

RAB MEETING NO. 51 - TRANSCRIPT OF PROCEEDINGS - NOVEMBER 17, 1998

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2 NAVAL STATION TREASURE ISLAND
3 ENVIRONMENTAL RESTORATION ADVISORY BOARD MEETING
4 17 NOVEMBER 1998
5 7:00 P.M.
6 CASA DE LA VISTA
7 TREASURE ISLAND
8 MEETING NO. 51
9 ---o0o---

13 TRANSCRIPT OF PROCEEDINGS

20 REPORTED BY: STEPHEN BALBONI, CSR NO. 7139

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1 COMMUNITY MEMBERS (Continued):
2 PATRICIA NELSON N60028_000928
3 JACK W. SAVAGE TREASURE ISLAND
4 DALE SMITH SSIC NO. 5090.3.A
5 HARLAN VAN WYE
6 ---o0o---

3

1 A T T E N D E E S
2 U.S. NAVY:
3 JAMES B. SULLIVAN (BEC and Navy Co-Chair)
4 ERNIE GALANG (RPM)
5 TETRA TECH EM, INC.:
6 GWEN CAVINESS
7 RICHARD KNAPP
8 STACEY LUPTON
9 ANJU WICKE
10 REGULATORY AGENCY:
11 DAVID RIST (DTSC)
12 GUTIERREZ-PALMENBERG, INC. (GPI)
13 BARRY ROBBINS
14 MARIA VILLAFUERTE
15 COMMUNITY MEMBERS:
16 KAVITHA RAO
17 NATHAN BRENNAN
18 RICHARD HANSEN (Community Co-Chair)
19 PAUL HEHN
20 CLINTON LOFTMAN

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1 CO-CHAIR SULLIVAN: Okay. I think we are
2 ready to go.
3 Welcome to our 51st Restoration Advisory
4 Board meeting. We are back in the Casa.
5 Last month, we were temporarily in the Fog
6 Watch next door, and there is a potential that we may,
7 from month to month, change locations, but probably
8 cycling between Fog Watch and Nimitz Center and here.
9 We should be able to give you enough advance notice on
10 that.
11 There is additional copies of the agenda in
12 the back if you need one.
13 So the first item is discussion and approval
14 of tonight's agenda.
15 MS. SMITH: Did what we receive in the mail
16 change from what is on the back table?
17 CO-CHAIR SULLIVAN: No, no, just additional
18 copies.
19 No. Once it's mailed, at least so far, once
20 the agenda is mailed out, or E-mailed out, it's

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1 frozen.
2 Any other comments concerning tonight's
3 agenda?
4 (No response.)
5 CO-CHAIR SULLIVAN: Then we will proceed.
6 The next item is public comments. We set
7 aside time at the beginning of each meeting for
8 members of the general public, not part of the RAB, to
9 afford them an opportunity to comment.
10 But seeing no members of the general public
11 here tonight, other than our usual general public, we
12 will move ahead.
13 The next item is discussion and approval of
14 the October '98 minutes.
15 MR. VAN WYE: On my right is seeking
16 recognition.
17 CO-CHAIR SULLIVAN: And maybe I should
18 preface it by saying, I was unable to review the
19 minutes myself before we needed to get them out, so I
20 won't be surprised if there are little things here and

5

1 there.
2 MS. SMITH: It's tiny. My comment is just
3 tiny.
4 Under item 4, San Francisco.
5 CO-CHAIR SULLIVAN: That's on page 2.
6 MS. SMITH: 2.
7 I pointed out that a prospective commission
8 member, not a board member, a commission member,
9 because I'm on a commission not a board.
10 CO-CHAIR SULLIVAN: Okay. So change
11 "commission" to "board member"?
12 MS. SMITH: No.
13 Change "board" to "commission": A
14 prospective commission member.
15 CO-CHAIR SULLIVAN: I'm sorry. I got it.
16 Change the word "board" to "commission."
17 Okay.
18 MS. SMITH: That's all I could find that was
19 inaccurate.
20 Otherwise, I thought the minutes were

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1 excellent.
2 CO-CHAIR SULLIVAN: Okay. Great. Thank
3 you.
4 Yes, Kavitha?
5 MS. RAO: On page 4, last complete
6 paragraph.
7 CO-CHAIR SULLIVAN: Okay.
8 MS. RAO: The first two sentences, I think,
9 should be changed a bit. More like reminded RAB that
10 Chris Shirley agreed with the BCT that the RAB could
11 become more proactive in the process.
12 CO-CHAIR SULLIVAN: Okay. "Agreed with the
13 BCT that the RAB could become more proactive." Okay.
14 MS. RAO: And the second sentence: She
15 encouraged the RAB to look into alternative remedial
16 technologies.
17 CO-CHAIR SULLIVAN: Okay. She encouraged
18 the RAB to look into alternative remedial
19 technologies.
20 MS. RAO: And provide a list of these to the

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1 BCT for consideration in the FS.
2 CO-CHAIR SULLIVAN: Okay.
3 MS. NELSON: Can you read those back? I'm
4 just trying to catch up.
5 Ms. Rao reminded . . .
6 MS. RAO: Reminded the RAB that Chris
7 Shirley agreed with the BCT that the RAB should become
8 more proactive in the FS process.
9 And the second sentence: She encouraged the
10 RAB to look into alternative remedial technologies and
11 provide a list of these to the BCT for consideration
12 in the FS.
13 MS. NELSON: Okay.
14 CO-CHAIR SULLIVAN: Any other comments?
15 (No response.)
16 CO-CHAIR SULLIVAN: Is there a move to
17 approve the agenda with these changes?
18 MR. VAN WYE: You mean approve the minutes
19 with the changes.
20 MS. SMITH: Approve the minutes.

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1 CO-CHAIR SULLIVAN: What did I say?
2 MR. VAN WYE: You said "agenda."
3 MR. HANSEN: I so move.
4 MS. SMITH: Second.
5 CO-CHAIR SULLIVAN: Okay. All in favor?
6 Okay.
7 MS. SMITH: Could I make a comment at this
8 point?
9 CO-CHAIR SULLIVAN: Sure.
10 MS. SMITH: The alternative remedial
11 technologies, is there a list of these already in
12 existence?
13 MS. RAO: We are to develop this list.
14 CO-CHAIR SULLIVAN: I mean, the Navy and the
15 regulators, the BCT, would be developing a list also.
16 This is bringing the RAB into it, and also
17 being a party to development rather than us simply
18 developing a list and having it for the RAB to
19 comment. So it makes it more of a collaborative
20 effort.

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1 takes a 45 degree bend to the left heading towards the
2 big Navy pier out there.
3 It would not encompass the two large hangars
4 which will remain for the movie studio business.
5 It would and it would not include Building
6 1, necessarily, but it would include Hangar 180, which
7 the light is right on there.
8 That's the newer, smaller double hangar, and
9 some of the proposals also would come out to the
10 library area and include the very building that we're
11 in here, and possibly the Fog Watch.
12 There have been several articles. The paper
13 that's been following it the closest is the San
14 Francisco Examiner. I would commend the article that
15 was in Monday's Examiner as a kind of an interesting
16 assessment, at least by the Examiner of what is going
17 on.
18 The yacht club has been given written
19 assurance by all three of the potential developers
20 that they would like to have a yacht club as part of

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1 Our next item is -- well, we will use the
2 city item to hit a couple of items related to the
3 island, and I think, Harlan, did you offer to comment
4 on the marina?
5 MR. HANSEN: Just before we came in, Harlan
6 mentioned that he would be willing to give a
7 nonpartisan objective description of some that is
8 going on.
9 MR. VAN WYE: As I just said to Pat, all in
10 favor, say Monica Lewinsky. Those opposed, say Linda
11 Tripp.
12 Seriously, folks, tomorrow, the Treasure
13 Island Development Authority will be considering for
14 the second time which of the three development
15 proposals that they are going to agree to enter into
16 formal negotiations with for the development of the
17 marina area of Treasure Island.
18 That basically encompasses the south shore
19 of Clipper Cove roughly between the existing marina
20 and all the way out to the point where the island

10

1 the program.
2 The three proposals all envision a marina
3 coming off of the south side of Treasure Island into
4 Clipper Cove.
5 All three proposals envision at least 400
6 slips, and two of the proposals envision expansion up
7 to 600, if it would accommodate them.
8 Since our organization has been given
9 written assurances by all three of them that they want
10 to have a functioning yacht club, as does the city,
11 and the city put that this was an important element
12 there, I am under strict instructions to remain
13 neutral, and I shall.
14 But there will be a meeting tomorrow at 1:00
15 in the Ferry building. It's on the agenda as to which
16 of the three developers is going to get the bid.
17 There are some mighty cross currents that
18 are flowing right now, and it should be a very
19 interesting meeting. I'm looking forward to it
20 tomorrow.

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1 And the development proposals range from a
2 low of about \$12 million. The middle proposal is
3 about a \$20 million proposal, and the largest, which
4 is put forth by a company called Modern Continental
5 out of Boston, envisions seismic work on the
6 breakwater, and also a 300-room hotel in the area
7 currently occupied by Building 180. It's a fairly
8 ambitious proposal.

9 All three, whatever proposal -- 65 million
10 for the last one. 12 million, 20 million and 65
11 million are the three proposals.

12 So whatever happens, the city seems to be
13 very much committed to having a first class marina
14 there as the initial development.

15 Part of the concerns that they have, I
16 think, is whether or not they want to go beyond just a
17 basic marina and develop more shore site facilities,
18 and how would that integrate into the ultimate
19 development plans for the whole island.

20 So there are some practical debates that

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1 have to occur here. We are just waiting to see what
2 is going on. We hope to be back in operation.

3 All three of the proposals envision
4 constructing new docks to the east, or the upper part
5 of that picture, from where the original docks are
6 right now, and then tearing out the original docks and
7 moving boats over, current boats over, and
8 constructing some new docks.

9 The docks that they currently have are
10 fairly decrepit, I think, is probably an accurate
11 assessment. Functional but decrepit. Everybody is in
12 agreement that they need to be upgraded.

13 MR. HANSEN: Where would the hotel be
14 located?

15 MR. VAN WYE: The hotel would be located
16 where the current Building 180 is right now. 180
17 would be torn down and the hotel would go between
18 Building 1 and Hangar 2, in that area, looking out
19 towards Clipper Cove.

20 The idea is sort of an aquatic oriented

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1 hotel, about three to four stories high, kind of a "W"
2 shape, at least that's the conceptual design. All the
3 rooms, every room in the hotel would have a view
4 looking out towards the cove and the harbor.

5 All three of them are going to be nice.
6 Everybody seems very enthusiastic about getting the
7 marina back in operation to try to get some jump start
8 again.

9 The other thing I have been told, there is a
10 lottery that's going to be conducted, or has been
11 conducted, within a week or so, to rent out the
12 remaining slips that have been vacated by people who
13 left when the troubles came.

14 And so things are looking up, and we are
15 hoping to be back in some facility at Treasure Island,
16 probably Building 180, and cross your fingers, by the
17 1999 boating season. If that happens, everybody is
18 invited to the party.

19 CO-CHAIR SULLIVAN: Dale?

20 MS. SMITH: What happens with the Delancey

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1 Street Cafe model, is that just an interim decision?

2 Do either of you have any sense of that, or does
3 anybody have any sense of that?

4 CO-CHAIR SULLIVAN: The only sense of it I
5 have is, it looks like it's going to be here in the
6 interim.

7 MR. VAN WYE: Delancey Street has that
8 little Building 183, which we used to occupy as a
9 club. It's about 700 square feet of space.

10 They are, I spoke last week, about a
11 week-and-a-half ago with the people from Delancey
12 Street, and they had indicated that they would have
13 their permits into the city for the license to operate
14 a restaurant and getting the architectural stuff.
15 They hoped to have it in to the city by late last
16 week, and then it would go through the permitting
17 process. They figured that they weren't really going
18 to have a lot of problems with permitting, so they are
19 eager to move forward on this.

20 MS. SMITH: But they are just temporary.

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1 MR. VAN WYE: Ultimately, Building 183 is
2 going to be torn down and something, hopefully, will
3 be put in its place, because, as you know, everybody
4 has come here.
5 As you see, there is a lot of tourist
6 traffic that comes here just for the view. There is
7 pretty clearly a need for some sort of a facility
8 there that people can get a bite to eat, or stop get a
9 beer, or a glass of wine or something like that, to
10 enjoy while they are coming over here and looking out
11 at the city or looking over at the yacht harbor and
12 this sort of thing.
13 And I think the people that are here at
14 Treasure Island -- Jim, you could probably speak to
15 that better -- wouldn't mind having a little place you
16 could go to get some lunch.
17 CO-CHAIR SULLIVAN: Yes. There are few
18 alternatives.
19 MR. VAN WYE: Few alternatives here on the
20 Island, yes.

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1 MR. HANSEN: Is there any progress in
2 getting a master developer as is talked about in the
3 newspapers a year ago, two years ago?
4 MR. VAN WYE: I think they are still working
5 on the RFP for the master developer.
6 Jim, you may have more information on that
7 than I do.
8 CO-CHAIR SULLIVAN: Yes. I haven't heard
9 anything new.
10 MR. VAN WYE: Rumor has it that they are
11 trying to get together a request for proposal, similar
12 to the marina, except a lot more extensive, to see if
13 they can get some interest from master developers that
14 would be interested in developing the sections, those
15 portions at TI that are not already developed.
16 And, of course, there is some different
17 things with the marina developers. One of the marina
18 developers includes a fairly extensive ferry dock
19 right in the middle of the marina, which may or may
20 not be a fairly attractive thing because we are

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1 talking about the transportation issues there.
2 So there is a number of different things
3 that have to be kind of put together. But I am
4 encouraged. I think that, you know, things are
5 looking hopeful from our point of view.
6 It's a wonderful spot for recreational
7 boating. It's almost unique, and it's certainly
8 unique in the Bay Area. I don't know of any other
9 spot in the world that matches Treasure Island for
10 what it has for boaters, particularly sailboats.
11 MR. SAVAGE: Would a ferry be a San
12 Francisco ferry or Oakland ferry or both?
13 MR. VAN WYE: The ferry could go wherever
14 they wanted to.
15 I think that they would probably, if they
16 did have ferry service, I think it's envisioned that
17 they want to have ferry service on the island to
18 relieve some of the stress on the Bay Bridge.
19 I would imagine that there would be ferry
20 service going both to the East Bay and to San

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1 Francisco. It would certainly make sense.
2 CO-CHAIR SULLIVAN: Also, while we are
3 talking about the Development Authority meeting
4 tomorrow, I have something on the agenda, but is there
5 an agenda item for the Citizens Advisory Committee?
6 MR. VAN WYE: There is going to be an
7 approval, there is standards and qualifications in how
8 they are going to set it up, and the application forms
9 are on the agenda.
10 I have yet to submit an application for it,
11 but I have been told my yacht club has expressed
12 interest.
13 One of the slots is recreational boating, so
14 I will be putting in for that one.
15 And one of the slots is for ecologically
16 minded tree huggers.
17 MS. NELSON: Does that include us?
18 MR. VAN WYE: I guess so. I don't know.
19 CO-CHAIR SULLIVAN: Well, I was just
20 thinking, if you're going to be there at the meeting,

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1 you will be there tomorrow?
 2 MR. VAN WYE: I plan to be, yes.
 3 CO-CHAIR SULLIVAN: And not knowing what
 4 other RAB community members might be able to be there,
 5 you might want to talk amongst yourselves tonight and
 6 decide if there is anything that you could say on
 7 behalf of the other RAB community members.
 8 MR. VAN WYE: Well, as I recall -- and I
 9 haven't looked at the proposal for a month or so --
 10 but they had listed about, they were envisioning a
 11 board of about 25, and there were representatives from
 12 various interest groups. There was a labor seat on
 13 there. There was a downtown business seat. There was
 14 a transportation seat. There was an ecological seat.
 15 There was a recreational boating seat on the thing
 16 that was envisioned.
 17 So, certainly, if anybody from the RAB is
 18 interested, and has concern over ecological issues,
 19 the Treasure Island Development Authority is planning
 20 on having a Citizens Advisory Commission that would

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1 include a specifically designated slot for people with
 2 those areas of interest.
 3 MS. NELSON: It seems to me, once upon a
 4 time, we had made a pitch before the Development
 5 Authority for the seat, for the RAB.
 6 MS. SMITH: I think we are actually separate
 7 from any kind of "tree huggers."
 8 MR. HEHN: They have an environmental slot
 9 listed on there.
 10 CO-CHAIR SULLIVAN: Harlan, I don't know if
 11 you're aware that the community members have put
 12 together a letter and submitted it to the Development
 13 Authority requesting a specific seat for the RAB.
 14 MR. VAN WYE: Okay.
 15 CO-CHAIR SULLIVAN: That may be an
 16 appropriate message.
 17 MR. VAN WYE: Is anybody else planning on
 18 being there tomorrow? It's at the Ferry Building at
 19 1:00.
 20 Jim, you often are there. Are you going to

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1 be there?
 2 CO-CHAIR SULLIVAN: I would usually be
 3 there, but . . .
 4 MR. VAN WYE: Paul is often there, too.
 5 MS. NELSON: Were you thinking of it, Paul?
 6 MR. HEHN: I'm thinking of it. I wasn't
 7 aware of that meeting, but I could come over and
 8 attend that.
 9 CO-CHAIR SULLIVAN: I won't be able to be
 10 there tomorrow. I'm usually there.
 11 This is their regular third Wednesday
 12 meeting. They pretty much stick to that schedule,
 13 although you still need to look at the agenda because
 14 sometimes they do change and sometimes they do have
 15 special interim meetings of their own.
 16 MR. HANSEN: I do have a copy of the agenda
 17 that came in the mail, I think, yesterday.
 18 MR. VAN WYE: It was mailed on Saturday.
 19 They mailed it out on Friday night.
 20 MR. HANSEN: Okay. So you just barely get

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1 it in time.
 2 MS. SMITH: Yes, you do.
 3 MR. VAN WYE: It comes usually in my mail on
 4 Monday.
 5 MR. HEHN: I have one question for you,
 6 Harlan: On the marina development, the meeting that I
 7 attended on the Development Authority a couple of
 8 weeks ago, it sounded as though they had selected the
 9 Treasure Island Enterprises as being their selected
 10 marina developer.
 11 Did that change during the course of the
 12 meeting? I didn't stay for the whole meeting.
 13 MR. VAN WYE: Well, the staff recommended
 14 the Treasure Island Enterprises, which was the group
 15 that was put together as a joint venture that had some
 16 fairly heavy financial and political clout, I should
 17 say, and that was objected to by the other two
 18 developers, who maintained that the scoring system
 19 that was used by the staff was improperly weighted and
 20 not well thought out.

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1 And so my recollection is, just off the top
2 of the head, is that the authority members wanted to
3 see the score sheets, and how the scores were
4 developed and derived, and that they also wanted to
5 see the financial data and the current financial
6 statements of the three current enterprises that were
7 bidding on this.
8 There was some concern raised by the fact
9 they had people on who were architectural, and people
10 who were financial, and people who were
11 administrative, and only one person who had any
12 boating experience that I could recollect, other than
13 the harbor master herself, but they were concerned, I
14 think, that somebody whose expertise was in
15 environmental issues, were given the same weight when
16 they ranked on financial issues as opposed to somebody
17 who is financial, and vice versa on boating and other
18 stuff.
19 So there was some concern on the part of the
20 board.

1 And everybody, if you saw the article, there
2 is massive submissions by everybody, it appears, that
3 are going in, and who knows what they will do
4 tomorrow?
5 As I say, we have bets down, the club has
6 bets down on all of the three horses in this race, and
7 so we are taking -- everybody has acknowledged that
8 they want us to get back in there, because a harbor of
9 this size and quality, really, could not possibly, it
10 would just be totally illogical not to have a
11 functioning yacht club there to service the
12 recreational needs of the people who have their boats
13 in the harbor, and so we are hoping to get back in as
14 soon as we possibly can.
15 CO-CHAIR SULLIVAN: Thank you very much.
16 MR. VAN WYE: Thank you.
17 And thank you for everybody's interest in
18 things. I appreciate that. It's been a long
19 struggle. It continues to be a long struggle.
20 CO-CHAIR SULLIVAN: Okay. Moving into the

1 BRAC cleanup process, our first item is a discussion
2 of Site 12 data.
3 And as you know, we have done a number of, a
4 couple of supplementary work efforts in Site 12, along
5 with the Zone 4 Revision 1 FOSL, and wanted to take
6 this meeting to bring everyone up-to-date on where we
7 are and where we are going, particularly with the data
8 we have been collecting.
9 Just for clarification, we will be releasing
10 a Site 12 remedial investigation report near the end
11 of January, and we will talk about that later in the
12 item on document status and schedule.
13 So what we are doing here, the data that we
14 are presenting here tonight is ultimately feeding into
15 that remedial investigation report, which would
16 contain all of the data collected that would be issued
17 in January.
18 So, Richard?
19 MR. KNAPP: There are three maps in total,
20 all fairly reduced in size, hopefully not too hard to

1 read. One refers to dioxin samples and TPH analyses,
2 and the third one is lead concentration in soils, so
3 three are maps.
4 There is also some analytical results.
5 There is a single page like this for dioxin analyses
6 (indicating).
7 And then there is about three pages of TPH
8 results in a spread sheet.
9 So those are the handouts that I'm going to
10 be referring to.
11 First of all, I thought I would briefly
12 recap some of the sampling events that have taken
13 place at Site 12 because there is a lot of them. Some
14 people here are a little more familiar than others on
15 what the chronology has been.
16 So just very briefly, originally for Site
17 12, the reuse plan for the city was for a recreational
18 park or a wetlands. So the initial RI sampling
19 targets were to look at areas where there were
20 suspected releases or resources based on historical

1 information, so forth.
2 So there are a lot of borings that were in
3 the Phase I and Phase II RI programs, and in certain
4 areas where they were believed to be releases. So
5 there is a fair amount of clustering.
6 Now, the reuse plan changed for Site 12. As
7 we all know, the city is looking at residential reuse
8 for the site, and because there is thought to be a
9 greater potential for site contamination for exposure,
10 the residential scenario, there was additional soil
11 and groundwater sampling done in November of 1997.
12 Some of you may remember this map. I don't
13 know if you can see the colored dots in the back
14 there. What we did was to lay a grid on Site 12 with
15 200 feet on a side. We looked at the intersection of
16 that grid. We looked 100 feet in all directions from
17 each node to see if we had soil and/or groundwater
18 data within that radius.
19 If we did, from our previous investigation,
20 then we did a sample at that node. If we didn't, we

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1 didn't sample.
2 So we collected a lot more soil and
3 groundwater samples. We pretty much blanketed the
4 site, if you will, in a grid pattern, in those areas
5 that hadn't been previously investigated.
6 This one may be a little harder to see, but
7 you have a fairly similar map with the dioxin one
8 there in your handouts.
9 What I'm trying to illustrate on this
10 particular map is the dioxin sampling that's been done
11 over time at Site 12.
12 Remember I said that the original RI sample
13 was targeting suspected sources? Well, one suspected
14 source was over in this portion of the site, and that
15 was an incinerator that operated mostly in the 1950s.
16 We associate dioxins often with burning activities or
17 incineration. So we took some samples over here
18 (indicating).
19 And then we also took some samples over in
20 this area of Site 12 (indicating). This is a debris

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1 disposal area, aerial photographs. It was quite
2 evident that there has been some disposal activities,
3 and also in the preliminary assessment interviews on
4 the base, there was a description of some land filling
5 activities.
6 But it wasn't really a landfill, or an
7 official landfill type situation, but rather it was
8 more, I suppose, a casual disposal, where, at times,
9 they may have actually bulldozed down near the water
10 table and put materials in and covered it back up.
11 What happened next after, at this point,
12 basically, after we have done an additional grid
13 sampling and an RI sampling, the City of San Francisco
14 had Geomatrix review the environmental documents and
15 had a presentation by some folks from Geomatrix
16 presenting the findings.
17 They indicated they felt there was
18 inadequate pesticides and dioxin sampling on Site 12.
19 And so in January of 1998, Geomatrix went out and
20 collected 15 soil samples from about 1.3 feet below

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1 ground surface.
2 The way they did it is, for the most part,
3 they just started with that grid that I showed you
4 that the Navy had taken samples previously and started
5 down the corner here.
6 And then every fifth grid point, they would
7 collect a dioxin and pesticide sample and pretty much
8 go through the site. That gave them 11 samples total.
9 And then they targeted four additional
10 samples at specific spots, where monitoring well 1 is,
11 monitoring well 2, monitoring well 3, and monitoring
12 well 8 are.
13 Based on the Geomatrix results, the Navy
14 decided that, number one, there was a possibility that
15 there should be more dioxin sampling to further
16 delineate this area over here, in particular
17 (indicating).
18 And, also, a couple of areas that on aerial
19 photographs look like old, in this case, a burn pit.
20 Now, what we want to do, of course, was for

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1 the purposes of the Zone 4 FOSL, segregate out those
2 areas of Site 12 that would be suitable for housing
3 that did not look like they would be affected by any
4 of the dioxin sampling.

5 And kind of concurrently with that, we were
6 taking samples for petroleum hydrocarbons looking at
7 ecological concerns. We felt like we needed to do
8 more sampling for TPH or total petroleum hydrocarbons.

9 So on these two maps that you have that
10 showed the locations for TPH and dioxins, you could
11 see a couple of cut out areas. Those are areas that
12 were essentially restricted or not included in the
13 first FOSL, Zone 4, Revision 1 FOSL. It's mostly this
14 area here on the west side of the site (indicating).
15 That mostly concerns dioxin.

16 And then there is a large area, kind of up
17 in this region here (indicating), and that's because
18 of TPH.

19 Essentially, we don't know at this point if
20 we will have to go back and do some remediation in

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1 these areas for those chemicals, because, obviously,
2 we don't want to lease something where we feel we have
3 to go back in and do some remediation.

4 So these two maps show the areas where the
5 Navy has gone ahead and collected additional samples
6 for TPH and for dioxins.

7 You can see most of the dioxin ones are
8 actually in the restricted areas. They are not areas
9 that were considered first round policing.

10 With the TPH, it's a little bit of a
11 different animal, in that it's not a human health
12 concern. It's a question of, is groundwater
13 contaminated with TPH that might reach the bay and
14 impact aquatic receptors.

15 So the sampling has been conducted for TPH
16 and dioxin, additional sampling, and that's the two
17 tables that you have as handouts that portray the
18 results.

19 And, essentially, the results, if I were to
20 just generalize, they are in line with the results

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1 that Geomatrix had. There are some elevated
2 concentrations over in this vicinity (indicating).

3 There is also some elevated concentration in
4 this burn pit area here (indicating). When I say
5 "elevated," we are talking for units, for dioxins, in
6 very low concentrations compared to what you might
7 think of as other chemicals.

8 This column on the right --

9 CO-CHAIR SULLIVAN: Basically, all of the
10 data points have been less than one part per billion.
11 So it's been a fraction of one part per billion.

12 MR. KNAPP: That's a good point.

13 You can't tell that from this column on the
14 table here (indicating) because that's a special
15 equivalents, if you will. What we have with dioxin,
16 there are several types of them, we call them congeners
17 (phonetic), and each one has its own toxicity. It's
18 assigned its own toxicity factor.

19 So each species, if you will, is
20 equilibrated to what we call, 2,3,7,8 (phonetic),

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1 which is the most potent.

2 So by doing that, you come up with one
3 number. You don't have all these congener
4 concentrations. You can compare those numbers to PRG
5 or most anything.

6 But Jim is right. These all translate to
7 less than one part per billion.

8 MR. HEHN: What is the PRG for that?

9 MR. KNAPP: It's 3.8.

10 MS. NELSON: Picograms per gram?

11 MR. KNAPP: Yes.

12 MS. NELSON: So the values then for HP 184,
13 186, 187, 193, are well above that, at least those
14 sampling locations you pointed out as elevated or
15 rather high levels of dioxin?

16 MR. KNAPP: Yes. The 188, for example,
17 would be between 1 and 2 orders of magnitude greater
18 than PRG.

19 CO-CHAIR SULLIVAN: The issue with dioxin,
20 though, the issue of what is significant has been open

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1 to debate.

2 While U.S. EPA has established this
3 preliminary remediation goal of 3.8 picograms, which
4 actually turns out to be 0.038 parts per billion, at
5 the same time they have also, U.S. EPA has also
6 published a cleanup level -- well, I'm not sure of the
7 word -- but kind of a cleanup goal or an action level
8 of 1 part per billion.

9 So both numbers come from U.S. EPA, this
10 0.038, and then 1.0. But that 1.0 of 1 billion, which
11 would translate on the last column on your data table,
12 that would be the same as 1,000, 1 in 1,000. It's
13 what has been used in some U.S. EPA remediation sites,
14 and, I think, at least one Cal-EPA site.

15 MR. KNAPP: That's correct.

16 CO-CHAIR SULLIVAN: So the 3.8 PRG is kind
17 of maybe a starting point or some point in time.

18 But this 1 billion, 1 part per billion
19 number is also used.

20 MS. NELSON: Right.

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1 And I'm sorry I interrupted you earlier. Is
2 the PRG geared toward residential uses of exposure or
3 is there another more stringent level for residential?

4 I think when we talk about what number may
5 be applicable, we have to keep in mind the use and the
6 exposure potential.

7 MR. KNAPP: I believe the residential
8 scenario is other PRGs. A PRG like other PRGs, say,
9 for other organic compounds, so it translates to 10 to
10 the minus 6 cancer risk.

11 MS. NELSON: So would it be fair to say
12 anything above a 3.8 picogram per gram, PRG, is
13 considered a potential risk for residential uses?

14 MR. KNAPP: I don't mean to put words in
15 David's mouth, but I would imagine the DTSC would have
16 the impression that something in the first range, 10
17 minus 4 or 10 minus 6, requires kind of a closer look.

18 It's not cut and dried, you know, yes, it's
19 a hazard; or, no, it's not. It's typical of risk
20 assessment range.

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1 MR. RIST: There are site specific
2 conditions that warrant it, to take another look at
3 levels. The areas we are looking at are limited.

4 But, yes, I would say certainly 3.8 and
5 that's based on -- and that's 10 to the 6.

6 MS. NELSON: But if that's the case, you
7 have 9 out of 24 samples here that are above the PRG
8 and would pose a potential risk to human health in the
9 environment, human health in a residential scenario.

10 So that's roughly 1/3 of the sampling
11 location, just for the record.

12 MR. KNAPP: Let me point out, the highest
13 ones that Pat noted there are all in this debris
14 disposal area, essentially the southern area here, the
15 disposal area.

16 So it's, I guess, updated in a way that does
17 seem to be tied in with previous activities. We have
18 a lot of samples now in this area, and they are fairly
19 consistent.

20 So we don't think that there is a likelihood

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1 of a higher number to sample somewhere in that area.

2 MS. NELSON: Right. Sample 193 is up in the
3 north.

4 MR. KNAPP: Yes. That's up here
5 (indicating).

6 MS. NELSON: Two sample results would have
7 the PRG.

8 MR. KNAPP: That looks a little suspicious,
9 which may be related to the burn pit history.

10 That actually leads me into more of a
11 discussion of that particular area. There is a blowup
12 of that area in this map here (indicating), which is
13 the lead sampling map.

14 It's probably helpful to look at that to get
15 a better feel for this particular area.

16 As you can see, it's not big. It's about 50
17 feet by 50 feet. This is the upper circle.

18 The lower circle looks like it might be
19 something on the aerial photograph, but our results
20 there were low, and we don't see any TPHs or other

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1 contaminants in that area is a problem.
2 But in addition to somewhat elevated
3 dioxins, there is three samples within that footprint
4 for lead, all about 2-1/2 to 3-1/2 feet in depth,
5 which range up to 1400.
6 We feel that it would be appropriate, given
7 that this area seems to be, to show some indications
8 of some sort of source to get additional lead data,
9 particularly to get surface samples for the lead data
10 that will provide some companion data that appear
11 elevated.
12 So the Navy has actually issued a draft work
13 plan to collect lead samples in this area, and you can
14 see the grayish squares there. Those are proposed
15 sample locations that were sent out with the draft
16 report on the 9th of November.
17 CO-CHAIR SULLIVAN: Excuse me.
18 Ernie, did we mail that or do you have a
19 handout tonight?
20 MR. GALANG: We did that last week.

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1 CO-CHAIR SULLIVAN: To the technical
2 subcommittee, okay.
3 MR. KNAPP: And there has been discussion of
4 taking one more dioxin sample in this region as well
5 (indicating), since we will be out there taking more
6 lead samples. There are some values of around 50. We
7 would like to do another sample.
8 So that's kind of a quick tour of the
9 additional sampling that's been done so far on Site
10 12.
11 MS. RAO: Richard, has there been any
12 consideration of additional dioxin sampling in that
13 area?
14 MR. KNAPP: Yes.
15 If I didn't make that clear, we will do one
16 more dioxin sample in that area.
17 MS. NELSON: Richard, I have a question,
18 more form than anything else.
19 It seems to me there is a lot of data for IR
20 Site 12. And there are drawings that show elevated

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1 levels of lead and dioxin, TPH and others.
2 Is that information going to be composited,
3 so when there is an intersection between high TPH and
4 lead and any other contaminants, that they will be
5 easily identifiable on a single drawing?
6 MR. KNAPP: I would say probably in the
7 draft final Site 12 RI report, it's going to be part
8 of the analysis in that report.
9 The maps in there will have all the chemical
10 results. So, for example, your organic compounds in
11 soil, maps will have TPHs and dioxins, and, basically,
12 what is detected, so like display areas that would
13 indicate maybe there is contaminants or that there is
14 none.
15 MS. NELSON: Thank you.
16 MR. GREGSON: What analytical method was
17 used to determine dioxins?
18 MR. KNAPP: I have that in the work plan.
19 It's essentially the most rigorous method.
20 I can tell you at the break.

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1 MR. GREGSON: At least 1613A (phonetic,) is
2 that probably the method used?
3 MR. KNAPP: I'm not sure if it's that one.
4 I do know, going into it, we looked at
5 detection limits that we could achieve for risk
6 assessment.
7 MS. CAVINESS: What was the question?
8 MR. KNAPP: What was the analytical methods
9 for the dioxin analyses.
10 MS. CAVINESS: 8290.
11 MR. GREGSON: 8290. Thanks.
12 MS. CAVINESS: The issue of the PRG 2,3,7,8,
13 the toxicologist for the Navy, the PRG that we see in
14 region 9 document is typically a first pass analysis.
15 You look at that and use that as a screening tool to
16 eliminate things.
17 But if you exceeded it, it doesn't
18 necessarily mean there is a problem for residential
19 land use. It's like the whole issue, if you're within
20 the target, you want to try to risk manage that.

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1 Actually, high value of 188, actually, is
2 equivalent to 5 to the minus 5. So it's still within
3 that target risk range to take a closer look, to make
4 sure that we have adequately characterized the data to
5 make an informed risk management decision.

6 CO-CHAIR SULLIVAN: And all of these higher
7 values are in the areas that we're not leasing in the
8 first phase.

9 The dioxin issue as well as the lead in the
10 TPH are the reasons that we are not leasing these two
11 areas, and so that the decision to lease those out is
12 still subject to the additional work we are doing and
13 getting additional comments from both the regulators
14 and Restoration Advisory Board.

15 So the document that Richard mentioned that
16 is out now that the technical subcommittee should have
17 is the additional sampling plan for Buildings 1207 and
18 1209.

19 In essence, what it really says, we have
20 three points fairly tight here with elevated lead

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1 levels. It kind of conveniently coincides with a
2 historical feature on one of our aerial photographs to
3 indicate a burn area.

4 And so what this work plan is essentially
5 saying is that we are stepping out in all four
6 directions in order to characterize the size of that
7 area, and we are also resampling all of the earlier
8 points to see if we get similar lead results.

9 MR. HANSEN: Again, Jim, the leasing is
10 supposed to start soon after the first of the year,
11 still talking about January?

12 CO-CHAIR SULLIVAN: The lease between the
13 Navy and the city will probably be, for this initial
14 area, will probably be signed by the end of the year.

15 And then once that lease is signed, whatever
16 preparation work that needs to be done to the housing
17 units before they are actually rented out would occur.

18 I don't know if that would be a period of a
19 month or several months, so it's possible that there
20 could be residents in portions of the area sometime

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1 after January.

2 But I don't have a precise date because the
3 city's housing manager -- which I'm not sure who they
4 have a contract with yet -- hasn't published a
5 schedule.

6 MR. HANSEN: And during that time would
7 there be an institutional control around this site?

8 CO-CHAIR SULLIVAN: That's still an issue
9 for discussion.

10 It appears that, based on what we are seeing
11 in these areas, other than not leasing them, an actual
12 physical control, the Navy doesn't think it's needed.

13 But we still haven't reached the point where
14 there is residents yet, so that's still open to
15 discussion.

16 But, essentially, the three constituents
17 that we are considering is TPH, which is not a human
18 carcinogen, and it's all primarily subsurface. So you
19 wouldn't expect TPH to be an issue, as far as
20 residents are concerned.

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1 Lead -- but it's in this one area
2 (indicating), and we are taking additional samples,
3 especially with the surface.

4 And then the third one is dioxin, which the
5 levels are still within the target risk range, even if
6 you had residents living on those spots, but they are
7 not.

8 So the areas that we are still working on
9 are areas that, because they won't be leased, you
10 wouldn't expect there to be anyone to be spending a
11 significant amount of time there.

12 MS. SMITH: A point of human behavior, this
13 is leasing, not turning the property over to the City
14 of San Francisco.

15 You have people leasing. There could be
16 activity in those buildings or around those buildings
17 or curiosity seekers.

18 CO-CHAIR SULLIVAN: No. You're exact --

19 MS. SMITH: You're saying because somebody
20 lives in housing number 1, they're not going to be at

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1 all curious about the fact that housing number 2 is
2 vacant.
3 CO-CHAIR SULLIVAN: No. You're exactly
4 right. If I was living there, I would be over there,
5 too.
6 MS. SMITH: But that's what I'm thinking,
7 not so much in terms actually of exposure, but
8 degradation of a property.
9 CO-CHAIR SULLIVAN: Well, that's another
10 issue. I know what you're saying.
11 But I think we are drawing, at least in
12 terms of human health risk, we are drawing a
13 distinction between someone actually living on a piece
14 of property and someone being a casual visitor to a
15 property.
16 MS. SMITH: I understand that.
17 But it would dovetail nicely with protecting
18 human health if you also were concerned about the
19 status of your property and the degradation that might
20 occur if somebody just kind of wandered over and liked

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1 that door better than their door.
2 MS. NELSON: I guess the matter is really
3 one of making sure that when the units are leased that
4 can be leased, that those other areas where there are
5 contaminants be off limits and, somehow, the residents
6 and curiosity seekers would be discouraged.
7 CO-CHAIR SULLIVAN: But I think it still
8 depends on what the ultimate degree of risk is
9 considered.
10 I would certainly agree with you or agree
11 with anybody that, you know, area like Site 6, I mean
12 the old fire fighting school, that's an area that's
13 fenced. It's an area that should stay fenced and
14 locked up. It's not an area we would want the casual
15 visitor to wander into.
16 But the other housing areas that are not
17 leased, at least at this point in time, we don't feel
18 would pose an imminent threat, so we would not want to
19 take the extra step.
20 Perhaps maybe we would overstate what risk

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1 there might be of doing something like putting up a
2 fence or signage.
3 Yes, Dale?
4 MS. SMITH: Has there been any thought given
5 to how much the fire fighting facility might have
6 contributed to the TPH contamination on Site 12, or is
7 that not something, is that something that's ruled out
8 because of the groundwater patterns?
9 CO-CHAIR SULLIVAN: Well, in general, of
10 course, groundwater is moving kind of out, so this
11 Site 6 area is most definitely affecting the building
12 across the street on its way to the bay.
13 But in terms, we have taken additional
14 sampling points, and that's one of the questions
15 raised in some of the earlier versions of the remedial
16 investigation.
17 But we had taken some additional samples
18 between the housing area and the Site 6 to make sure
19 that the characterization of Site 6 did not extend
20 into Site 12.

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1 MS. SMITH: And so you're comfortable that
2 it does not, with the exception of one building across
3 the street?
4 CO-CHAIR SULLIVAN: Well, actually, with the
5 exception of the one school, the former school, the
6 military training facility across the street where our
7 monitoring wells, we are getting some detection, which
8 is not unexpected, since it's directly in the radial
9 path of the groundwater.
10 But that's moving more or less in opposite
11 direction from the housing area.
12 MR. VAN WYE: That building over there, as I
13 recall it, is Austin Hall?
14 CO-CHAIR SULLIVAN: Yes.
15 MR. VAN WYE: Is that contemplated for any
16 specific use by the city, do you know?
17 CO-CHAIR SULLIVAN: At least in some of the
18 documentation I have seen, they are proposing to put a
19 police academy there.
20 But they haven't --

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1 MR. VAN WYE: So there would be no
2 residential use there?
3 CO-CHAIR SULLIVAN: Oh, no.
4 MR. VAN WYE: It's covered, as I recall,
5 Austin Hall, in front of it and to the sides is vast
6 areas of covered parking lot with asphalt.
7 And so do the samples, do the borings in
8 that area go down through the asphalt?
9 CO-CHAIR SULLIVAN: Yes.
10 MR. VAN WYE: So given that this is capped
11 by asphalt, it's all moving out towards the bay, in
12 terms of maybe not the aquatic life there, is there
13 any concern in that area to human problems, or is it
14 too small and too deep to be of concern?
15 CO-CHAIR SULLIVAN: Well, not from a human
16 health standpoint. It's still an ecological risk
17 standpoint.
18 MR. VAN WYE: When you say ecological risk
19 standpoint is that . . .
20 CO-CHAIR SULLIVAN: Ecological to the bay.

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1 MR. VAN WYE: Not onshore but to the bay?
2 CO-CHAIR SULLIVAN: Offshore.
3 MR. VAN WYE: Offshore ecological concern.
4 CO-CHAIR SULLIVAN: And another point, or
5 another kind of twist to a closing base as opposed to
6 an open base, we are not, in our risk evaluation, the
7 ultimate remedial decision, we are not taking into
8 account the existence of asphalt or concrete as a
9 barrier, because we can't make the presumption that
10 that asphalt will continue to be there in the future.
11 The only way that we could do that would be
12 to put an institutional control on the base that said:
13 You will continue to maintain this as a paved area.
14 But our goal has been to minimize if not
15 eliminate any institutional controls so that we don't
16 constrain the city in their future use of the
17 property.
18 But if this had been continuing to be a
19 military base, where we would continue to control the
20 property, you could conceivably have a case where you

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1 might use an existing surface barrier as part of your
2 control to the site.
3 MR. VAN WYE: It would seem to me from just
4 a logical standpoint that Austin Hall is, I mean, it's
5 a classroom building with a nice auditorium and some
6 offices and things like that, and it's ideally suited
7 for a police training school or academy or some sort
8 of technical training school or facility; and that
9 unless one was prepared to tear it down, that whole
10 area, there simply has to be a parking lot there in
11 that area.
12 And so I guess what I'm wondering is, is
13 there anything that remediation that can be done that
14 would protect that area, protect the aquatic life in
15 the bay from leaching chemicals coming out from that
16 area? Is there any practical solution? And, if not,
17 why are we talking about it?
18 CO-CHAIR SULLIVAN: Well, we will likely
19 have to take some remedial measures on that site in
20 order to protect the offshore aquatic receptors.

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1 The site may not be posing a risk to onshore
2 receptors, so to speak, but it looks almost certain
3 that we will have to take some action to protect the
4 offshore.
5 And then the actual presence of the asphalt
6 or concrete surface wouldn't really have a bearing on
7 that because the method of entry into the bay is via
8 the groundwater.
9 MR. VAN WYE: Underneath, sure.
10 CO-CHAIR SULLIVAN: And, then, lastly, on
11 this issue, we wanted to update you on the status of
12 the Zone 4 Revision 1 at EBS FOSL.
13 Anju, can you just brief us on what the
14 current schedule for that is?
15 MS. WICKE: Yes.
16 What we thought we would do is submit a file
17 zone for SSEBS. It should be coming November 20th.
18 That document will be final.
19 What that document will be for is the FOSL
20 that is submitted for the area that is not restricted

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1 at this time. It is called a FOSL Revision 1 area.
2 That's how we delineated Revision 1 area and Revision
3 2 area that Richard pointed out, including the
4 additional buildings, 1209, 1207, 1244, where lead was
5 detected.

6 What we will do is submit a final SSEBS on
7 November 20th, and the Revision 1 FOSL, we will submit
8 on October 2nd.

9 And then any subsequent FOSLs will be
10 Revision 2, Revision 3 and so on and so forth, based
11 on the areas restricted at this time.

12 Anything else?

13 Actually, the dioxin data and the lead data
14 that's being collected, being evaluated, a human
15 health risk assessment will be done on that, and that
16 will be sent out as an addenda to the final Reuse Zone
17 4 SSEBS.

18 MS. NELSON: And the final Zone 4 SSEBS, you
19 will have an appendix with all the data that's been
20 collected with maps showing composites of where there

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1 are elevated concentrations?

2 CO-CHAIR SULLIVAN: Well, this all gets
3 easily confusing, and I confuse myself on it.

4 What we are finalizing is the SSEBS and FOSL
5 that represents the area that we are leasing.

6 MS. WICKE: Exactly.

7 CO-CHAIR SULLIVAN: It includes a map that
8 shows the areas that we are not leasing.

9 MS. WICKE: Yes.

10 MS. NELSON: I understand that part.

11 CO-CHAIR SULLIVAN: But the data --

12 MS. NELSON: But these areas are not all
13 nondetect, as I recall.

14 CO-CHAIR SULLIVAN: Right.

15 All of the data related to the decision to
16 lease the one piece is in the SSEBS.

17 There is additional data that we have seen
18 tonight which we will still be collecting up in the
19 building 1207, 1209 area, that won't be part of this
20 SSEBS.

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1 MS. WICKE: Since we are still in the
2 process of evaluating that data.

3 CO-CHAIR SULLIVAN: Because it represents
4 the areas that we are not leasing.

5 And, so, actually, probably the next
6 opportunity in which you would see all of the data to
7 date in a report document, it's highly likely that we
8 would issue the remedial investigation report for Site
9 12 before we issue the next version of the SSEBS.

10 MS. WICKE: Right.

11 And it won't be a version in the way the
12 whole document will be submitted.

13 It will be the addendum of the human health
14 risk assessment, which is the portion of the document
15 that needs to be submitted with the dioxin and the
16 lead analysis.

17 CO-CHAIR SULLIVAN: So what we will be doing
18 is, at least for the next version of the, for the next
19 FOSL, rather than reissue the whole SSEBS for the
20 whole area again, we were going to just issue, as Anju

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1 said, an addendum.

2 MS. WICKE: Yes.

3 CO-CHAIR SULLIVAN: Now, the jury is
4 ultimately out as to whether or not there is a need to
5 go back -- well, it's likely we will have a Revision
6 2, which would represent the decision to lease out
7 some of this area that we are not leasing now without,
8 that if we find that this additional data leads us to
9 a conclusion that it doesn't require any remedial
10 action, that would be Revision 2.

11 And then it's likely, especially for TPH,
12 that there is an area we still won't be able to lease
13 out, because we will have to go and take some remedial
14 action, and that we would expect the document in a
15 Revision 3 FOST.

16 But the jury is still out as to whether or
17 not, whether or not we should go ahead and ultimately
18 reissue another, after we have gotten through Revision
19 1, Revision 2 and Revision 3, whether or not we should
20 issue another whole SSEBS to cover this whole area.

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1 I think what would likely happen is that
2 after we get through Revision 1, 2 and 3, and so 2 and
3 3 would be like addenda, we will really be in a
4 position, if we completed the remedial action as part
5 of Revision 3, we would really be in a position to
6 prepare a finding of suitability to transfer document.

7 And then that's the document that probably
8 then would seem reasonable then to go back and include
9 everything to date.

10 And, of course, then you still have the
11 remedial investigation report and the feasibility
12 study for Site 12, which will also have all this
13 information in it.

14 And so, in some sense, the data in the FOSL
15 and the data in the RI are kind of moving in parallel
16 to each other. You really end up seeing the same data
17 in two different documents.

18 MS. NELSON: I guess, speaking for myself,
19 the FOSL that came out, I haven't reviewed, so I don't
20 have the data to make sense out of it.

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1 I am waiting for SSEBS because there was
2 additional data we knew various consultants and Navy
3 personnel were collecting at the time we had received
4 the FOSL.

5 MS. WICKE: Actually, the FOSL that came out
6 in October, the SSEBS, all the information and the
7 data would be in the Revision 1 SSEBS.

8 MS. NELSON: Right.

9 MS. WICKE: So what this SSEBS on November
10 20th is going to be is basically a reiteration of
11 this, incorporating response to comments that were
12 given to us by the RAB and the agencies on this
13 document which was submitted August 1998.

14 So what we are leasing at this time, there
15 hasn't been any additional data that would cause us
16 not to continue the lease process on that
17 nonrestricted area.

18 MS. NELSON: I understand that.

19 But if somebody has been sampling adjacent
20 to the areas that will be leased, that is what is so

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1 critical.

2 From my review of the documents thus far, we
3 have compartmentalized all the study areas to the
4 point where it might be a nexus between sites that's
5 never been addressed adequately, and, certainly, Site
6 6 and Site 12 are one area, and you have some areas
7 that are samples outside the cut out areas.

8 Well, we have some results and there are
9 some other sampling areas that may or may not be of
10 concern. But it's nice to look at the whole area
11 rather than just a portion of it.

12 MS. WICKE: At this time, the data that
13 you're speaking of would be additional dioxin and
14 additional lead sampling and TPH.

15 At this time, we are still in the process of
16 evaluating it, so it's difficult for us to incorporate
17 it into the November 20th time line.

18 MS. NELSON: Well, we have some preliminary
19 data, right?

20 MS. WICKE: Right.

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1 MS. NELSON: Okay.

2 CO-CHAIR SULLIVAN: Is there any other
3 commentary or discussion?

4 Okay. Our next item which may not turn out
5 to be very long is, we wanted to afford an opportunity
6 for comments concerning the Sites 1 and 3 pre-draft no
7 further action RAP.

8 What this is, Sites 1 and 3 are sites that
9 have been around since the beginning of the remedial
10 investigation, since the beginning of our
11 investigation program back in 1988.

12 Site 1 is the old medical-dental center
13 which is right here (indicating), and the site in
14 question was an area where chemicals from x-ray
15 equipment had leaked through the floor and into the
16 ground.

17 Site 3 is over here (indicating). This is
18 an area outside of Building 3. Building 3 is also the
19 main electrical distribution station for both islands,
20 together. And so it was an area where Navy utility

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1 crews had temporarily stored transformers, electrical
2 equipment containing PCBs prior to shipment off the
3 island.

4 So we have gone through the investigation
5 for these two sites, and the Navy is proposing to take
6 no further action on them because we believe that the
7 detections that we have gotten on both sites are well
8 below that which would warrant any risk to human
9 health or the environment.

10 So the next step on that is to, the step we
11 take to formally close out the site is to issue this
12 draft no further action plan. But in consultation
13 with the RAB, we have issued a pre-draft document to
14 both the RAB and the regulators. The regulators have
15 made some comments and we wanted to afford the RAB
16 community members an opportunity to make some
17 comments, and then we would address those comments in
18 the draft document that goes out to the general
19 public.

20 This is the first site that we have gotten

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1 to a potential record of decision on. And I think
2 this turned out to be a good model to follow to
3 include a pre-draft document for RAB review before it
4 goes out to the general public.

5 So the documents are fairly slim. They have
6 been out with the technical subcommittee for the last
7 couple of weeks.

8 So we have wanted to afford time at this
9 meeting to take any comments that you might have.

10 It's likely that we will probably issue the
11 document, because of the impending holiday, we
12 probably won't issue the document out to the general
13 public until January. Once we issue the document, it
14 triggers a clock for a public hearing, and given that
15 we are in the holiday period now, it probably isn't
16 reasonable to try to hold a public meeting during this
17 period.

18 MS. NELSON: Well, I guess I would like to
19 get things started.

20 I know that there have been responses to the

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1 agency and RAB comments generated. They appear to be
2 a separate document in this pre-draft no further
3 action RAP. I would like to see all the comments as
4 an appendix to the no further action RAP.

5 And, I guess, in addition to that, looking
6 back at my own comments on the RI, I had made some
7 general comments, in reference to Sites 1 and 3, and
8 those comments were not picked up in the draft to
9 response to comments.

10 I would like those addressed.

11 CO-CHAIR SULLIVAN: So the comments you made
12 concerning, some of the comments you made concerning
13 Sites 1 and 3 were not even in --

14 MS. NELSON: No. I prepared general and
15 specific comments on both drafts of the RI that were
16 issued.

17 CO-CHAIR SULLIVAN: Okay.

18 MS. NELSON: And I had referenced 1 and 3 in
19 some of those general comments, and those comments
20 have not been responded to.

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1 CO-CHAIR SULLIVAN: Okay. So your general
2 responsibilities that referenced Sites 1 and 3 --

3 MS. NELSON: As examples.

4 CO-CHAIR SULLIVAN: As examples, weren't
5 included in our response to comments.

6 MS. NELSON: Yes.

7 And I think we should get in the habit when
8 we send sites out the door that the comments are
9 contained with responses to those comments, and,
10 preferably, indexed back to the pages where the
11 responses appear as modifications to the original
12 text.

13 CO-CHAIR SULLIVAN: That's a good procedural
14 question.

15 I guess I'm handicapped that this is really
16 kind of my first RAP. So I don't know what the
17 protocol in other situations has been.

18 I'm certainly supportive for doing anything
19 that is reasonable to do.

20 MS. NELSON: It's better to address this

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1 procedure now rather than at a public hearing.
2 MS. SMITH: Can I ask something a little bit
3 before Pat, and then maybe work back into Pat?

4 We got a draft public notice. That's all
5 that goes out?

6 CO-CHAIR SULLIVAN: Well, yes, yes.

7 MS. SMITH: I also got something from
8 Tetratech in April.

9 Did we get something later that included our
10 specific comments on this that I lost somehow?

11 CO-CHAIR SULLIVAN: Okay. There is two
12 items that go with each site.

13 One is the actual draft no action RAP, and
14 then the second item is the public notice.

15 MS. SMITH: Okay.

16 CO-CHAIR SULLIVAN: It's kind of similar to
17 like an EIS/EIR. The public notice goes out to
18 everybody.

19 And then if a member of the public wants to
20 review the actual draft no further action RAP, then

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1 they can request to do so.

2 MS. SMITH: So is there anything other than
3 the preliminary draft RAP that was sent out to us?

4 CO-CHAIR SULLIVAN: For Sites 1 -- well,
5 other than --

6 MS. SMITH: 1 and 3?

7 Let's talk about 1 and 3 at the moment.

8 CO-CHAIR SULLIVAN: The body of information
9 concerning Sites 1 and 3 would be represented by the
10 previous draft remedial investigation reports, which
11 includes both sites.

12 And then we also sent out the response to
13 comments. We extracted the response to comments for
14 Sites 1 and 3 out of the comments we had gotten on the
15 whole remedial investigation report, and then we sent
16 that out to the technical subcommittee. That's what
17 Pat was referring to.

18 MS. SMITH: Right.

19 What about the preliminary draft RAP that we
20 got?

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1 CO-CHAIR SULLIVAN: That's the document
2 that, once we have gathered any further comments on
3 that, then we would change that into the draft RAP.

4 And then we would issue the public notice
5 and announce that the draft RAP is available for
6 public review.

7 And then we would schedule a public hearing.

8 MS. SMITH: So this is the document of
9 reference that will accompany, eventually it will
10 accompany this (indicating). This one is dated April,
11 and it will eventually accompany this document
12 (indicating), in addition to these comments that came
13 from the regulators and us based solely on Sites 1 and
14 3 at some point late in time.

15 I don't have the dates for sure -- well, the
16 end of last year.

17 CO-CHAIR SULLIVAN: Yes.

18 We issued this pre-draft in April, and so
19 it's been out for a while.

20 So we have gotten comments from the

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1 regulators, and we are seeking comments from the RAB
2 members.

3 And then we will take their April pre-draft
4 document and turn that into the draft. That's what
5 will go out, will be available to the general public.

6 It would go out to the technical, like any
7 other document, it will be sent to the technical
8 subcommittee, as well as any other community member
9 who would like to receive a copy.

10 And then it would be in our information
11 repository. And in the public notice, we would note
12 that these documents are available for public review
13 at this repository.

14 MS. SMITH: And then I have two comments,
15 one of which echoes Pat, in that I commented for what
16 appears to be eons on Site 1.

17 I don't feel like making detailed comments
18 any more because I have been making them two or three
19 years, but you have them in writing.

20 They are not in this document or that

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1 document, because this document is a later document.
2 It doesn't go back to '93.
3 MS. NELSON: No. '94, '95.
4 MS. SMITH: It doesn't go back that far.
5 There is a very nice table in the back, and
6 I don't know how you guys did it. You must be
7 wizards.
8 This is nice, but it isn't very specific in
9 terms of what was being stated. I mean, the RAB
10 comments, in particular, the DTSC, you know, approval
11 of baseline study, fine, but a RAB comment just says,
12 comments in draft final Phase 2-B.
13 MS. NELSON: There were written comments
14 that we had all submitted. Your written comments are
15 addressed in the response to comments. Those are
16 separate.
17 MS. SMITH: And, actually, in those days, we
18 weren't getting responses to our comments. They were
19 getting ignored.
20 MS. NELSON: That goes way back.

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1 MS. SMITH: Yes. Some of these things do go
2 way back.
3 MS. NELSON: Along the way, some of those
4 have been addressed.
5 MS. SMITH: February of '95 to me is like
6 the dark ages.
7 So is it possible to pull out some of those
8 to see if they don't overlap with what was said later?
9 At this point, I feel like, when we first started, we
10 made some very, very detailed analyses of what we
11 thought was wrong or where we thought the specific
12 problems weren't being addressed.
13 At this point, I bring it out, hey, you
14 didn't do "X," you didn't do "Y." I'm still not happy
15 with that.
16 But the detailed comments are in earlier
17 documents. If I have to go back and resubmit them
18 again, I guess that would be something to do, but some
19 of the people that made detailed comments are not with
20 us any more. They will not go back and dredge up

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1 their comments.
2 I mean, John Aldrich is going to be with us
3 again, but he hasn't been with us for a while for
4 numerous reasons. So his comments that he made are
5 now lost.
6 CO-CHAIR SULLIVAN: So what you're saying,
7 the comments, the responses to comments that we issued
8 didn't capture all of your comments?
9 MS. SMITH: I'm saying that the comments we
10 made on the IR are not included in this draft RAP.
11 CO-CHAIR SULLIVAN: Or in the response to
12 comments.
13 MS. SMITH: Yes.
14 They are responses to comments in this
15 specific document, but there are IR documents that
16 came earlier that may have had site specific comments.
17 We had general comments and then we had site specific
18 comments.
19 CO-CHAIR SULLIVAN: Okay. I understand what
20 you're saying.

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1 MS. SMITH: The medical facility was one
2 where I had site specific comments.
3 Site 12, I had site specific comments.
4 MS. NELSON: And, I guess, Jim, just from my
5 recollection, it would go back to our review of the
6 initial Phase II-B work plan, and how the various
7 sites were going to be addressed.
8 That was really preliminary, and it may be a
9 good idea just to go back through and make sure that
10 we can collect all of those comments and see how they
11 have been addressed over time. Some of them are still
12 outstanding.
13 My comments on the RI documents go back,
14 which is not to say you can't develop comment or
15 response to comments that says we have looked at that
16 and we don't think it's important, boom.
17 But it would be nice to have some sort of a
18 QA procedure to make sure all of those issues at some
19 point have been addressed, if I'm understanding what
20 you're saying, Dale.

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1 MS. SMITH: Yes, or, at least, collect them
2 with the documents so they travel with the documents,
3 especially for the people who are no longer with us
4 who put in a lot of energy at some point in this
5 process.

6 They are still wagging their finger at you
7 and saying: You didn't answer my question.

8 MR. HEHN: Speaking of members who are no
9 longer associated with this process, or others,
10 weren't there also a series of comments submitted by
11 Chen Kao?

12 MS. NELSON: Chen Kao and then Don from ARC.

13 MR. HEHN: I don't see those in there at all
14 either.

15 MS. NELSON: Yes.

16 MS. SMITH: Yes.

17 MR. HEHN: And just a couple of comments
18 from Mary Rose. I think there were quite a few
19 comments from Chen.

20 MS. NELSON: Yes, there were quite a few

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1 comments.

2 MR. HEHN: About Site 1 in particular. I'm
3 not sure about Site 3.

4 MS. NELSON: So we should . . .

5 MS. SMITH: You seem to have a record of
6 these. Are they in some kind of appendix of one of
7 the documents?

8 MS. NELSON: The most current going back
9 Don Meyers had commented extensively.

10 MR. HEHN: Yes, that's right. Boy, that
11 does go back a ways.

12 MS. NELSON: It's a long time.

13 Well, certainly Chen and others.

14 MR. HEHN: I think there are other comments
15 out there that are not part of the response.

16 MS. SMITH: That may have been addressed.

17 It's fine to be able to say, we have
18 addressed this and here's how we did it.

19 MS. NELSON: But I think before
20 recommendations for no further action, it requires a

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1 little sort of documentation, I think, than a RAP
2 where you take action.

3 And during the implementation of the RAP
4 other things might be discovered that have to be
5 addressed, but no further action at the end.

6 CO-CHAIR SULLIVAN: The end.

7 MR. HEHN: I think probably in reviewing the
8 comments and responses that had been made on Site 1, I
9 don't remember any particular problem in Site 3.

10 But in Building 1 on Site 1, I think there
11 were a lot of issues as to looking at the site as it
12 existed now as a particular entity and risk, and my
13 significant issues with that that it did not really
14 address whatever future types of development might
15 happen on that particular site.

16 It looked at risks and looked at the
17 concrete slab, whatever that may be down there, as an
18 effective barrier, but that only looked at the current
19 situation on the site. It doesn't deal with the
20 future redevelopment or if the slab is torn out. And

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1 it never really does look at the integrity of that
2 particular slab.

3 It's assumed in the response that that slab
4 was, in fact, a barrier, but there is no real
5 information to show that that really is the case.

6 So there is still, in my mind, it is still a
7 very open question about the effectiveness of that as
8 a barrier and, also, whether or not there would be
9 other potential hazards associated beneath that
10 particular slab, because slabs can be cracked or
11 broken or whatever and can certainly leak.

12 So I don't know that those were -- they were
13 addressed in the responses, but I'm not sure I feel
14 comfortable with that particular site going to no
15 further action.

16 CO-CHAIR SULLIVAN: Actually, that was maybe
17 my next question.

18 My own perspective, is there a sense that we
19 are premature in offering these sites up for no
20 further action, or is there any difference between

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1 Site 1 and Site 3?
2 I'm just trying to get a general sense.
3 MR. HEHN: In Site 3, I don't recall any
4 particular issues that I had with moving that towards
5 no further action.
6 Site 1, I still have the same questions I
7 had when we originally looked at the IR, and I don't
8 feel any more comfortable with the responses at this
9 point than I did at that time. So that one, I feel,
10 might be premature.
11 MS. NELSON: I would have to go back to my
12 own records as well.
13 I know there were some IR sites that were
14 moved into a TAPP program, and we know there is an
15 underground storage tank issue.
16 But Site 3, as I recall, is adjacent to
17 another site that had an issue, and just how all these
18 sites have been carved out for one another relate or
19 could relate in the final remedial action. I think it
20 needs to be revisited.

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1 I don't recall as an issue with Site 3, but
2 I know it's adjacent to another site. I would have to
3 review my notes.
4 But at some point, you have to put the
5 picture back together. I think the time is now before
6 a no further action.
7 MR. HEHN: What would do that, Pat? Would a
8 map showing the areas around Site 3?
9 MS. NELSON: Yes. A map showing the areas
10 around 1 and 3. Yes. The fuel lines, the tank
11 removals.
12 MR. HEHN: Do you think that might impact
13 Site 3?
14 MS. NELSON: Yes.
15 MR. HEHN: Or interaction?
16 MS. NELSON: Groundwater direction.
17 MR. HEHN: That makes sense.
18 MS. NELSON: I remember one of the original
19 groundwater monitoring reports had high benzene in
20 some of these areas.

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1 Benzene hasn't been sampled for a long time
2 because some decision was made not to. But benzene is
3 a listed constituent and certainly travels fast in
4 groundwater.
5 I would like to go back and figure out if
6 there are any other ways that need to be evaluated
7 that are in proximity or not even in proximity.
8 MR. BRENNAN: I think in the interim
9 meeting, John Allman was concerned that the sampling
10 where the spill was, hadn't gone to look if somebody
11 had routinely just poured the chemicals out the back
12 door. And just around the building, if there had been
13 land disposal, what did you do in the '50s?
14 I don't know. Did that get entered in as a
15 comment?
16 CO-CHAIR SULLIVAN: Well, John made that
17 comment so I took that.
18 MR. BRENNAN: Okay. So you have that one.
19 CO-CHAIR SULLIVAN: But how we address it is
20 still another question.

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1 MR. BRENNAN: I mean, if we concentrate on
2 the spill, yes.
3 CO-CHAIR SULLIVAN: I guess now the question
4 is, how far do you go to where you think somebody
5 might have gone and done something.
6 MS. NELSON: Right. That's true.
7 CO-CHAIR SULLIVAN: But he made that
8 comment. That's his comment.
9 MS. NELSON: A composite map would be good
10 to identify that area.
11 MS. SMITH: Not for the whole island but for
12 the lands adjacent to the sites.
13 MS. NELSON: Not for the whole island.
14 (Laughter.)
15 CO-CHAIR SULLIVAN: Well, what I think I
16 have gotten out of this discussion is that we need to
17 take another stab at telling the story of Site 1 and
18 Site 3.
19 I would propose to do that at our January
20 meeting.

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1 We are not under any particular schedule to
2 get Sites 1 and 3 wrapped up, other than wanting to
3 put it to bed when it's appropriate to do so.

4 But if we are not ready to do that, then we
5 need to take these additional steps.

6 Unlike Site 12, for example, we are not
7 being driven by a particular schedule.

8 So I think that then we will take the
9 discussion from this meeting into our BCT meeting in
10 another two weeks, and I would expect, then, we will
11 have a discussion item for Sites 1 and 3 at our
12 January meeting.

13 Okay. I think maybe we are due for a short
14 break. We were a little bit off schedule. We do want
15 to get our next item in on groundwater monitoring.

16 So if we could take a short break, and then
17 our next item will be groundwater monitoring followed
18 by document status and schedule.

19 (Short break taken from 8:53 to 9:10 p.m.)

20 CO-CHAIR SULLIVAN: Okay. We are about

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1 ready to get started again.

2 Our next item is on groundwater monitoring.
3 What we wanted to do was bring you up-to-date on the
4 groundwater monitoring program, because that is a
5 program that is moving in parallel with the remedial
6 investigation, but it does produce its own set of
7 documents for each sampling events, which the
8 technical review committee has been receiving.

9 In addition to the groundwater sampling, we
10 are doing, under the IR program, we have a few other
11 sites we are sampling separately as part of the UST
12 program. So I wanted to point that out, too.

13 So I will turn it over to Richard.

14 MR. KNAPP: Okay. As far as the handout for
15 this talk, it's simply a copy of the slides that is at
16 the back table there, if you didn't have a chance to
17 pick one up.

18 I will try to move through this fairly
19 rapidly.

20 CO-CHAIR SULLIVAN: I have to apologize to

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1 Richard. I kind of probably overbuilt this discussion
2 up into: Everything you want to know about
3 groundwater but were afraid to ask. But,
4 realistically, in 15 minutes or so, it's tough to do
5 that. We can always have workshops, special workshops
6 on these and other topics. But we wanted to give you
7 a dose of it tonight.

8 MR. KNAPP: That's right.

9 So this is the quick summary of what's going
10 on with groundwater monitoring at Treasure Island.

11 So I thought I would start with at least one
12 slide that is kind of basic. What is groundwater
13 monitoring? Most of you folks are familiar with the
14 groundwater monitoring program and so on, but there
15 are certain things you get out of the program.

16 One is the actual level of groundwater in
17 the wells, and this is very useful because, by mapping
18 the groundwater surface, you can see which direction
19 the groundwater is moving and, also, the slope or
20 gradient it's moving.

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1 So whenever you do a sampling event for
2 groundwater, you always want to measure the groundwa
3 levels in the wells themselves to get this very basic
4 information.

5 The bigger item that most people think about
6 is the concentrations of various analytes you sample
7 for. So you can compare concentration of samples over
8 time if you sample every so often.

9 MR. SAVAGE: Question: How does the level
10 of water, groundwater, in the various wells compare,
11 actually, in height?

12 MR. KNAPP: Well, the float direction at
13 Treasure Island is essentially radial in all
14 directions. It's recharged by precipitation. If they
15 do any sort of watering, that's another potential
16 source.

17 It tends to flow outward. So what you will
18 find is that, say, in the center here (indicating), if
19 you look at, if you made the calculation how high the
20 water is here, it's going to be maybe two feet higher

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1 than a well over here (indicating).
2 Essentially, it's flowing downhill in this
3 direction (indicating).
4 Treasure Island is a little unusual in that
5 it's pretty much all sand. So we don't have the
6 complications like we do at most sites where you have
7 slate layers, real variable geology, because it's hard
8 for groundwater to flow uniformly. It's hitting areas
9 of less permeability.
10 But at Treasure Island, it's pretty simple,
11 sort of flows outward in all directions. A consistent
12 gradient or slope to the water table.
13 So we sample the groundwater on Treasure
14 Island regularly as part of a groundwater monitoring
15 program.
16 We have 13 sites on Treasure Island itself
17 that have groundwater monitoring wells that we sample.
18 Not every single site has monitoring wells.
19 There are very few that don't where groundwater has
20 not been sampled.

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1 But virtually every site has them, and there
2 is a total 87 wells we have sampled.
3 On Yerba Buena Island, there is only one
4 site where we have some wells, and just real, that's
5 over in this area right here (indicating). This is
6 our higher site level at Yerba Buena. It's 6 wells in
7 this region that we also sample.
8 Otherwise, mostly Yerba Buena Island doesn't
9 have groundwater in the usual sense. There is
10 Franciscan bedrock that essentially doesn't perform as
11 a groundwater reservoir like we have at TI with the
12 sand.
13 By sampling a lot of wells, we can get an
14 idea of the extent of contamination. We can monitor
15 its movement, again, how fast the contamination may be
16 moving; and get, also, an idea of where a continuation
17 has been taking place. That is, are we seeing
18 decreases of concentrations of various analytes over
19 time?
20 This sort of information is real helpful

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1 when we look at the cleanup to get a handle on the
2 contaminants, how they are moving and trends over
3 time.
4 So we get a lot of information.
5 Again, pretty basic idea: What's a
6 monitoring well? How do we monitor groundwater?
7 Well, at Treasure Island, what we use is
8 two-inch or four-inch diameter PVC pipe. The bottom
9 of that pipe has slots in it. Those slots allow
10 groundwater to move into the well itself, and then we
11 can go ahead and sample the well.
12 Now, some wells we sample annually, some
13 semiannually, some quarterly.
14 I will get into the frequency a little later
15 here, but we send samples off to the analytical
16 laboratory for analysis.
17 MR. GREGSON: Richard, a question right off
18 the bat. I'm surprised to see that PVC is used as the
19 pipe.
20 I just want to say for the record, PVC

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1 carries a composition, it's up to, I believe, 50
2 percent.
3 So the question is, does the company have a
4 standard PVC pipe sample which is filled with some
5 kind of a reference water and kept so that
6 contamination can be assessed thereby?
7 MR. KNAPP: I think that there has been a
8 lot of research. I have seen tons of articles over
9 the last few years on well casings and PVCs and
10 leaching.
11 In general, the consensus has been, it's not
12 been a problem except where there is pretty exotic
13 chemicals at high concentrations.
14 We are not seeing what look like thalade
15 (phonetic) hits, if you will, from the water.
16 The source of contaminants that we have at
17 Treasure Island, this is kind of the industry
18 standard.
19 Now, admittedly, you can do better if you go
20 to, say, teflon, a more exotic, higher priced, a

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1 little less robust type of material. Certain metals
2 typically may be a different kind of casing.
3 But for the kind of variety, fairly low
4 level contaminants at Treasure Island, this is what we
5 use and it's the practice. We have not had any
6 regulatory concerns about it.

7 As far as the procedures, we go about
8 sampling the groundwater, moving the casing volumes
9 and instrumentation and that sort of thing. That
10 information is in our groundwater sampling plan. We
11 will not dwell on that here.

12 I mentioned these other two items.

13 Let's go to an example of a frequency chart
14 for deciding on how often to sample.

15 This is probably a little hard to read, but
16 it's an example of a series of decisions that one can
17 make to decide how frequently to sample groundwater in
18 a particular well.

19 Usually, four consecutive quarters of
20 groundwater are done on any well that's installed.

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1 It's the standard. The rationale of that is, you have
2 a wet season, a dry season. You will get seasonal
3 effects.

4 Essentially, you get enough data that you
5 can see trends.

6 But beyond that, you can go into additional
7 criteria where you look at the position of the well in
8 regards to the plume, the variability of the data,
9 just a number of factors to lead you down to the
10 bottom here where you might decide on annual samplings
11 are required, but maybe quarterly samplings are
12 required.

13 I won't work through each of those, but to
14 show there is some science behind on how we decided
15 for Treasure Island how frequently to monitor various
16 wells.

17 This slide should actually say the first
18 monitoring wells for the installation restoration
19 program were installed in 1992. We have been
20 installing wells, really, up to yesterday at Treasure

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1 Island, so as you can tell by the number of wells I am
2 talking about, we have a lot of wells that have been
3 built over time.

4 We present the data in our IR report, in our
5 petroleum sites, in our Corrective Action Plan, CAP.

6 The most recent sampling was essentially
7 last week in October -- I'm sorry. I'm getting ahead
8 of myself here. The most recent document everybody
9 has that has groundwater monitoring results is
10 something released in October. That covered the

11 sampling done in May. That was what we called our
12 semiannual sampling. We started the effort in
13 January, and so we sampled every three months since
14 then. So we are just finishing up our fourth quarter
15 sampling, which, like I say, is essentially yesterday.

16 The documents that we will present, the
17 whole year's results, interpretations, et cetera,
18 that's what we call our annual groundwater monitoring
19 report, and that's going to be issued in early 1999.

20 Now, TPH or petroleum hydrocarbons, of

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1 course, are one of the most common contaminants at
2 Treasure Island. The question has been raised at
3 Treasure Island and at many installations, what's
4 natural attenuation? Can we get a handle on natural
5 attenuation?

6 Well, it's a bunch of processes. Often you
7 think of biodegradation as microorganisms eating some
8 of the petroleum hydrocarbons, that sort of thing.

9 There is physical, chemical, biological
10 processes, and these processes can reduce the mass,
11 the toxicity, the mobility of the compound, the volume
12 and concentration. So a lot is happening under there
13 in the subsurface.

14 So you can monitor natural attenuation and
15 look at that as a possible option as far as cleanup.

16 One thing we did in the sampling in May, the
17 October document last month that you received, it
18 collected information from 71 wells regarding
19 biodegradation.

20 We analyzed for what we call indicated

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1 parameters, that is, chemical compounds that indicate
2 the presence of microorganisms.
3 I wanted to just briefly discuss the results
4 of a couple of sites for doing that.

5 One was Site 12, where we had total
6 petroleum hydrocarbons. We have evidence from our
7 sampling that biodegradation is occurring at Site 12,
8 and some things that we see are depletion of nitrate,
9 sulfate, increase of iron, sulfate and methane and
10 elevated alkalinity. There is a progression of
11 difficult changes that occur with biodegradation, and
12 there is information in our October document that goes
13 into this in more detail.

14 Essentially, what the patterns that we are
15 seeing for sampling do indicate that biodegradation is
16 occurring, and then this empirical evidence where TPH
17 levels have decreased over time from our sampling of
18 the wells.

19 The other site, Site 24, where we have
20 chlorinated solvents, this was the dry cleaning

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1 facility, we are seeing biodegradation of chlorinated
2 solvents at Site 24.

3 We have a little different set of parameters
4 that you see there that indicates solvent degradation.
5 But, in general, you get low dissolved oxygen, and the
6 presence of iron, manganese and methane.

7 We only have one sample where we have done
8 that natural attenuation sampling -- well, actually,
9 we completed the second one, but we don't have that
10 data yet.

11 The recent sampling, we feel we will have
12 the additional data and confirm the results.

13 MR. VAN WYE: Are you seeing or do you
14 expect to see a diminution of the biodegradation,
15 because the passage of time and the fact that no
16 additional chemicals have been put on Treasure Island
17 in years?

18 MR. KNAPP: Yes.

19 Essentially, it gets harder for the bugs to
20 make a go of the contamination if it's not a fresh

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1 source. They like to start with oxygen. They deplete
2 that and they have to work harder to get nutrition
3 from nitrates. They oxidize iron and use it as iron
4 plus two, and the same with manganese.

5 So it does tend to get harder, and it's
6 slower if there is not fresh product.

7 CO-CHAIR SULLIVAN: But some remediation
8 methods have been seen to improve biodegradation by
9 various, by artificially adding to the site you can
10 increase the biodegradation again.

11 MR. KNAPP: One of the very obvious ones
12 would be to give them more oxygen. Sparging, bubbly
13 oxygen, the groundwater will accelerate
14 biodegradation.

15 There are nutrients that you can put down
16 there and give them a boost.

17 MR. VAN WYE: What's the end line look like
18 when you don't have to do anything any more, where
19 nature has once again reached an equilibrium where we
20 no longer have to worry about the nasty stuff that

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1 came out of a dry cleaning plant?

2 MR. KNAPP: It depends on how nasty is
3 nasty, I guess.

4 If it's decided to clean up to 1 PPB, you
5 may never reach that natural attenuation. We will
6 have to do something else.

7 So you can see this progression perhaps
8 slowing down if you don't enhance it.

9 But how low the concentration will get
10 depends on the nutrients in the soil, sandiness of the
11 soil versus the cleanliness, a lot of factors.

12 MR. GREGSON: Richard, what kind of
13 diminution have you seen already?

14 MR. KNAPP: We have seen at Site 12
15 concentrations that are, in some instances, in the 5
16 parts per million range getting down.

17 MR. GREGSON: For what chemicals of concern?

18 MR. KNAPP: For TPH, diesel.

19 MR. GREGSON: And it goes to nondetect at
20 what detection?

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1 MR. KNAPP: I think .5. I would have to
2 check.
3 It's less than a part per million,
4 certainly.
5 MR. GREGSON: Okay.
6 MS. NELSON: Question: At our interim
7 meeting, we identified two other topics to be captured
8 at our workshop. One was regulatory standards for EPA
9 priority pollutants in the water.
10 There was an article in the Chronicle a
11 couple of weeks ago and, also, an update on lead. I
12 think Kavitha may have some information on that, but
13 those were two items that we identified to cover.
14 CO-CHAIR SULLIVAN: Okay.
15 MS. NELSON: Are we prepared to talk about
16 those?
17 CO-CHAIR SULLIVAN: Let me just interject.
18 The regulatory standards, I'm not ready for,
19 but I do, I want to interject about a couple of other
20 areas that we are sampling so you're aware.

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1 Richard talked about the IR sampling
2 program, but we are also, not all the petroleum sites
3 are in the IR program. There are a number of smaller
4 tanks that were never in the IR program to begin with,
5 and just continued outside of the IR program.
6 So we are sampling at 10 other sites or 10
7 other points. There is two tanks around Building 1,
8 two former tanks. A tank right behind the Fog Watch
9 back here, and two more former tank sites at the
10 cooking school building.
11 And then there is another one at Building
12 180 and then at Building 29. And then there was a
13 former Building 143, as well as Building 270 out at
14 Yerba Buena Island.
15 So all of these sites are also being sampled
16 under the UST program.
17 But what we have done as a result of some
18 past discussion is synchronized that quarterly
19 sampling which was never in synch before, so this past
20 groundwater event, both these smaller UST sites and

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1 the IR sites have been sampled during the same period.
2 And then going further, Richard has actually
3 sampled the water levels in all of these other
4 non-Tetrattech wells, so that we can get a consistent
5 groundwater level data set for the whole island.
6 So these smaller sites are kind of somewhat
7 forgotten, sometimes tend to be forgotten, but that
8 sampling is still ongoing.
9 MS. NELSON: So the November event conformed
10 the sampling program for all wells, UST, CAP and IR
11 sites?
12 CO-CHAIR SULLIVAN: Well, all have been
13 sampled, yes.
14 For the November sampling period, they have
15 been sampled in the same period and the water level
16 data has been taken at all the sites, including 270 --
17 or maybe not.
18 MR. KNAPP: I would have to check.
19 CO-CHAIR SULLIVAN: But then that's
20 noncontiguous anyway, because it's out by itself on

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1 Yerba Buena.
2 MS. NELSON: That would be very interesting
3 information.
4 It should probably be reflected in the final
5 RI. I think that was one of our comments.
6 MR. HEHN: Wasn't that also done for the May
7 sampling as well?
8 MR. KNAPP: Yes.
9 CO-CHAIR SULLIVAN: So, Pat, your other
10 questions referred to?
11 MS. NELSON: The other topics.
12 CO-CHAIR SULLIVAN: The other topics.
13 MS. NELSON: The groundwater workshop.
14 CO-CHAIR SULLIVAN: And I guess I remembered
15 the discussion at the interim meeting. I wasn't sure
16 how to implement that.
17 MS. NELSON: I think we need an update as to
18 the new EPA priority pollutants and an update on lead.
19 CO-CHAIR SULLIVAN: As far as groundwater or
20 in soil?

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1 MS. NELSON: Well, maybe both, actually.
2 That would capture the EPA hearing.
3 MR. GREGSON: Patricia, is that the EPA
4 priority pollutants themselves or the levels?
5 MS. NELSON: Both.
6 MR. GREGSON: Both.
7 MS. NELSON: Because there had been an
8 article in the Chronicle a couple of weeks ago.
9 MR. GREGSON: Right. It might be that's not
10 a good resource.
11 However, on the Safe Drinking Water Act of
12 1994, it did promulgate the addition of 25 new
13 compounds for primary, national primary drinking water
14 standards.
15 MS. NELSON: That was '94, but this was
16 recent.
17 MR. GREGSON: So there's been some new
18 developments, then; is that correct?
19 MS. NELSON: I think that was the thrust of
20 the article.

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1 MR. GREGSON: We should definitely look at
2 that.
3 MS. RAO: What article?
4 MS. NELSON: David, do you have anything?
5 MS. RAO: What article was that?
6 MS. NELSON: An article in the Chronicle.
7 CO-CHAIR SULLIVAN: I have it. I wasn't
8 able to act on it before the meeting.
9 MR. HEHN: We would be looking at both
10 change in the concentrations of levels for different
11 types of remediation cleanup levels as well as adding
12 some new priority pollutants to the list.
13 MS. NELSON: I think that's right.
14 MR. HEHN: I can't remember the other ones,
15 but I did see that article.
16 MS. NELSON: Then I propose to make an
17 action item out of this.
18 CO-CHAIR SULLIVAN: And --
19 MS. NELSON: Have it addressed at the
20 January meeting.

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1 CO-CHAIR SULLIVAN: And so the reason what I
2 would surmise, then, is how do these new updated EPA
3 priority pollutants potentially affect our groundwater
4 monitoring program?
5 MS. NELSON: Bingo.
6 MR. HANSEN: And then Pat's other issue,
7 Kavitha probably is going to address. She has a
8 speech on that.
9 CO-CHAIR SULLIVAN: Well, now, that's
10 unrelated, it's not groundwater.
11 MS. RAO: It's not groundwater.
12 MR. HANSEN: But she needs to make that
13 announcement before anybody leaves.
14 CO-CHAIR SULLIVAN: Go ahead.
15 MS. RAO: I have already given this to most
16 of you, I think. It's an update on the EPA's lead
17 standards.
18 They are having their only public hearing in
19 the entire nation, and it will be here in San
20 Francisco. It was rescheduled to Friday, December 4.

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1 And they have given an indication that they
2 will be counting numbers, just shear numbers of people
3 that will show up that are concerned with the proposed
4 standards. We will have an impact, and we will be
5 counted.
6 I have a handout here for whoever didn't get
7 one. I think I gave them to everybody. It has the
8 hearing times on the back and the phone number you can
9 call to reserve a spot to comment in advance.
10 It would be really helpful to get as many
11 people from all of the RABs in the area to comment on
12 their concerns with proposed raised standards that the
13 EPA is proposing.
14 So that's it. December 4th, Friday.
15 MS. NELSON: And that's in San Francisco,
16 345 Stockton?
17 MS. RAO: Yes.
18 And the comment period has been extended to
19 the end of December.
20 Originally, it was the 30th. Now it's been

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1 extended.
2 CO-CHAIR SULLIVAN: And then as far as our
3 end of things, we have not, the Navy has not yet, we
4 have not implemented any decision making based on what
5 any of these existing or proposed levels may be.
6 It's still a topic of discussion between the
7 Navy and the agencies, and so we haven't presumed
8 anything yet.
9 So all of this is still appropriate for
10 discussion.

11 MR. HANSEN: However, on the fact sheet that
12 ARC had sent out to us, the indication is that raising
13 the acceptable level from 400 to 2,000 is being pushed
14 by the DoD agencies, including the Navy, in order to
15 reduce the cleanup costs.

16 So one might surmise that if they do raise
17 the level to 2,000, it has obvious advantageous
18 reasons for the Navy.

19 CO-CHAIR SULLIVAN: To some extent, whatever
20 it ends up being, the guidance is what we would tend

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1 to follow.
2 MS. RAO: Yes.
3 Meetings that we have had, lead has come up
4 in the past few months.
5 It seems the Navy is taking a position on
6 acting according to the task of the documents.
7 CO-CHAIR SULLIVAN: But nothing is final yet
8 as far as any actions we might take on Treasure Island
9 and Yerba Buena Island.
10 MR. HANSEN: But there will not be another
11 RAB meeting prior to this on December 4th, and
12 Kavitha's point, there will be a head count. More
13 people who show up who can come, it will be better.
14 I notice the public comments will be given
15 in the afternoon between 3:30 to 5:00, or come back at
16 night after supper, from 6:00 to 9:30.
17 So there is a chance to get your two cents
18 in. Like they say in Chicago, vote early and vote
19 often. That was Berkeley, I guess.
20 MS. SMITH: No, that wasn't. That was

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1 someplace else.
2 CO-CHAIR SULLIVAN: Okay. We have another
3 item that we have to get at least handed out. That's
4 the document schedule. I think we made copies. It's
5 on the back table.
6 I think everyone should have gotten a copy o
7 the schedule. It's a work in progress, but I meant to
8 give everybody a sense of what documents are out there
9 and what documents are upcoming.
10 This will be a document that we can now
11 update on a regular basis. We just got to the point
12 where there are too many documents out there to keep
13 track of.
14 Richard, since we are running short on time,
15 what items, are there any community co-chair items?
16 MR. HANSEN: Nothing to bring up now.
17 Except that Paul pointed out at the
18 intermission, that if we are not going to have a
19 December meeting, per se, it's probably not necessary
20 to have an interim RAB meeting in December.

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1 MR. HEHN: It just depends on whether you
2 want to have that and whether there is a particular
3 topic of discussion that needs to be resolved at that
4 particular time. We can if the need be.
5 MR. HANSEN: It seems to me we can forgo the
6 interim meeting entirely in December, and this is the
7 time we should decide for the interim meeting for the
8 month of January, according to the program that would
9 be in the first week of January.
10 If somebody has a calendar, we can settle
11 the thing.
12 CO-CHAIR SULLIVAN: I think it should be the
13 6th of, backing up, the 6th of January. So that still
14 seems sufficiently after the New Year.
15 I subtracted from our RAB meeting, the 19th
16 of January, 13 days.
17 So there is a consensus of not having an
18 interim meeting.
19 I was kind of leaning the other way, but
20 it's whatever is the consensus of the group. It's

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1 your interim meeting.
2 MR. HEHN: Well, are there any particular
3 issues that we need to follow up on?
4 MS. NELSON: I guess if we wanted to get
5 together to talk about the revised SSEBS, we could do
6 that.
7 When are comments due on that?
8 CO-CHAIR SULLIVAN: Well, there wouldn't be,
9 actually, that is the final document.
10 MS. RAO: Also, there is no action RAP right
11 now. There is a public hearing again proposed.
12 CO-CHAIR SULLIVAN: At this point, there is
13 no further action RAP.
14 We will have the discussion item right at
15 the regular January meeting.
16 MS. RAO: And Site 12 issues, will there be
17 any?
18 CO-CHAIR SULLIVAN: Well, other than the, I
19 mean, the only document that will be out, that would
20 have gone out is the SSEBS, final SSEBS and FOSL, and

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1 then we won't have other documents on Site 12 until,
2 well, we would have, we will do the additional
3 sampling in buildings 1207, 1209 area in December, but
4 we wouldn't have data out on that until January,
5 anyway, especially if we take additional dioxin
6 samples. The turnaround time for those is much
7 longer.
8 So there wouldn't actually be any other
9 documents coming out in December. There may not be a
10 compelling reason to have a meeting.
11 MS. RAO: I am hoping to get a TAPP grant
12 further along in the process within the next week or
13 two, also.
14 I have been playing, I have been having a
15 hard time actually getting personal phone contact with
16 the proposed providers. We have been relaying
17 messages back and forth, and the Navy and Virginia had
18 raised concerns trying to work out with them.
19 CO-CHAIR SULLIVAN: So we had forwarded the
20 document to Washington, and then I got some comments

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1 back from both them and from our San Bruno office, and
2 then I compiled the comments together and sent them to
3 Kavitha. She's been working on them.
4 MS. NELSON: Do you want to get together to
5 discuss that or have a conference call once it comes
6 together?
7 MS. RAO: I'm open to meeting.
8 If no one wants to meet in December, I can
9 E-mail for people to review and get back to me.
10 MR. HEHN: There are a couple of other
11 documents that show up in a document status summary,
12 whether or not they come out is a question.
13 There is a draft pilot test work plan
14 scheduled for the end of November. Is that going to
15 happen?
16 And then also a draft fuel line removal
17 report with comment period that's supposed to be out
18 in the end of November.
19 CO-CHAIR SULLIVAN: Which document is the
20 test program?

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1 MR. KNAPP: No. That's the draft work plan
2 for title pilot test.
3 MR. GALANG: Site 25.
4 CO-CHAIR SULLIVAN: But then the period, if
5 it comes out on that schedule, then what is the
6 comment period for?
7 MS. NELSON: For 45 days.
8 MR. HEHN: 45 days.
9 CO-CHAIR SULLIVAN: So pushing up against
10 January.
11 MS. NELSON: January meeting.
12 MR. HEHN: The January meeting.
13 CO-CHAIR SULLIVAN: Well, if we don't have a
14 December meeting, may we have enough flex in the
15 schedule to adjust that comment period a little bit so
16 it isn't an issue?
17 And then the fuel line removal document,
18 since we don't have the fuel line project manager any
19 more -- the position is currently vacant -- so that's
20 my document.

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1 And so we will probably be issuing that, the
2 Navy is still making some internal comments. We will
3 probably be finalizing that draft document probably in
4 about two weeks, so it will probably be closer to the
5 first week in December or so.

6 And it's basically more of an informational
7 document, but I think we will have plenty of time.
8 It's kind of an informational document feeding into
9 the remedial investigation report fuel line.

10 So I don't think that would be really
11 seriously affected by not having a meeting in
12 December, either.

13 So it looks like we are okay for this period
14 of time.

15 MS. NELSON: Is the draft final RI report
16 going to be issued in December? We are pushing up
17 against December here. Is that going to be real?
18 It's on the schedule.

19 CO-CHAIR SULLIVAN: The offshore?

20 MS. NELSON: The offshore.

1 it's likely we won't. It won't issue until January.

2 I think January is getting to be a pretty
3 good date, given that we do now have a final pre-draft
4 document. So I think it will be January.

5 Any other comments or questions concerning
6 the document schedule?

7 MS. NELSON: I don't think so.

8 I think we are trying to give ourselves
9 permission to take December off.

10 CO-CHAIR SULLIVAN: I'm ready for it.

11 MS. NELSON: Okay.

12 CO-CHAIR SULLIVAN: We have not had, this
13 RAB, we have not skipped a meeting.

14 I think maybe only our first year we skipped
15 one month. Other than that, we have met every month.

16 MR. HANSEN: Does that leave anyone with a
17 bad conscience?

18 CO-CHAIR SULLIVAN: Well, we had meetings to
19 discuss what we needed to discuss.

20 MS. NELSON: Those extra meetings that we

1 CO-CHAIR SULLIVAN: We are still working
2 towards it.

3 MR. KNAPP: Right now, it's scheduled for
4 mid-December.

5 CO-CHAIR SULLIVAN: So then there would
6 still be a comment period that would extend at least
7 into the . . .

8 MS. NELSON: Into the next year.

9 CO-CHAIR SULLIVAN: Into the next year.

10 MR. KNAPP: 30 days.

11 MR. HEHN: What about the EIS schedule?

12 CO-CHAIR SULLIVAN: It's getting close.
13 (Laughter.)

14 CO-CHAIR SULLIVAN: The pre-draft, the
15 complete pre-draft document is in Washington now.
16 It's been there for a couple of weeks. They are
17 giving it their final review. It's likely it will
18 have some comments.

19 And so there is a potential it could issue
20 in December, but I think, because of the holidays,

1 had in the interim made up for it, right?

2 CO-CHAIR SULLIVAN: Okay. Time check. It's
3 ten minutes to 10:00.

4 MS. NELSON: I had one other item.

5 I don't know that it's known, but Kavitha
6 told me she's leaving in January for about five
7 months.

8 I wanted to at least honor Kavitha with a
9 round of applause for her contributions.

10 (Applause).

11 MS. RAO: Thank you.

12 CO-CHAIR SULLIVAN: Are you coming back then
13 to the RAB?

14 MS. RAO: I hope to.

15 MR. HANSEN: Where are you going?

16 MS. RAO: Guatemala and Peru.

17 MR. VAN WYE: Fascinating.

18 MS. NELSON: Tell us a little bit what
19 you're going to do.

20 MS. RAO: I work with another nonprofit

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1 besides ARC Ecology. It's a start-up educational
2 program called Odyssey that will send volunteers to 10
3 different third world countries.

4 It will be an educational experience for
5 students in America, primarily focused on service
6 issues. It will tie into history and culture but more
7 specifically current issues like the environment and
8 health and indigenous people, globalization, the
9 economy and things like that.

10 We are hoping to get more service learning
11 in high schools around America, and get people more
12 aware of areas overlooked in most world history books
13 and textbooks in the U.S.

14 We have been working on it for two years,
15 and we finally have funding coming through starting
16 next semester in January.

17 MS. NELSON: Well, congratulations.

18 MR. HANSEN: Wonderful program.

19 CO-CHAIR SULLIVAN: Okay. Well, then, the
20 next meeting will be the interim meeting on the 6th of

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1 the new year.

2 MS. NELSON: And thanks to Sue for the nice
3 Christmas cookies.

4 CO-CHAIR SULLIVAN: So please grab some
5 cookies on the way out.

6 MR. VAN WYE: And thanks to Sue for all of
7 the nice refreshments we have had over the months and
8 years.

9 (Applause.)

10 (The meeting adjourned at 9:55 p.m.)

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1 January at PG&E.

2 And then the regular meeting would be on the
3 19th of January.

4 The next BCT meeting is subject to change.
5 It looks like it won't be on Monday, the 7th of
6 December, because there was some other meetings going
7 on that look like there is meeting conflicts.

8 So we do not yet have a firm date for the
9 December BCT meeting. It might still be during that
10 week of 7 December, but we will try to make a decision
11 on that later this week.

12 And, then, of course, the Treasure Island
13 Development Authority meeting is tomorrow. We will be
14 discussing the Citizens Advisory Committee.

15 MR. VAN WYE: Also, I've talked to a few
16 people here today -- this is off the record.

17 (Off-the-record discussion.)

18 CO-CHAIR SULLIVAN: Well, everyone have a
19 safe and happy holiday period for both Thanksgiving
20 and Christmas and New Year's. We won't see you until

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