
 9 Are there any other comments or corrections
 10 to the August minutes?
 11 (No response.)
 12 CO-CHAIR SULLIVAN: Is there a move to
 13 approve the minutes with the correction to the date?
 14 MR. ALDRICH: So moved.
 15 MR. SAVAGE: Second.
 16 CO-CHAIR SULLIVAN: All in favor? Opposed?
 17 Okay. Unanimously approved.
 18 We don't have a report tonight from the
 19 city, so our next item is to move into the BRAC
 20 cleanup process.

1 The community members had requested an item
 2 to discuss a proposed technical assistance project,
 3 and so I will turn the meeting over to Kavitha.
 4 MS. KAO: I was actually hoping Ross wo
 5 have been here. I think he's coming a little bit
 6 later.
 7 I tried sending an E-mail out to the RAB
 8 members. Hopefully, you got a copy of this already.
 9 If not, there is copies of the TAPP proposal on the
 10 table out there.
 11 Basically, it's a TAPP to look into issues
 12 regarding the effectiveness on whether institutional
 13 controls could be effective on Treasure Island.
 14 The proposal is split into two major issues
 15 regarding this, regarding institutional controls. One
 16 being, the first being looking at existing local and
 17 national institutions and laws that could enforce and
 18 oversee institutional controls.
 19 This would entail researching the success
 20 rate of institutional controls at other places that

1 have been put in place so far, looking at California
 2 property laws and San Francisco land use regulations
 3 as well.
 4 There should also be an analysis of the cost
 5 associated with the institutional controls. So it
 6 really needs to be looked into about the costs that
 7 would be incurred in overseeing institutional
 8 controls, not only when the Navy is in charge of the
 9 property, but when they hand the property over to the
 10 city.
 11 The second part of the TAPP grant is just
 12 looking at the site specific geological considerations
 13 of the island, whether seismic stabilization would
 14 affect any contaminants that are left in place,
 15 whether the tides would influence any contaminants
 16 left in place with institutional controls as their
 17 barrier.
 18 So we have two people that would be working
 19 together for this TAPP grant. One is Ross Tibbits,
 20 who I think will be coming a little bit later. He has

1 been at the last three RAB meetings. I don't know if
2 you have had a chance to meet him or not. He's a
3 graduate student, environmental policy and management.
4 He would be doing the local research and working
5 closely with John Pendergrass, from the Environmental
6 Law Institute, who has basically written most of the
7 legal documents, published documents about
8 institutional controls that you could find on the Web
9 or in the library. He's based in Seattle. He's not
10 local. But he will be overseeing and working with
11 Ross.

12 So that's the proposal. I guess we talked
13 about this at the interim meeting. I sent it out in
14 E-mail form to people and received comments back. And
15 now it's, I guess, it's up to the RAB on whether we
16 are going to approve it or not.

17 Is that how it works, we all vote on it?

18 CO-CHAIR SULLIVAN: Yes. There is a
19 requirement for the majority of RAB members present to
20 vote on the matter, and, if approved, then it would be

1 proposal, and then you could either take a vote now or
2 if you wanted to wait until later to see if more
3 members show up.

4 But I would have to second what Kavitha was
5 saying: It was discussed at the interim meeting,
6 which I attended, and there was a favorable response
7 from those members who attended the interim meeting.

8 MS. KAO: And I got Pat's vote of confidence
9 also.

10 CO-CHAIR SULLIVAN: I'm sorry?

11 MS. KAO: I heard from Pat Nelson about it.
12 She sent an E-mail that she is in favor of it.

13 CO-CHAIR SULLIVAN: Okay, great.

14 CO-CHAIR HANSEN: In terms of format, I
15 think this is all that's required in order to apply
16 for the TAPP grant.

17 We do not have to provide any financial
18 estimates or anything like that.

19 CO-CHAIR SULLIVAN: There will be a need for
20 a -- well, there are a couple of options. We had a

1 forwarded to the Navy.

2 MS. KAO: Chris and Paul and people from our
3 office who were at the national DERTF meeting a few
4 months ago in Illinois met with one of the women who
5 was in charge of issuing TAPP Grants on a federal
6 level.

7 The whole issue of institutional controls is
8 something that the nation as a whole is very
9 interested in, so they were pretty excited about us
10 being a case example and having this TAPP grant go
11 through. So I think we have a good shot at getting it
12 funded.

13 CO-CHAIR SULLIVAN: We could probably, at
14 the break, I could see if I could make some paper
15 copies.

16 MS. KAO: There are copies.

17 CO-CHAIR SULLIVAN: Oh, there are.

18 MS. KAO: Does everybody have a copy?

19 CO-CHAIR SULLIVAN: Well, I guess the floor
20 is open to any comments or discussion regarding the

1 briefing some months ago from our contracts office.

2 There is an option as to whether or not the
3 community members want to select a representative to
4 actively participate with the Navy contracting staff
5 in awarding the TAPP, or just leave it to the Navy
6 contracting office.

7 MS. KAO: To work with the people that we
8 propose or to choose your own?

9 CO-CHAIR SULLIVAN: Well, we will have to,
10 depending on what the cost is, that may determine
11 whether or not we have to seek some alternate sources.

12 If it's briefed by our contracting office,
13 if it's less than \$2500, we have a good deal of
14 latitude.

15 But if it's over \$2500, we may have to seek
16 several other cost proposals.

17 CO-CHAIR HANSEN: Kavitha, the cost for this
18 would be primarily to provide a stipend for Ross?

19 MS. KAO: Yes.

20 CO-CHAIR HANSEN: And do you have the

1 mechanisms to do that or is the money provided
 2 directly from the Navy?
 3 CO-CHAIR SULLIVAN: Well, I wouldn't use the
 4 word, or I would recommend not using the word
 5 "stipend."
 6 Basically, what this has to do is producing
 7 a work product.
 8 MS. KAO: Right.
 9 CO-CHAIR SULLIVAN: So the funding doesn't
 10 just go to the individual.
 11 The individual organization receives an
 12 official federal government contract to produce a work
 13 product, and then based on the submission of that work
 14 product, the individual or organization would be paid.
 15 CO-CHAIR HANSEN: Do you envision that that
 16 group would be ARC?
 17 MS. KAO: No, no, no. It would be Ross and
 18 Jay Pendergrass.
 19 We are not the people that -- we are not
 20 doing the TAPP grant.

1 CO-CHAIR HANSEN: You're not involved in it
 2 anymore?
 3 MS. KAO: No. They are going to be the
 4 providers.
 5 CO-CHAIR HANSEN: I would suggest that we
 6 have Ross work with the contracting office.
 7 CO-CHAIR SULLIVAN: Well, no. He couldn't.
 8 It would have to be someone other than the
 9 proposed vendor.
 10 CO-CHAIR HANSEN: Okay.
 11 MS. KAO: To work with?
 12 CO-CHAIR SULLIVAN: To work with the Navy.
 13 CO-CHAIR HANSEN: The Navy contracting
 14 officer.
 15 MR. BRENNAN: To help with the specs and set
 16 up the contract.
 17 MS. KAO: And that could be a RAB member for
 18 that?
 19 CO-CHAIR SULLIVAN: Yes. Well, that's the
 20 option. The option would be to have a community

1 member. That way, the community members can be more
 2 involved and satisfied that you are getting what you
 3 want.
 4 CO-CHAIR HANSEN: You can do that, ca
 5 you?
 6 MS. KAO: Sure.
 7 CO-CHAIR HANSEN: All right. I would like
 8 to move that we accept this on behalf of the RAB.
 9 I think the requirement is that the majority
 10 of the RAB members have to approve it and then go
 11 forward.
 12 All the RAB members who are here have seen
 13 this and have had a chance to look at it, either
 14 tonight or prior to tonight?
 15 I think it's an interesting thing to do and
 16 very timely. I'm very convinced that this
 17 institutional control problem is a major issue.
 18 MR. BRENNAN: Just to add a couple of
 19 comments.
 20 Just like the natural attenuation workshop

1 that was put on by the nationwide RABs and CABS.
 2 next workshop they hope to put on is on institutiona
 3 controls, because, one, it ties very closely with the
 4 natural attenuation proposal.
 5 And, two, it's key to solving some of these
 6 problems and developing issues.
 7 I think it's a very good thing to research
 8 at this time.
 9 CO-CHAIR SULLIVAN: So the community members
 10 can bring that to a vote amongst themselves.
 11 So in this case the government members would
 12 not be participating.
 13 CO-CHAIR HANSEN: Right.
 14 MR. BRENNAN: I propose we approve it.
 15 MR. ALDRICH: I will second it.
 16 CO-CHAIR HANSEN: All in favor?
 17 Any RAB members who are opposed?
 18 Let's make it unanimous, shall we?
 19 CO-CHAIR SULLIVAN: So then, for the record,
 20 the minutes, we have one, two, three, four, five, si

1 seven RAB members present, and seven RAB members
 2 voting in favor of the TAPP proposal.
 3 I think I will just need a copy to take back
 4 to our contracting office.
 5 MS. KAO: Okay. Sure.
 6 CO-CHAIR SULLIVAN: To evaluate it in terms
 7 of scope. So I will take that one.
 8 Now, it's with the realization that we are
 9 at the end of the fiscal year, so this would not be a
 10 fiscal year '98 project. It would be fiscal year '99.
 11 We will receive our fiscal year '99 funds sometime
 12 after the 1st of October.
 13 But depending on Congress and the
 14 distribution within the federal government, I can't
 15 give you an exact date on when we would have funding
 16 available for contract awards, but it could be as late
 17 as the beginning of January.
 18 As we get into the new fiscal year starting
 19 next month, we will have better ideas as to when the
 20 fiscal year '99 funding will be available.

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1 Our next item is the discussion of the
 2 draft -- and, actually, it should say draft site EBS
 3 Phase 1-A, and those are for sites not requiring
 4 remedial action.
 5 So correction to both the 7:35 and 7:50
 6 item.
 7 These are draft site EBSs and not the
 8 finding of suitability to transfer. As we discussed
 9 in last month's meeting, we are doing this process in
 10 two steps; whereas, previously, for leasing, we were
 11 issuing a combined draft environmental baseline survey
 12 and draft finding of suitability to lease.
 13 But in this case, with the transfer
 14 documents, we are first issuing a site EBS, and then
 15 when the site EBS is finalized, then we will develop a
 16 draft finding of suitability to transfer from that.
 17 So what we have done is, we issued the
 18 document last month. Comments are due this Friday,
 19 the 18th, and so we have set aside time at this
 20 meeting for open discussion, questions and comments

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1 concerning the Phase 1-A document.
 2 So this is for those sites on Treasure
 3 Island that do not require remedial actions.
 4 And then we are issuing, either today or
 5 tomorrow -- tomorrow, the next document, the Phase
 6 1-B, which are sites not requiring remedial action at
 7 Yerba Buena island.
 8 CO-CHAIR HANSEN: You don't have those
 9 tonight?
 10 CO-CHAIR SULLIVAN: No. We were trying to
 11 complete them by today but we couldn't.
 12 So we will be mailing the documents out
 13 tomorrow. So for those community members who are on
 14 the regular distribution list for documents, you will
 15 be receiving them probably Thursday or Friday at the
 16 latest.
 17 And then that comment period will start and
 18 will end the Friday after the next RAB meeting in
 19 October, which will be Friday the 23rd.
 20 So the Phase 1-A document is out. We are

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1 mostly through the comment period, which ends this
 2 Friday. So we are opening the floor to comments and
 3 questions.
 4 If you aren't able to provide written
 5 comments, you are welcome to provide verbal comments
 6 at tonight's meeting which will be captured in the
 7 transcript.
 8 So we will take comments in any form. It
 9 can be handwritten. It can be typed. It can be
 10 E-mailed. It can be faxed. It can be verbal at these
 11 meetings.
 12 So I will open the floor.
 13 CO-CHAIR HANSEN: I would like to lead.
 14 The question has to do with disclosure
 15 issues covering asbestos, and this is discussed at the
 16 bottom of page 4.8.
 17 The concern centers around the underground
 18 steam, the condensate lines, which presumably are
 19 covered with asbestos.
 20 The draft report, the very last sentence on

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1 the bottom of page 4.8 says: Results of the survey
2 are scheduled to be available September 1998.

3 CO-CHAIR SULLIVAN: Right.

4 I don't think we have gotten the report.
5 Although if we haven't, we will get it shortly.

6 The surveys have already been conducted on
7 the steam system.

8 In this case, we will have time to
9 incorporate the information into the finding of
10 suitability to transfer prior to the final document
11 being issued.

12 CO-CHAIR HANSEN: Now, what direction will
13 that be? Is it the discussion here about an old
14 boiler plant that was demolished apparently in 1950 or
15 in the 1940s? There was a lot of asbestos. It was
16 sort of buried under the soil.

17 Is the Navy's policy going to be to dig all
18 that up and dispose of the asbestos? And in the same
19 way for the presently buried steam and condensate
20 lines, is there a responsibility to dig it up?

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1 CO-CHAIR SULLIVAN: Well, there are two
2 separate issues:

3 If there was asbestos that had been disposed
4 of into the soil, that would be considered a CERCLA
5 release and would be covered under our installation
6 restoration program.

7 We did have one site at the old boiler
8 plant, where, during the initial investigation, or
9 during the initial assessment back in 1988, there was
10 some indication that debris from the plant had been
11 buried. As a result, we established that as an IR
12 site.

13 In the Phase 1 remedial investigation, we
14 performed excavations at that site looking for
15 building debris and asbestos and any other building
16 debris.

17 We did not find any asbestos, although we
18 did find some other substances. As a result, we are
19 still, that site is still in the program.

20 But as far as determining whether or not

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1 asbestos was there or not, we did not identify any,
2 and so we are basically not pursuing that as a
3 contaminant.

4 If we had found asbestos debris in the
5 ground, that would have been cause for its removal.

6 MR. SAVAGE: Question.

7 What is your methodology of looking for
8 asbestos when you're looking for it?

9 CO-CHAIR SULLIVAN: Well, you basically have
10 to excavate and then take samples within the
11 excavation.

12 And then have a lab analyze that for
13 asbestos fibers, which is what we did.

14 Now, the other case that Richard is
15 referring to, the Navy had a steam system on the
16 island. We performed an investigation of the line,
17 and, particularly where the line comes up out of the
18 ground and enters into the building, we looked for any
19 areas that may have been damaged.

20 I believe there were some. We repaired or

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1 removed those damaged portions.

2 But that portion of the line that remains in
3 the ground, we would consider that to be a disclosure
4 to a future operator on the property.

5 So that differs from a site where debris,
6 asbestos debris might have just been buried somewhere
7 in that precise location, that requires a CERCLA
8 investigation.

9 In the case where you have a known pipeline,
10 it's a disclosure.

11 CO-CHAIR HANSEN: And that's all you have to
12 do, you don't have to remove it?

13 CO-CHAIR SULLIVAN: Correct.

14 CO-CHAIR HANSEN: If it were in this
15 building and it was friable, the Navy would have to
16 remove it.

17 But if it's in the ground, then that's
18 regarded as being contained sufficiently?

19 CO-CHAIR SULLIVAN: If it's in a known
20 location, there is no reason to think that it's

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1 damaged. We would just disclose it's presence.

2 CO-CHAIR HANSEN: And then it would become
3 an institutional control.

4 I think that's a very good example of an
5 institutional control.

6 Unless it's controlled fairly rigidly,
7 people are going to forget about that.

8 CO-CHAIR SULLIVAN: That's an interesting
9 comment. But, I mean, it's a good comment to make.

10 But our policy, DoD policy for asbestos
11 abatement is to abate asbestos where it's friable,
12 meaning damaged and accessible, because there may be
13 cases where, like in the crawl space of a building
14 where the asbestos, the damaged asbestos may be
15 damaged, but it can remain inaccessible if there are
16 controls placed on the access to the area.

17 CO-CHAIR HANSEN: Such as a sign?

18 CO-CHAIR SULLIVAN: Well, a combination of a
19 physical barrier, such as a screening around the
20 building, and the sign.

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1 So the combination of those two, the
2 physical barrier plus the signage, would create a
3 nonaccessible space.

4 We have some cases in older buildings here
5 that are on piers where we have screened off the
6 underside of the building because there is damaged
7 asbestos material.

8 MR. SAVAGE: Is that considered
9 institutional control?

10 CO-CHAIR SULLIVAN: No.

11 I think the term "institutional control"
12 really refers more to releases that have occurred into
13 the soil or groundwater.

14 I would have to ask David if he has anything
15 to add on that, because I couldn't give you a precise
16 definition of institutional control off the top of my
17 head.

18 MR. RIST: Yes, I couldn't either, other
19 than it's something that's going to prevent, or at
20 least try to -- it acts as a remedy to prevent

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1 somebody from coming into contact with something
2 that's been left in place instead of removing it.

3 And so when you're talking about the steam
4 lines and the asbestos being wrapped around the steam
5 lines, those lines are involved, correct?

6 CO-CHAIR SULLIVAN: Yes.

7 MR. RIST: And it's not necessarily a
8 release to the environment.

9 So an institutional control in that instance
10 wouldn't be warranted because we don't have a release.

11 If it was at Site 5, for example, and they
12 found it in the soil, they determined they were going
13 to leave it there because they didn't have the means,
14 or they didn't feel it was necessary to remove it,
15 then we might need to have an institutional control.

16 It might be the same for TPH or any CERCLA substance.

17 So, again, it's just a remedy. It's part of
18 the CERCLA process that we identify in the FS and
19 somehow enforce.

20 That's the tough part about institutional

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1 controls.

2 CO-CHAIR HANSEN: So when these results come
3 through, Jim, will they be a supplement to this
4 report, the asbestos results?

5 CO-CHAIR SULLIVAN: We wouldn't be
6 incorporating, necessarily incorporating the asbestos
7 data into the finding of suitability to transfer.

8 We would note it as a disclosure and as part
9 of the transfer. As part of the real estate documents
10 involved in the actual deed transfer, there would be
11 disclosures.

12 At that point, or more likely earlier than
13 that, we would provide those documents to either a
14 lessee or transferee of the property.

15 MS. SRINIVASAN: Jim, I think, also, we will
16 summarize those documents in the EBS portion that you
17 see there.

18 So that when we get the report from Jim, we
19 won't have the actual asbestos data, but what we will
20 do is say which buildings they looked at, which

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1 buildings they abated, and have a reference for that
 2 document so that if you did want to go look at the
 3 exact data you could easily find it.
 4 CO-CHAIR SULLIVAN: Yes, that's a better way
 5 of putting it. So summarizing and identifying the
 6 documents as references.
 7 CO-CHAIR HANSEN: Let me add one more point.
 8 At certain times in history, transite pipe
 9 was used for water pipe, asbestos cement pipe, in
 10 addition to asbestos insulation over steam condensate
 11 lines.
 12 There is a good chance that transite pipe
 13 was there, so it should be dealt with.
 14 CO-CHAIR SULLIVAN: I think, again, it would
 15 be a disclosure and transite or asbestos concrete pipe
 16 is a less friable material than insulating material.
 17 CO-CHAIR HANSEN: Unless it's torn up by a
 18 bulldozer in doing excavation.
 19 CO-CHAIR SULLIVAN: All right. Any other
 20 comments or discussion concerning the Phase 1-A

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1 document?
 2 Well, if there is no further discussion, the
 3 comment period will end this Friday, the 18th. We
 4 will take comments in any form, even a voice mail.
 5 So our next item then is the presentation of
 6 the Phase 1-B document. So, again, you have not
 7 received this document. We plan to mail it out
 8 tomorrow. So those of you who are on the automatic
 9 distribution list will receive it by the end of the
 10 week.
 11 If anyone else who doesn't regularly receive
 12 these documents would like to receive a copy, leave
 13 your name with us and we will add you to the
 14 distribution.
 15 Any community member can request a copy of
 16 the documents, but our protocol that we developed over
 17 the years is to automatically send the documents to
 18 the RAB technical committee, and then, upon request,
 19 to any other RAB member.
 20 MR. MAYER: A lot of what I'm about to

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1 present to you is fairly similar to what we went
 2 through last month on the Phase 1-A documents, so I'm
 3 going to go through some of this quickly.
 4 If I go through it too quickly, or you have
 5 questions as I go, please feel free to interrupt me.
 6 I would be happy to expand upon it.
 7 As we mentioned, this is the Phase 1-B
 8 transfer area on Treasure Island. We are doing the
 9 supplemental environmental baseline survey.
 10 There are a few general topics. First,
 11 we'll talk about what's involved in the supplemental
 12 environmental baseline survey, and then we will go
 13 into some of the details on this particular transfer
 14 area. And, finally, we will end it with a discussion
 15 of what's going to follow.
 16 The primary purpose of the supplemental
 17 environmental baseline survey is to update two site
 18 specific environmental baseline surveys prepared in
 19 1997 and 1998 for Yerba Buena Island at Naval Station
 20 Treasure Island, to include recent site investigation

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1 data and other disclosure issues as we have been
 2 discussing on Phase 1-A.
 3 Finally, based on the data that we reviewed,
 4 we come up with an environmental condition of property
 5 area type recommendations for each of the parcels in
 6 the transfer area.
 7 Because this particular transfer area ends
 8 up having two different ECP area types in it, I want
 9 to give you a quick definition of both of them.
 10 Most of the parcels in this area type are
 11 Type 1s. These are parcels where no release has
 12 occurred. That includes no disposal and no migration
 13 from adjacent sites.
 14 Excuse me. There is one ECP area Type 3
 15 parcel in this area, and that's a parcel where a
 16 release has been identified. Levels of contaminant on
 17 that identified release are below action levels and,
 18 therefore, no action is required to take place to make
 19 that safe for human health and the environment.
 20 Now, specifically on the Phase 1-B transfer

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1 area, there were 13 parcels in the area. 12 have been
2 determined to be ECP Area Type 1s, and as I just
3 mentioned, one is an ECP Area Type 3. Also, as I said
4 before, these are all on Yerba Buena Island.

5 We started by dividing 13 parcels into two
6 general categories. The first was parcels where there
7 was no indication of past releases. The second was
8 parcels which we felt we had sufficient information to
9 reclassify as either ECP Area Type 1 or ECP Area Type
10 3.

11 In the first category, there are four
12 parcels, one of which we previously received
13 concurrence from the Department of Toxic Substance
14 Control, and the others which have always been
15 considered to be Type 1s.

16 That leaves us nine parcels which we are
17 proposing for reclassification. We will go through
18 specific reasons for each of the various parcels.

19 The primary concern at three of the parcels
20 was the potential for contaminant migration from

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1 adjacent IR, institutional restoration or petroleum
2 sites. We used data from the RI and the CAP to
3 determine whether or not there was a problem. In all
4 cases, this data indicated that there was no potential
5 for contamination from these sites.

6 On the next two sites, there was the
7 potential for contamination from either underground or
8 aboveground storage tanks located on those parcels.
9 We used information that was collected during the site
10 specific environmental baseline surveys and letters
11 from the Regional Water Quality Control Board, all of
12 which, again, indicated there was no problem on the
13 sites.

14 The next parcel is the one in which there
15 was some indication of contamination. Parcel YB003
16 was historically used as a firing range. During the
17 environmental baseline sampling and analysis sample,
18 it was determined that there was lead contamination on
19 the site, but it was below action levels. As such,
20 there was no threat to human health or the environment

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1 and the site could be closed.

2 Final three parcels were classified as ECP
3 Area Type 2 originally. Due to historical petroleum
4 storage, when the ECP area type definitions were
5 changed to allow for the expanded definition of
6 petroleum sites, the storage only parcels were
7 reclassified as Type 1s. It's important to note that
8 while there was storage on these sites, there was
9 never any indication of a release.

10 Finally, we always end up a with a question,
11 where do we go from here? The next phase to this will
12 be preparing a finding of suitability for transfer.
13 We will also talk a little bit about the conditions
14 that need to occur for the property to be transferred.
15 And, finally, I will show you a schedule where we are
16 and where we are headed in the near future.

17 The finding of suitability to transfer
18 document, the primary document, presents the rationale
19 as to how and why these sites are eligible for
20 transfer. It's based on information contained in the

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1 site specific environmental baseline survey.

2 For the Phase 1 transfer area, we concluded
3 that all 13 parcels are eligible for transfer. One
4 thing I neglected to mention in the beginning, this is
5 our proposal, and as with Phase 1-A, before we finally
6 propose which parcels will be transferred, we will
7 consider all of the input from the community and from
8 the regulatory agencies.

9 Now, even after the FOST is completed, the
10 property can't be transferred until the environmental
11 impact statement and environmental impact report are
12 prepared and submitted and approved, and a national
13 policy act record of decision is completed for the
14 parcels.

15 Finally, we talk about what the schedule is.
16 As we have been discussing, the comments, the Phase
17 1-A report are due at the end of this week. Once we
18 get them, we will do a response to comments and then
19 we will prepare a draft FOST which will be ready
20 approximately October 27th.

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1 In the Phase 1-B, the report should be
 2 completed tomorrow and sent out to everyone who is
 3 scheduled to receive it.
 4 The comments will be due October 23rd, which
 5 is the Friday following your next RAB meeting.
 6 And then the draft FOST should be prepared
 7 on or about December 3rd.
 8 Any questions?
 9 MR. MICHELSEN: When you get to the stage
 10 where you go into the environmental impact report,
 11 does that come out as a single report or does it merge
 12 into a more comprehensive, overarching EIR?
 13 CO-CHAIR SULLIVAN: Well, actually, that
 14 document is really separate from the cleanup program.
 15 In fact, none of us on the cleanup team are directly
 16 involved with the production document.
 17 It is a combined environmental impact
 18 statement, environmental impact report. The Navy has
 19 a requirement to do an environmental impact statement
 20 because we are taking the action of transferring the

1 property.
 2 And then the city has the requirement to do
 3 an environmental impact report to assess the impact of
 4 what's developed as a result of the reuse plan.
 5 Technically, those documents could be done
 6 separately. It makes a lot of sense to do a combined
 7 document, and so that's where the Navy and the city
 8 are doing together.
 9 That's issued as a single document based on
 10 the city's reuse plan. It does incorporate as a
 11 section of the document a chapter that they refer to
 12 in that document as hazardous materials, but it
 13 effectively covers, incorporates the cleanup program.
 14 We expect that document to -- I don't have
 15 an exact date -- but we expect it to be issued by the
 16 end of the year.
 17 Community members will be able to obtain a
 18 copy of the document.
 19 CO-CHAIR HANSEN: The end of the calendar
 20 year or fiscal year?

1 CO-CHAIR SULLIVAN: I'm sorry. End of the
 2 calendar year.
 3 But the Navy and the city are in the process
 4 now of reviewing the draft document, and then it wi
 5 be completed and issued as a draft document to the
 6 community and the regulatory agencies.
 7 And then there will be a public hearing
 8 associated with the release of the document.
 9 CO-CHAIR HANSEN: So that document will have
 10 been presented, discussed and approved probably long
 11 before all the of the FOSTs are completed.
 12 CO-CHAIR SULLIVAN: That's correct, assuming
 13 that the EIS/EIR is released by the end of the year
 14 and is approved. Well, actually the approval, at
 15 least the federal document, is a record of decision
 16 similar to the record of decisions we have on our
 17 CERCLA sites.
 18 But if the document is approved and the
 19 record of decision is issued sometime in 1999, we
 20 would have some of these early findings of suitability

1 to transfer completed.
 2 But for those sites that require cleanup
 3 action, we would probably then not be issuing those
 4 documents until after the EIS/EIR.
 5 CO-CHAIR HANSEN: Okay.
 6 CO-CHAIR SULLIVAN: Any other comments or
 7 questions?
 8 CO-CHAIR HANSEN: I would hope you would
 9 address the asbestos issues.
 10 CO-CHAIR SULLIVAN: Yes. Your comments on
 11 Phase 1-A would equally apply.
 12 MR. MAYER: They will apply. But because we
 13 are so far along in the process, I'm not sure we will
 14 be able to get them in th report.
 15 CO-CHAIR SULLIVAN: Yes, but the draft
 16 document will look similar to the document you
 17 received in 1-A.
 18 But your comments made for 1-A can be
 19 applied to 1-B also, and so we would take that in the
 20 response to comments in both documents.

1 MR. MAYER: Any other questions?
2 CO-CHAIR SULLIVAN: And then, once again, we
3 did not want to give anyone the impression that we are
4 trying to rush these findings of suitability to
5 transfer.

6 We are starting for what we think are
7 several good reasons. One is because we believe the
8 sites did not require any remedial action, there is no
9 reason not to start the process, and then doing it for
10 these Phase 1 sites gives us an opportunity to work
11 with the regulators and the community members ahead of
12 what will probably be more challenging documents for
13 the sites that are undergoing remedial action.

14 So this gives us an opportunity to work
15 through the process. If there was a need for
16 additional review time for these Phase 1s, we would
17 consider that for both the site EBS and the finding of
18 suitability to transfer.

19 So because the EIS/EIR and the real estate
20 transfer agreement aren't completed yet, we are not

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1 working to a specific deadline to finish these FOSTs,
2 but we would like to get them done in a reasonable,
3 timely manner and be able to work through the process
4 for these Phase 1 sites.

5 Okay. Thank you.

6 MR. MAYER: You're welcome.

7 CO-CHAIR SULLIVAN: Our next item came out
8 of some discussion and a request at our last meeting
9 concerning where we were with lead in soil, and so I
10 put together a couple of slides.

11 And then David was going to add to that. I
12 think you had a handout, too.

13 MR. RIST: Yes. I brought a sample from my
14 report. I will pass that out.

15 CO-CHAIR SULLIVAN: But the comments that
16 were made at the last meeting, where are we with
17 regard to issues of lead in soil?

18 Tonight we wanted to brief you on that and
19 give David an opportunity to discuss what DTSC is
20 doing.

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1 This will be an opportunity to open the
2 floor to any questions or comments that you might have
3 regarding not only lead in soil but lead in
4 structures.

5 The fact that we don't have as many items on
6 the agenda tonight gives us an opportunity to get into
7 this issue a little bit more than we have been able to
8 in some of our previous meetings.

9 So this is an update on lead in soil,
10 sampling and abatement.

11 What is our guidance? Well, the Navy
12 guidance and DoD is, per Housing and Urban Development
13 Title X, we are sampling for soil, for lead in soil in
14 residential areas constructed before 1978.

15 The reason for that is, lead was removed or
16 actually essentially severely limited, quantity of
17 lead was severely limited in paint after 1978. So the
18 area of investigation was housing constructed before
19 1978.

20 For residences constructed between 1960 and

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1 1978, we are providing a disclosure of the sampling
2 results to both the lessees and the transferees.

3 The reason for the 1960 date, that was a
4 date in which lead, the quantity of lead in paint was
5 initially reduced. And then in '78, it was reduced
6 substantially again.

7 For residences constructed prior to 1960,
8 the quantity of lead in paint was higher. And so the
9 HUD guidance is to abate those hazards prior to the
10 transfer of the property.

11 For lease, the lessee would be required to
12 perform interim controls. The Navy would still be
13 required to do an abatement prior to that housing
14 being transferred.

15 For the most part, we are going ahead and
16 doing the complete abatement prior to the long-term
17 leasing of the property. That's by agreement with the
18 city, that it works best for them if we take whatever
19 cleanup actions we are going to take up front, and
20 then allow them to long-term lease the property and

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1 then ultimately transfer it.

2 The alternative would be if they were to

3 lease the property and do these interim controls or

4 temporary measures, we would still have to come back

5 at some later date and possibly impact the tenant and

6 do the abatement prior to deed transferring the

7 property.

8 So the majority of our older housing, our

9 pre-1960 housing, is not being leased out. We are

10 going to go ahead and do the abatement. That would

11 permit the city to lease it and for us to transfer it

12 when all of the other documentation is ready.

13 For nonresidential property, we would sample

14 for lead where a CERCLA release may have occurred. An

15 example would be Site 12, where, as a result of

16 activities that occurred prior to the housing, lead

17 may have been released into the soil and,

18 consequently, lead has been a chemical that we have

19 been evaluating in our soil sampling site.

20 Another sample is, or another example is

1 Site 9 in the former foundry building, where, as a

2 result of metal work activities, lead may have been

3 released there also.

4 So where we think lead may have been

5 released as a result of operations, we would

6 investigate that site.

7 But in the case of buildings just painted,

8 the Navy does not consider the normal painting and

9 natural weathering of the paint to be a CERCLA

10 release. That's a point where I will let David

11 elaborate on that after I'm done. That's where there

12 is some difference of opinion between the Navy and the

13 state.

14 Flipping to the next page, what have we

15 done? We have done the lead sampling in residential

16 areas. As you see in the discussions that we had at

17 Site 12, we have collected a lot of samples at that

18 site, for example, both under the residential lead

19 paint program and under the CERCLA program, and we

20 have lead in soil as a contaminant of concern at

1 several of our IR sites.

2 So the other issues are, the other issues

3 are even in the residential areas, there is some

4 discussion of the sampling protocols that we are

5 using.

6 And, secondly, DTSC has sampled soil

7 adjacent to structures of nonresidential areas.

8 So I will give David the floor and let him

9 elaborate on the state's actions, and then we can open

10 the floor for comments and discussion.

11 MR. RIST: So as Jim had mentioned, DTSC has

12 a different stance on lead and soil around

13 nonresidential structures and also residential

14 structures. We believe that it should be addressed

15 under CERCLA regardless if it came from the building

16 or not. It's a CERCLA release and it should be

17 addressed as such.

18 And so because maybe policy is not to

19 address it around nonresidential structures,

20 regulatory agencies entered into an agreement with the

1 Navy that would allow us to go out and evaluate lead

2 around nonresidential structures to determine whether

3 or not there was, indeed, something that needs to be

4 addressed.

5 And so the table I handed out is the results

6 of the sampling that I conducted on August 4th around

7 what I chose to be a representative number of

8 buildings and type of buildings on both Treasure

9 Island and Yerba Buena Island that were all

10 constructed prior to 1978.

11 And so if you look at the table itself, it's

12 pretty self-explanatory -- parcel number, building

13 number, and then the -- does anybody not have one that

14 needs one? -- and then the sample number. It's just

15 if you look at the first one, it's TI, Building 1.

16 The "DL" designates the drip line. The next one is

17 the corresponding midyard sample for that building,

18 and then the concentration being in the last column.

19 I collected discrete samples and then

20 composited them to generate a drip line in a midyard

1 sample. That was then averaged to sort of determine
 2 an average number for the building that I was looking
 3 at.
 4 So as you can see, there are eight buildings
 5 that were sampled on Treasure Island and two on Yerba
 6 Buena Island.
 7 And, again, these buildings were selected
 8 because they represented buildings that are similar
 9 throughout the base. I feel like I have enough
 10 buildings and enough of a representative sample to
 11 make some conclusions about lead levels in general on
 12 both Treasure Island and Yerba Buena Island.
 13 So from this, and you can see the data, it's
 14 DTSC's position that lead levels on Treasure Island
 15 around nonresidential structures do not pose, or, I
 16 should say, the levels are not high enough to warrant
 17 further action. We consider these levels to be within
 18 the range of a screening level that were acceptable
 19 with and that would lead to the conclusion that these
 20 parcels require no further action under the current

1 reuse scenario that's being planned for the island by
 2 the city.
 3 Had there been residential reuse planned, we
 4 would have looked at this a little closer. But,
 5 again, the numbers are such that, at this time, we
 6 don't feel that any further action is warranted on
 7 Treasure Island.
 8 Now, Yerba Buena Island, the last four rows
 9 that you see, there were some higher numbers, and we
 10 haven't entered into any kind of a discussion yet with
 11 the Navy. So I'm not able to comment on what these
 12 numbers mean, but they are somewhat higher. I would
 13 suspect that's due to the age of the structures, and,
 14 possibly, due to the location being closer to the
 15 bridge.
 16 But, again, I haven't drawn any conclusions
 17 from the data, nor have I entered into a discussion.
 18 CO-CHAIR HANSEN: Could you indicate what
 19 concentrations are considered an action level, what is
 20 acceptable?

1 MR. RIST: Well, for nonresidential, I guess
 2 we are evaluating concentrations that are certainly
 3 above 130. We are considering those. That's been our
 4 number in the past.
 5 But with some new information about lead and
 6 plugging it into our lead spread model, we are seeing
 7 numbers that are up around 400 as being acceptable.
 8 It's sort of consistent with the number EPA derived
 9 quite some time ago.
 10 The high end, I couldn't say. I have run
 11 this through management, our toxicologist in light of
 12 future reuse, and they are comfortable with these
 13 numbers.
 14 EPA has also been brought into the
 15 discussion. They are also comfortable with the
 16 numbers that we are looking at here, and that they --
 17 MS. KAO: For Treasure Island?
 18 MR. RIST: Yes, just for Treasure Island.
 19 -- do not pose the need for any further
 20 actions.

1 And then there are some other considerations
 2 in looking at the data, future reuse and the future
 3 fate of these buildings.
 4 There is some anticipation that some of them
 5 will be destroyed. When you do that and you
 6 reconstruct on that site, you would move soil around.
 7 You might have a mixing effect. I don't want to imply
 8 that we are comfortable with the notion that dilution
 9 is okay, but in the real world, it's likely to happen.
 10 We have seen this happen at the Presidio and some
 11 other places.
 12 And so these numbers, again, in light of
 13 some of those considerations, we are not seeing them
 14 as requiring any further action around the
 15 nonresidential structures.
 16 CO-CHAIR HANSEN: What level does the City
 17 of San Francisco consider to be an action level?
 18 MR. RIST: I'm not aware of that. They are
 19 apprised of this and they are comfortable with this as
 20 well.

1 CO-CHAIR HANSEN: How about HUD, what do
 2 they say?
 3 MR. RIST: Well, I think that's a question
 4 for the Navy. They are the ones that are following
 5 that.
 6 We address it under CERCLA and look at it
 7 from a CERCLA standpoint running it through a risk
 8 assessment. We look at the numbers that we see here.
 9 We feel we are okay with it, especially if you're only
 10 seeing -- well, you are seeing them. You can take an
 11 average of these two numbers for an exposure average,
 12 and it reduces those levels significantly when you
 13 look at it.
 14 And when you look at them as a whole, I
 15 would venture to say that we have lower levels than
 16 you are seeing in a lot of other places -- like the
 17 Presidio and some of the older places, Mare Island has
 18 high numbers around the structures there as well -- so
 19 it's mainly due to the age of the structures and the
 20 number of times they have been painted.

1 That's about it.
 2 Again, we have made a comment in the FOST
 3 that, and we will make the comment that we believe
 4 these should be treated as Category 3s. Any parcel on
 5 Treasure Island that has a structure on it without any
 6 other issues can be classified as a 3, and, therefore,
 7 we found it suitable for transfer.
 8 MR. SAVAGE: Did you comment on why the ones
 9 on Yerba Buena are so much higher?
 10 MR. RIST: Well, that's, we haven't
 11 discussed that yet.
 12 But, again, I suspect that it's due to the
 13 age of the structures and/or the weathering they have
 14 received. The signal tower is up on top of Treasure
 15 Island, and, probably, received about as much
 16 weathering as anything. It's a wood-sided building.
 17 It's significantly chipped and flaked and there is
 18 quite a bit of paint on the surface. These are
 19 surface samples. So it's possible that it is due to
 20 the influence of the extreme weathering up there.

1 CO-CHAIR SULLIVAN: Plus, there is
 2 automatically the difference of about 50 years between
 3 Treasure Island structures and the older YBI
 4 structures.
 5 But, of course, nothing on TI was
 6 constructed prior to 1938. The YBI structures, some
 7 of them date from the turn of the century.
 8 The signal tower, I think, was built around
 9 World War I. Building 200, the electrical vault, was
 10 constructed sometime, or around the time that the
 11 first housing was built in the early 1900s.
 12 MS. KAO: Can you update us on the status of
 13 the residential sampling on YBI?
 14 CO-CHAIR SULLIVAN: We conducted an initial
 15 round of sampling under a Navy program that was prior
 16 to the base closure. It was a program to sample for
 17 lead at all the Navy housing.
 18 So we had an initial set of data, but we are
 19 in the process of, we will be contracting to take
 20 additional samples in residential areas on Yerba Buena

1 Island in the pre-1960 housing, which is about half
 2 the housing on Yerba Buena Island. We will be
 3 conducting a more in-depth sample in order to finalize
 4 a decision to either abate or not to abate.
 5 MS. KAO: At the BCT meeting, there was a
 6 lot of discrepancy over the sampling protocol. Has
 7 there been an agreement reached?
 8 CO-CHAIR SULLIVAN: No. We had agreed at
 9 the BRAC team cleanup meeting to meet. We were hoping
 10 to set up a meeting about a week or two following,
 11 like about now, but one of our lead experts at San
 12 Bruno wasn't available.
 13 And, also, we are, because we are nearing
 14 the end of the fiscal year, we will be unable to award
 15 this additional lead in soil sampling, so we ended up
 16 deferring the meeting a couple of weeks until we were
 17 sure that we could have all the appropriate Navy and
 18 DTSC personnel there. I think we scheduled a meeting
 19 around the first week in October.
 20 MS. KAO: We never received the last copy o.

1 the work plan. I know we talked about this and said
2 it was a CERCLA issue. You weren't sure if the public
3 wanted to receive copies of the work plan.

4 But would we be able to see a copy of that
5 before it's finalized?

6 CO-CHAIR SULLIVAN: Yes. We could make a
7 copy available.

8 We will be in a better position to have a
9 draft once we have had a meeting with the DTSC over
10 the sampling protocol, because that's likely to be the
11 one item that could result in significant changes to
12 the sampling plan.

13 MS. KAO: Actually, I have some handouts for
14 the RAB members who are interested.

15 The lead issue is a pretty critical issue
16 right now because the EPA is coming to finalize their
17 federal standards based on lead.

18 I have a document called TSCA 403, which is
19 supposed to be finalized on October 1st, but,
20 unfortunately, it's been pretty quiet. Most people

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1 haven't had a chance to review this document.

2 What's contained in the document is pretty
3 atrocious in ARC's opinion, at least. The lead
4 threshold level that the EPA is considering making a
5 national standard is 2,000 parts per million.

6 Currently, California EPA recommends 130
7 ppm. National EPA levels currently are 400 ppm.

8 This document justifies its increase to
9 2,000 parts per million, not based on a risk
10 assessment but based on a cost analysis and a
11 cost-benefit analysis.

12 It actually, within the document, quantifies
13 how much the loss of IQ that would result in people
14 being exposed to levels of lead is worth compared to
15 how much cleaning up to 400 parts per million.

16 It just has really extreme implications for
17 environmental racism. It's a national issue. And,
18 unfortunately, ARC just started reviewing it. It's
19 pretty late in the game. October 1st is the deadline.

20 So I have, Chris and Saul and people from

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1 our office have been reviewing it. We are making it
2 known on a national level to people.

3 If you would like to comment on it, or at
4 least request a 60-day postponement of the deadline
5 for it, you can still do that. The addresses and
6 phone numbers are on here, too.

7 The reason we would like to be kept
8 up-to-date on the sampling on YBI is because initially
9 it was proposed to go by the TSCA 403 document even
10 though the deadline hasn't even been reached yet, or
11 the finalization of the document hasn't even been
12 reached yet.

13 CO-CHAIR SULLIVAN: Yes, and the substance
14 of the discussion between DTSC and the Navy would be
15 over the type of sampling methodology used.

16 CO-CHAIR HANSEN: I would like to ask,
17 hypothetically, if the lead concentrations were found
18 to be, by testing, to be twice or four times or ten
19 times greater than you actually found, for example,
20 for YB14, along the drip line it was 1240, suppose it

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1 were 10 times that amount. What sort of abatement
2 technique would be considered by the Navy to bring
3 that down to an acceptable level, what are the
4 alternatives?

5 CO-CHAIR SULLIVAN: Well, actually for lead
6 in soil, there really aren't too many alternatives
7 other than to dig it out and remove it.

8 Normally, with lead in soil that's been shed
9 off of a structure, you will find the lead is fairly
10 shallow. It really hasn't gotten that deep. So
11 surface excavation and then resampling will typically
12 dramatically increase the level of lead in soil.

13 CO-CHAIR HANSEN: I have to admit, Jim, that
14 that was a leading question, because if the finds were
15 a little bit less than that, would you initiate an
16 institutional control where you advise the residents
17 not to let the kids play along the radius of the drip
18 line as an institutional control?

19 CO-CHAIR SULLIVAN: Actually, that's where
20 there is a distinction between abatement and interim

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1 controls.
 2 CO-CHAIR HANSEN: I'm saying institutional
 3 controls.
 4 CO-CHAIR SULLIVAN: Well, kind of similar.
 5 CO-CHAIR HANSEN: Right.
 6 CO-CHAIR SULLIVAN: The abatement is
 7 permanently removing the hazard. HUD publishes
 8 guidelines for lead paint in residential housing, and
 9 interim controls could entail institutional control in
 10 terms of preventing access to an area, like where
 11 there was high lead present. But that would not be
 12 considered abatement.
 13 And so in order for federally owned housing
 14 to be deed transferred, we have to undertake an
 15 abatement rather than just a control.
 16 If we were to continue to operate the
 17 housing, we might be able to adequately provide
 18 protection by just controlling it. But we are
 19 required by law to permanently abate it, if we are
 20 going to deed transfer the property. And that's

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1 specifically a requirement for federally owned
 2 housing.
 3 If this is privately owned housing, if you
 4 and I owned a residence and we were selling it, our
 5 requirement would only be to disclose what we know but
 6 not to permanently abate it.
 7 This is a requirement that was written into
 8 the law for housing that's federally owned. It's
 9 primarily directed toward public housing, which is the
 10 majority of federal owned housing, but the law also
 11 ended up applying to military housing.
 12 CO-CHAIR HANSEN: What is the Navy's policy
 13 for active Naval bases that are used for military
 14 housing, what is an acceptable level of lead
 15 concentration?
 16 CO-CHAIR SULLIVAN: Well, again, it would be
 17 around 400 parts per million, and that would be
 18 achieved either by removing it, which would be a
 19 permanent solution, or by providing some sort of a
 20 control, such as planting grass or placing some other

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1 type of material over it.
 2 Interim control is preventing contact, so
 3 that could be by just preventing access to the area or
 4 placing some sort of a barrier, like grass, over the
 5 soil that was affected. That would be controlling it.
 6 CO-CHAIR HANSEN: 400 parts per million.
 7 CO-CHAIR SULLIVAN: For 400 parts per
 8 million.
 9 CO-CHAIR HANSEN: I would like to make the
 10 same kind of comment that I made earlier for the Phase
 11 1-A and Phase 1-B reports.
 12 On page 4.9, the disclosure issues for
 13 lead-based paint, and the statement is given, the
 14 sampling for lead-based paint will be conducted this
 15 summer, summer of 1998, and the results of this
 16 sampling will be added to the future version of this
 17 paper.
 18 I would hope that a somewhat larger
 19 discussion of this issue will be given at that time.
 20 I hate to see that get sloughed over.

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1 MS. SRINIVASAN: That's planned.
 2 CO-CHAIR HANSEN: It's planned. Good.
 3 Thank you. I look forward to seeing the results.
 4 And, obviously, they need to be given in a
 5 larger context.
 6 MS. SRINIVASAN: Yes. No problem.
 7 CO-CHAIR SULLIVAN: All right. Are there
 8 any other comments, questions or discussion regarding
 9 lead paint in soil?
 10 Just to bring you up-to-date, since we are
 11 talking about lead, I will add that, concerning the
 12 structure, similar to the guidance regarding lead in
 13 soil, we are in the process of contracting for the
 14 abatement of the interior and exterior paint on
 15 housing constructed before 1960.
 16 So that work will also be undertaken. It's
 17 probably likely that we would abate the structure
 18 first and then do the soil afterwards. Because if we
 19 abated the soil, then we would have to constantly
 20 protect it while the abatement work on the structure

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1 was going on in order to prevent any lead on the
2 structure from going into the soil.
3 So the two projects are really hand in hand,
4 and the end result is for pre-1960 housing, the lead
5 on the structure and the lead in the soil will be
6 abated.

7 For housing constructed after 1960, it would
8 be a disclosure of the conditions to the transferee.

9 All right. We are basically just on time,
10 and time for a break.

11 (Short break.)

12 CO-CHAIR HANSEN: Jim asked me to reconvene.
13 He had to go to Building 1. He solemnly swore he
14 would be back.

15 Richard, are there any issues you would like
16 to bring up for the good of the family? Are there any
17 other presentations you're going to make?

18 MR. KNAPP: Not tonight.

19 MR. GALANG: Not tonight.

20 CO-CHAIR HANSEN: Don't you have one that

1 and soil.

2 The Navy has done testing and has arrived at
3 numbers that they are supporting for both groundwater
4 and soil. There have been some discussions held. I
5 don't know of anything personally that I can report in
6 the way of progress for a common number.

7 One thing that is going on, Site 12, we went
8 out about three, four weeks ago and collected some
9 more samples specifically for TPH, both soil and
10 groundwater, trying to obtain more information,
11 looking at some points where we had some high
12 concentrations in the groundwater previously seen.

13 Now, roughly three years later, we're
14 getting the same sampling results, and also getting
15 more data in those areas, in general, and a greater
16 extent of data.

17 So I think that's probably what will play
18 perhaps into some additional negotiations or meetings
19 on the issue, to look at those data and relationships
20 we can establish between soil and groundwater and TPH

1 you could pull out of your vest pocket?

2 Is there a TPH update that you have,
3 Richard? I'm looking at the program, the general
4 notes.

5 MR. KNAPP: Jim is probably in a little
6 better position to discuss some of the meetings he had
7 in risk management and regional board and DTSC.

8 CO-CHAIR HANSEN: I'm sorry. I couldn't
9 quite hear you. Could you come up?

10 So we are looking at our program for 8:40.

11 Richard is going to review for us the 31st August
12 meeting, is that correct?

13 MR. KNAPP: TPH.

14 CO-CHAIR HANSEN: TPH would be good, too.
15 Any of the items. We are referring to the agenda
16 starting at 8:40.

17 MR. KNAPP: With regards to TPH, essentially
18 there is not much new to report.

19 Recommendations have been made by the
20 regional board for TPH screening levels in groundwater

1 concentrations, looking at perhaps the extent in
2 groundwater, the TPH extends to some of those areas
3 and things of that sort.

4 I'm a little vague because, obviously, we
5 don't have the results yet. That's about all I can
6 report on.

7 We did have a BCT meeting on August 31st in
8 San Francisco. Items that we talked about, one is the
9 federal criteria for groundwater. EPA has issued a
10 letter, not specifically for Treasure Island, but just
11 to the Navy in general indicating that their criteria
12 for groundwater, essentially reiterating that their
13 criteria is at 10,000 TDS, and State Regional Water
14 Control Boards criteria is 3,000 TDS.

15 We felt as a team initially that that would
16 really have no effect on Treasure Island, per se.

17 I think perhaps it will have some effect on
18 the installations in the Bay Area. I can't really
19 speak to that, though, because groundwater is not a
20 completed human health pathway. We are not looking at

1 groundwater as a drinking source, so this particular
 2 criteria is not really relevant to Treasure Island,
 3 per se.
 4 We did talk some length about lead in soil
 5 in one particular area of Site 12. We didn't reach
 6 any decisions, but there is an area that the DTSC has
 7 indicated that they feel there is some elevated
 8 concentrations. The question was, is there adequate
 9 characterization in this area? We discussed that,
 10 and, again, not necessarily have come to an agreement,
 11 per se.

12 TPH screening levels was another topic, and
 13 I went over this initially, what went on in the
 14 meeting.

15 Jim Sullivan, at the meeting on August 31st,
 16 talked about the lead-based paints, really kind of
 17 what we heard tonight.

18 Also, David Rist presented some results from
 19 the sampling he had done.

20 So what you heard tonight was pretty much

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1 the EPA and the Department of Energy. It was called
 2 the natural attenuation workshop for national
 3 stakeholders. The big discussion was, what is natural
 4 attenuation? The EPA is still working on putting on
 5 a definition. Can it be considered as a cleanup
 6 method, and what requirements would that be?

7 There was representation from universities
 8 with studies on that, and also from the Air Force,
 9 from the Navy, as well as presentations with two
 10 panels each day. There were representatives on the
 11 panels from more or less each viewpoint. It's very
 12 good, very bad and in between.

13 One of the big things is how to be sure the
 14 natural attenuation is accomplishing cleanup. Is the
 15 material being converted? We have to have proof, two
 16 or three different pathways.

17 It was quite interesting. 65 of the
 18 200-some people there were from RABs and CABS,
 19 Citizens Advisory Boards.

20 There was some panels where we sat down and

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1 what was discussed there.

2 We talked about the RAB meeting agenda.
 3 And that's probably the main points that we
 4 discussed.

5 CO-CHAIR HANSEN: Did you attend this 31
 6 August monitored natural attenuation seminar?

7 MR. KNAPP: No.

8 MR. BRENNAN: I was going to speak on that.

9 CO-CHAIR HANSEN: All right. Would you
 10 share?

11 MR. BRENNAN: Sure.

12 (Co-Chair Sullivan enters room.)

13 MR. BRENNAN: It was actually only two and a
 14 half days. I only attended the Monday and Tuesday.
 15 They did have a workshop Sunday afternoon.

16 But it was put on by the Center for Public
 17 Environmental Oversight, CPEO. It used to be Career
 18 Pro. It's associated with San Francisco State
 19 University.

20 This was funded by the Air Force, the Navy,

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1 discussed issues.

2 The issues of the Department of Energy sites
 3 are incredibly much larger than what we are facing
 4 here, in the Tennessee Valley Authority and places
 5 like that.

6 But I also had some sort of summary sheets
 7 that I gave to Jim, and I think -- you will get those
 8 printed including the notes?

9 CO-CHAIR SULLIVAN: Yes. Right.

10 MR. BRENNAN: I think I gave you three
 11 sheets.

12 CO-CHAIR SULLIVAN: Yes.

13 MR. BRENNAN: It has kind of a definition of
 14 what natural attenuation ...

15 So if you have any other questions, I can
 16 answer them, but that's sort of a quick summary.

17 CO-CHAIR HANSEN: Is this an annual meeting?

18 MR. BRENNAN: No. This was the first time
 19 they did this.

20 As I mentioned before, the next one they

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1 would like to put on would be on institutional
 2 controls.
 3 MS. KAO: Did they say when?
 4 MR. BRENNAN: No.
 5 I think it's back to how much money they get
 6 out of the EPA, the Air Force and DoD.
 7 Everybody was fairly satisfied with how it
 8 went off. There was input from everybody, I think.
 9 CO-CHAIR HANSEN: And a critical aspect of
 10 the natural attenuation is, it must be monitored in a
 11 very diligent way.
 12 MR. BRENNAN: Yes. It's called monitored
 13 natural attenuation.
 14 The EPA rule will come out as opposed to if
 15 you enhance natural attenuation. It's called in situ
 16 bio-remediation.
 17 And, again, you must monitor it to see
 18 what's going on and, also, to show that it is
 19 performed, you have to have two or three different
 20 lines and not just one.

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1 MR. SAVAGE: Who all is included in the
 2 stakeholders?
 3 MR. BRENNAN: The stakeholders is everybody
 4 who owns the site, such as the Air Force, the Navy and
 5 the DoD, and also the people who will own it, the
 6 citizens, the different RABs and CABS.
 7 So everybody who has a stake in the issue,
 8 which is everybody.
 9 CO-CHAIR HANSEN: Members of the RAB are
 10 considered stakeholders.
 11 MR. BRENNAN: Yes, anybody in the public.
 12 So that's why everybody. It was across the
 13 board.
 14 CO-CHAIR HANSEN: And, Jim, you will send
 15 those notes off?
 16 CO-CHAIR SULLIVAN: Yes. I will take what
 17 Nathan provided to me and duplicate it and send it
 18 out. I think it's about three double-sided fax type
 19 sheets.
 20 MR. BRENNAN: Right. That was the fax

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1 sheets they handed out.
 2 CO-CHAIR HANSEN: All right. While you were
 3 gone, Jim, Richard gave us a magnificent presentation
 4 on the TPH update and also the 31st August RPM/BCT
 5 meeting.
 6 CO-CHAIR SULLIVAN: Great.
 7 Thank you, Richard.
 8 MR. KNAPP: I forgot the overheads though.
 9 CO-CHAIR HANSEN: I want you to know, the
 10 time was well spent.
 11 CO-CHAIR SULLIVAN: Great.
 12 CO-CHAIR HANSEN: You're not indispensable.
 13 CO-CHAIR SULLIVAN: I never was.
 14 So I would like to add, on the FY-98
 15 programs, I put together a simple -- the '98 program
 16 is still going on, so this is all very approximate.
 17 It gives you a sense of where the funding went this
 18 year, and then I can talk a little bit about next
 19 year.
 20 Basically, it's as we discussed before. Our

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1 projects are divided up into two areas, compliance and
 2 installation restoration. Installation restoration is
 3 basically Ernie.
 4 In compliance, we have a number of project
 5 managers, like Amelia Duque, who was here earlier for
 6 the EBS FOSL; and John Pfister, who was doing our
 7 petroleum, who recently left. And then several other
 8 project managers.
 9 But that's the way that the program has been
 10 structured, installation restoration and compliance.
 11 We have had about an \$8 million program this
 12 year. Although we are not done yet, so the numbers
 13 may vary on the compliance side.
 14 We funded work on the SSEBS and FOSLs. We
 15 started this funding back in 1980, or back in the 1997
 16 program. So the approximately 115,000 represents Zone
 17 4, Zone 5 and Zone 6 and some miscellaneous work. And
 18 that will be common for a lot of the programs. That
 19 work is funded over multiple years. And so what you
 20 see in any one year is not the total cost of that

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1 particular project.
2 We've also funded the SSEBS and FOSTs, of
3 which you have seen the Phase 1-A document, and you
4 will be seeing the Phase 1-B document later this week.

5 We have funded or are in the process of
6 funding both surveys that design and the abatement for
7 lead paint. We are funding the structural work this
8 year. We will be funding the soil abatement in 1999.

9 But the bulk of the funding is in the
10 surveys, the designs and the abatement of the
11 structure itself. The abatement of the soil is a
12 lesser cost.

13 We have had a number of projects for
14 asbestos abatement, and we will continue to do, we
15 will be completing that work next fiscal year.

16 We have conducted sampling during the fuel
17 line removals, and we will be funding the
18 investigation based on the fuel line removal report.
19 We will have a fuel line removal report in another
20 couple of weeks. And then we have already gone ahead

1 and we will be funding the actual investigation,
2 remedial investigation based on the data we collected
3 sampling as the fuel line was being removed.

4 We also have a number of smaller USTs that
5 we have been investigating, and also conducting
6 groundwater monitoring as had been recommended by
7 several RAB members. We have gone ahead and
8 integrated the quarterly monitoring for both the
9 miscellaneous USTs and the corrective action, the
10 large Corrective Action Plan sites, so that we will be
11 monitoring them during the same time periods.

12 We also have a small project to deactivate
13 refrigerants and fire protection systems which may no
14 longer be needed. That's a clean air act requirement,
15 that if equipment contains ozone depleting substances,
16 you have to remove that material before you can call
17 the equipment inactive. That's in order to prevent
18 any future damage or corrosion to the equipment from
19 releasing the gases into the air which are harmful to
20 the ozone layer. But that's a relatively small

1 project.

2 But the sum total of all the compliance
3 projects is about \$4-1/2 million which, as you can
4 see, the bulk is in lead, asbestos and fuel related
5 work.

6 On the installation restoration program
7 side, we've issued a draft Corrective Action Plan and
8 taken comments. We have gone ahead and funded the
9 final Corrective Action Plan, although we don't yet
10 have a schedule to produce that document, pending
11 resolving the TPH screening level issues, but we have
12 gone ahead and funded it.

13 We are funding the design for the CAP sites.
14 Again, the actual design work will be dependent on
15 what we finally determine to be the screening levels
16 for TPH in soil and groundwater.

17 And we funded the offshore remedial
18 investigation report, the result of which was the
19 report that was received a couple of months ago.

20 And we have gone ahead and funded the

1 feasibility study for that, although we haven't begun
2 to work yet. The feasibility study will be dependent
3 on the finalization of the RI document.

4 We have also funded COMREL support. That
5 takes the form of the support to produce these
6 meetings, as well as to keep our documents organized
7 in our information repositories.

8 We have done interim groundwater monitoring
9 on the IR sites.

10 We have funded the final onshore remedial
11 investigation report and the feasibility study.

12 And we have done additional work at Site 12,
13 the additional sampling work that we have conducted.

14 And we funded a no further action remedial
15 action plan for two IR sites, Site 1 and Site 3, that
16 we will be issuing in the next month or so.

17 And then we have miscellaneous line items
18 for general technical support.

19 And then, finally, we are about to award the
20 environmental data management, which will take the

1 data we collected from the IR sites and put that into
2 a common electronic format, which we will be able to
3 use with mapping.

4 The grand total of the IR work is almost
5 \$3-1/2 million.

6 So the grand total of both the IR and the
7 compliance work this year is almost \$8 million.

8 The exact total will depend on the final
9 award of the contracts over the next two weeks. We
10 have until the last day of the fiscal year, the 30th
11 of September, to award any remaining work.

12 And then after that, we have to await the
13 receipt of the fiscal year '99 funds.

14 CO-CHAIR HANSEN: Two questions, Jim:

15 Over the four years, how much has been the
16 composite total, total costs?

17 CO-CHAIR SULLIVAN: I should know that off
18 the top of my head but I don't.

19 I think the total that we funded under the
20 BRAC program is close to \$15 million, I think, 12- to

1 \$15 million, I think.

2 This \$8 million for this year is by far the
3 largest program we have had.

4 Prior to that, our program ran between 1-
5 and \$2 million a year. I think maybe 2-1/2 or so was
6 about the highest.

7 So the aggregate total is probably in the
8 neighborhood of 12- to \$15 million.

9 CO-CHAIR HANSEN: And by the time it's all
10 over, it will be 25 million?

11 CO-CHAIR SULLIVAN: No.

12 By the time it's all over, it could be
13 anywhere between 60 and 80 million. We are
14 programming to spend about \$9 million next year, and
15 then our major funding years for cleanup, for remedial
16 action, will be in fiscal years 2000 and 2001, where
17 we would be spending upwards of \$20 million per year.

18 So what we are really doing this year is
19 getting through most of the investigation costs, and
20 then in fiscal year '99, the feasibility study, we

1 will be getting through the feasibility studies, the
2 designs, some of the non-IR site cleanups, like the
3 asbestos and the lead-based paint, and then the bulk
4 of the IR site, as well as the fuel line and some
5 miscellaneous smaller UST tank cleanups would be done
6 in 2000 and 2001.

7 The last of the cleanup work would be funded
8 in 2001, although in reality, the actual construction
9 type work would probably spill into 2002. And so we
10 are projecting that we would be issuing the final
11 finding of suitability to transfer for the last piece
12 of property sometime in 2002.

13 So in our reports to management, we are
14 using 2002 as the final date of property transfer.

15 But the first of the property transfers
16 could occur with these sites, not these Phase 1 sites
17 that don't require remedial action once the EIS/EIR is
18 complete, and once there is a real estate agreement
19 between the Navy and the city.

20 CO-CHAIR HANSEN: The only comment I would

1 make is about the \$50,000.

2 CO-CHAIR SULLIVAN: Well, protection of
3 human health and the environment doesn't always come
4 cheap.

5 But, actually, in terms of the total acreage
6 and, I think, comparing it to what might be spent at
7 private sites, which are usually quite a bit smaller
8 in acreage, it probably isn't, on a per acre basis,
9 it's really not that different from private sites.

10 It also includes some of the work, like
11 asbestos and lead-based paint, that might not be
12 conducted at private sites if the property was just
13 being transferred as is.

14 Any comments . . . questions?

15 So our next year's program will be about \$9
16 million. We will have that at the next meeting and
17 have an opportunity to discuss priorities. There is
18 plenty of time to do that because we are not yet in
19 receipt of any funds.

20 So as we have done in previous years, we

1 would like to get the community members' comments as
 2 to the relative ranking of the projects.
 3 But this year, we have been able to fund
 4 most everything that we, basically everything that we
 5 really needed to do.
 6 The only item that we could conceivably
 7 still fund, although we don't necessarily need it
 8 right away, is the records of decision for the IR
 9 sites. We would fund it if we come upon additional
 10 money over the next two weeks, but it isn't necessary
 11 to fund it in order to keep on schedule.
 12 So the funding we've received so far has
 13 been sufficient to keep us on schedule this year.
 14 What will become critical during next year
 15 is resolving the TPH screening and cleanup levels,
 16 because if we are not able to do that early in the
 17 year, that could impact on our ability to fund work in
 18 1999.
 19 All right. I think that covered all of the
 20 program updates.

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1 We had some action items from last month's
 2 meeting. One was provide the RAB technical
 3 subcommittee with copies of the May '97 BTAG
 4 documents. ARC Ecology has already received one, and
 5 I do have additional copies, except I don't think
 6 anyone else from the technical committee is here
 7 tonight.
 8 So I will just go ahead and mail copies to
 9 Pat, Paul, Usha, Dale and John Allman.
 10 MR. GALANG: How about Nathan, he's on the
 11 technical committee. He likes it.
 12 CO-CHAIR SULLIVAN: Well, if you would like
 13 to have one.
 14 MR. BRENNAN: Sure.
 15 CO-CHAIR SULLIVAN: I'll tell you what. Why
 16 don't you take a look at it and see if you want to
 17 take it with you. You're welcome to it.
 18 MR. BRENNAN: Okay.
 19 CO-CHAIR SULLIVAN: So that was our item
 20 number 1.

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1 And then item number 2 was provide an update
 2 on the TPH screening level issue. Richard did that
 3 earlier.
 4 I guess I could add, it's still an ongoing
 5 issue. I met with, or a group of the Navy staff met
 6 with Cal-EPA, or I should say Regional Water Board and
 7 US-EPA staff yesterday. We have future meetings
 8 planned.
 9 But most of what we can say at this time,
 10 it's still an ongoing issue, and there is some
 11 differences of opinion between the Navy and the
 12 regulatory agencies. I think we are working towards
 13 developing a common methodology that we can then use
 14 on our sites.
 15 CO-CHAIR HANSEN: Is that problem limited to
 16 the Bay Area or is that Navy wide?
 17 CO-CHAIR SULLIVAN: It's actually, well,
 18 it's probably, because petroleum is not a CERCLA
 19 substance, it really falls to the individual states,
 20 and so there is different cleanup standards in each

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1 state. It varies considerably.
 2 We are addressing this, I guess, basically
 3 on a California level, in particular, with the San
 4 Francisco office of the Regional Water Quality Control
 5 Board, because there may even be some differences
 6 between the different Regional Water Quality Control
 7 Boards around the state.
 8 The third item was to provide a response to
 9 comments for IR Site 13 in order to solicit input for
 10 the preparation of the draft no action RAB, and that
 11 we haven't done yet.
 12 MR. GALANG: We mailed the rest.
 13 CO-CHAIR SULLIVAN: Great.
 14 MR. GALANG: I left it in our packet.
 15 CO-CHAIR SULLIVAN: And so this was a
 16 request to the RAB members, also, and this was to
 17 provide the response to comments and get community
 18 member input so that that could be incorporated into
 19 the draft no action document before we issue it to the
 20 general public.

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1 Are there any new items?
 2 Well, we will check the transcript during
 3 the preparation of the meeting minutes. If there is
 4 anything else to be added.
 5 Organizational business, I don't know what
 6 items you might want to discuss on that. We've
 7 already gone through the TAPP.
 8 And in addition to this TAPP proposal, any
 9 other proposal could be submitted over the course of
 10 the next year, so I would encourage any others, any
 11 other proposed TAPPs.
 12 CO-CHAIR HANSEN: I just want to acknowledge
 13 the work that Kavitha and Chris Shirley have done. I
 14 think it's great.
 15 CO-CHAIR SULLIVAN: Well, if there isn't any
 16 other organizational business, we still, I think, need
 17 to think in terms of resuscitating membership and look
 18 for any public forums that might be an opportunity to
 19 spread literature information. I know there was some
 20 handed out at the last city reuse planning meeting,

1 but I think that only got us one application.
 2 CO-CHAIR HANSEN: Nathan brought us a good
 3 candidate at the end of the meeting.
 4 MR. BRENNAN: He went on vacation. I don't
 5 understand.
 6 CO-CHAIR HANSEN: Well, maybe he will be
 7 back next time.
 8 MR. BRENNAN: Can you send me an
 9 application?
 10 CO-CHAIR SULLIVAN: Yes. It's not that
 11 formal, but I will find an old application.
 12 MR. BRENNAN: Well, I think it helps
 13 formalize it for the individual. They think they are
 14 in and they have to start showing up.
 15 CO-CHAIR SULLIVAN: Okay.
 16 MR. BRENNAN: Kind of two-way, you know,
 17 it's the other end of the handcuff.
 18 MS. LA PIERRE: Are you still running
 19 notices in the San Francisco Weekly?
 20 CO-CHAIR SULLIVAN: No. We just do that on

1 an occasional basis for a membership drive, but that's
 2 something that we might want to consider.
 3 MS. LA PIERRE: That's how you got me.
 4 CO-CHAIR SULLIVAN: Yes.
 5 MS. LA PIERRE: It worked.
 6 CO-CHAIR SULLIVAN: Yes. We will do it
 7 again.
 8 For the S.F. Weekly and the Guardian, it's
 9 not that expensive. I think about \$500 or so an ad.
 10 The ads we ran in the San Francisco
 11 Chronicle and the Examiner were considerably more
 12 expensive. I think to do a full Bay Area-wide
 13 advertisement, both Sunday and the weekly edition, it
 14 cost us about \$8,000. Although we got a lot of
 15 applications out of that.
 16 So that's something that can still be on the
 17 table for consideration as to whether or not we need
 18 to conduct another full-blown membership drive.
 19 CO-CHAIR HANSEN: Well, I think the
 20 environmental impact statement, when it's presented

1 later this year, that would be a good recruiting
 2 opportunity.
 3 CO-CHAIR SULLIVAN: Yes. I think we should
 4 definitely take advantage of any major public events
 5 like that and, hopefully, the release of the EIS/EIR
 6 will ignite more public interest.
 7 CO-CHAIR HANSEN: And that would provide an
 8 opportunity for a press release, and you could sneak
 9 in a couple of lines for publicizing the RAB.
 10 CO-CHAIR SULLIVAN: Well, I can't
 11 necessarily, we can't necessarily mix it with the
 12 EIS/EIR, but we can maybe take advantage of the
 13 release of the document.
 14 CO-CHAIR HANSEN: Right.
 15 CO-CHAIR SULLIVAN: But I think we ought to
 16 be considering any ideas that there might be to
 17 increase membership. I mean, there is always going to
 18 be a natural attrition, and so we have to periodically
 19 reflect, add new membership, otherwise, the number
 20 will continually go down.

1 I think the leasing of the housing, which
 2 will probably start by the end of the year, will bring
 3 at least several hundred residents, if not more, and
 4 those people would presumably have interest in the
 5 cleanup as well. So I think they definitely should be
 6 solicited.

7 CO-CHAIR HANSEN: And the intended residents
 8 will be students and faculty from the university
 9 consortium?

10 CO-CHAIR SULLIVAN: Well, we on the Navy
 11 side, don't know what the ultimate mix of the
 12 residents will be, so I couldn't, on the part of the
 13 Navy, I couldn't state that with certainty.

14 The next Development Authority meeting is
 15 tomorrow, the 16th, at 1:00 at the Ferry Building. I
 16 don't know if they will have any updates on the
 17 housing. But I will be attending, and I'm sure some
 18 other people will, too.

19 Flipping to the backside, we don't actually
 20 have that many documents out. The only documents out

1 for comment right now are Phase 1-A. We will be
 2 starting tomorrow, or later this week, Phase 1-B. So
 3 we are kind of in a low period for documents. It kind
 4 of has its peaks and valleys.

5 Proposed agenda items for next meeting, we
 6 will set aside discussion as we did tonight for the
 7 Phase 1-B and, again, I mislabeled that as FOST. It's
 8 the SEBC. So we will set aside discussion of the
 9 document because you will have had that for about a
 10 month.

11 We expect to have the fuel line removal
 12 report by then. So we will do a presentation on the
 13 fuel line removal and take that opportunity also to do
 14 an update on the other USTs on the site.

15 And then we penciled in the feasibility
 16 study workshop as tentative, and we will be finalizing
 17 that decision at the next interim community member
 18 meeting, which will be on the 7th of October, the
 19 location to be determined. It will be up to the
 20 community members where you would like to have it.

1 Pat will be back by then, so I guess it's up
 2 to community members whether Pat would be able to host
 3 it at PG&E or whether you want it elsewhere. There is
 4 always a standing offer to have space over here at
 5 Treasure Island.

6 MS. KAO: Well, if Pat can't host it, we can
 7 have it at ARC.

8 CO-CHAIR SULLIVAN: Okay. So the interim
 9 meeting will be either at ARC or PG&E, and we will
 10 figure that out sometime over the next week or so, so
 11 we can have time enough to send notices out.

12 But you will get a notice in the mail
 13 indicating the location of the meeting.

14 CO-CHAIR HANSEN: And you will call Pat?

15 CO-CHAIR SULLIVAN: Yes. I will contact Pat
 16 and we will figure it out if we want it at PG&E or
 17 ARC.

18 But thank you for ARC for hosting at the
 19 last meeting.

20 November schedule is, I couldn't come up

1 with any firm agenda suggestions, so any suggestion
 2 you might have could be further discussed at the
 3 interim meeting, or even next month's meeting, next
 4 month's regular meeting.

5 MR. ALDRICH: Sometime could we get a
 6 presentation on the environmental data management
 7 system, what that consists of, the whole mapping
 8 program?

9 CO-CHAIR SULLIVAN: Well, we are just
 10 issuing the contract. We have a map. I think we will
 11 probably, maybe by, I think we will be able to start
 12 to talk about it. It will take us a couple of months
 13 to start getting, well, actually, the first thing we
 14 will have is a work plan.

15 If the RAB members are interested, we can
 16 share the work plan, we will have the draft work plan.
 17 We can share that with you if you wanted to comment on
 18 that.

19 But as you suggested, we can start providing
 20 some update and discussion on that.

1 MR. ALDRICH: Are there systems used in
 2 other places with cleanup, other installations?
 3 CO-CHAIR SULLIVAN: At Navy bases around the
 4 Bay Area, I know Alameda has a system. We have at
 5 least started systems in a couple of other bases, but
 6 not every base has it. I guess it's depends on the
 7 size of the cleanup program and whether they feel it's
 8 of use or not.
 9 There is no requirement to do one. It's
 10 only if it provides support to the program, worthwhile
 11 support to the program. We've already determined that
 12 that's what we wanted to do here, and so we are
 13 awarding the contract to take all of the data that we
 14 have collected during the program over the last year,
 15 some of which may be in different formats, and bring
 16 that up to one common format that could be either
 17 looked at without a map, just looking at it as a
 18 database, or looking at it in conjunction with a map.
 19 But there could be something that we could
 20 do, start to do at the November meeting.

1 So with ongoing solicitation of your ideas
 2 for agenda items, maybe November might also be an
 3 opportunity if we have fewer documents to consider,
 4 then maybe that would be an opportunity to do more
 5 training, which we haven't been able to do that much
 6 lately. So perhaps November could include more
 7 training, or the feasibility study workshop gets
 8 bumped off in October. It almost certainly could be
 9 done in November.
 10 So I would recommend keeping some training
 11 topics in minds. In fact, it probably would be a good
 12 thing to develop a list of training topics, which we
 13 have done from time to time over the years, and use
 14 those as fillers when there isn't data, when there
 15 aren't a large number of documents to consider at a
 16 meeting.
 17 So our next meeting is Tuesday, the 20th of
 18 October. It falls later in the month. So I think
 19 that's about five weeks between this meeting and the
 20 next meeting.

1 November's meeting is the week before
 2 Thanksgiving, the 17th.
 3 The next BRAC Cleanup Team meeting is
 4 Monday, the 5th of October, and that's going to be
 5 hosted at the new Regional Water Quality Control
 6 Board's offices in Oakland. So for the RAB
 7 representative who might attend, it's not at their old
 8 office in Oakland but at their new office. The
 9 address is 1515 Clay Street, Suite 1400. I think
 10 that's near the City Center BART station, I think.
 11 And then the next Treasure Island
 12 Development Authority meeting is tomorrow, Wednesday
 13 at 1:00 p.m. at the Ferry Building, although I don't
 14 know if anybody has a notice on that.
 15 CO-CHAIR HANSEN: Yes. They came out
 16 yesterday.
 17 CO-CHAIR SULLIVAN: Okay. Because in some
 18 cases, they may reschedule the meeting so you have to
 19 rely on notice as of the time and date. So if you
 20 have the notice, then that confirms there is a meeting

1 tomorrow.
 2 And the topics are: resolution of approving
 3 selection of environmental consultant. That's the
 4 city's environmental consultant. And then approval of
 5 lease with the Navy for the south waterfront property.
 6 That's basically the area along the south end of the
 7 island, including Buildings 1, 2 and 3. And
 8 resolution approving a lease with the Navy for special
 9 events venues. And resolution approving a Walt Disney
 10 lease, which I think is Building 3.
 11 So Richard has a copy if anyone wants to
 12 look at it before they leave.
 13 CO-CHAIR HANSEN: What's the latest on the
 14 yacht club? It seems we have to ask that since Harlan
 15 is not here.
 16 CO-CHAIR SULLIVAN: Well, the marina is --
 17 and I'm not that familiar with the real estate end of
 18 things -- but the marina which consists of the piers,
 19 the parking lot, that parking lot adjacent to the
 20 marina, and a shed building, either we have or are in

1 the process of leasing that to the city.
2 The yacht club did use a building on the
3 site, but that was vacated when the base was closed.
4 So I don't know what future plans there might be to
5 have some sort of a clubhouse on the property.

6 But people are still renting, you now, those
7 people who rented slips there before the closure are
8 still renting slips there now.

9 MR. MICHELSEN: What will Delancy Street do
10 with this lease?

11 CO-CHAIR SULLIVAN: There is a sign up, and
12 I don't know the details, but there is a sign up on
13 what used to be the yacht club building that is
14 announcing, I think, does it say restaurant or some
15 sort of a food facility? There is a "coming soon"
16 sign on top of the building, so it sounds like there
17 may be some sort of a restaurant facility. But I
18 don't know any more details than that.

19 Any other comments or discussion?

20 Well, then, we will either see you at the

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1 interim meeting on Wednesday, the 7th of October, or
2 at the next regular meeting on Tuesday, the 20th of
3 October.

4 Thank you very much.

5 And please take the opportunity to update
6 our sign-in sheet with your E-mail addresses, because
7 if you have one, we certainly want to take advantage
8 of that to be able to send you information as quickly
9 as we can.

10 (The meeting adjourned at 9:35 p.m.)

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