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 2 NAVAL STATION TREASURE ISLAND
 3 ENVIRONMENTAL RESTORATION ADVISORY BOARD MEETING
 4 16 SEPTEMBER 1997
 5 7:00 P.M.
 6 BUILDING 1, 2ND FLOOR CONFERENCE ROOM AREA
 7 TREASURE ISLAND
 8 MEETING NO. 37
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 12 TRANSCRIPT OF PROCEEDINGS
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 20 REPORTED BY: STEPHEN BALBONI, CSR NO. 7139

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1 A T T E N D E E S (Continued)
 2 GUTIERREZ-PALMENBERG, INC. (GPI)
 3 DARLENE B. BROWN
 4 BARRY GUTIERREZ N60028_000769
 5 TREASURE ISLAND
 6 SSIC NO. 5090.3.A
 6 COMMUNITY MEMBERS:
 7 JOHN ALLMAN
 8 ARC ECOLOGY (CHRIS SHIRLEY)
 9 RICHARD HANSEN
 10 PAUL V. HEHN (Alternate Community Co-Chair)
 11 CLINTON LOFTMAN
 12 PATRICIA NELSON (Community Co-Chair)
 13 HENRY ONGERTH
 14 DALE SMITH
 15 THOMAS THOMPSON
 16 TI YACHT CLUB (HARLAN VAN WYE)
 17 USHA VEDAGIRI
 18
 19 GUESTS:
 20 SHIRLEY HANSEN

3

1 A T T E N D E E S
 2
 3 U.S. NAVY:
 4 JAMES B. SULLIVAN (BEC and Navy Co-Chair)
 5 ERNIE GALANG (RPM)
 6 HUGO BURTON (NAVSTA TI)
 7 RYAN BROOKS (Community Relations)
 8
 9 PRC ENVIRONMENTAL MANAGEMENT, INC.:
 10 THORSTEN ANDERSON
 11 STACEY LUPTON
 12 RICHARD KNAPP
 13
 14 REGULATORY AGENCY:
 15 MARY ROSE CASSA (DTSC)
 16 JAMES A. RICKS, JR. (US EPA)
 17 SHIRLEY BUFORD (DTSC)
 18 MARTHA WALTERS (SFRA)
 19 LARRY FLORIN (SF CITY ADMINISTRATION)
 20

2

1 CO-CHAIR SULLIVAN: Well, welcome to our
 2 September Restoration Advisory Board meeting.
 3 This will actually be the last meeting for
 4 Naval Station Treasure Island.
 5 As you know, the Naval Station closes
 6 exactly two weeks from tonight, and as of that date,
 7 Engineering Field Activity West in San Bruno will be
 8 taking over administration of the base for the Navy
 9 and working in partnership with the city.
 10 So as far as the cleanup goes, it will be
 11 a fairly transparent process. I will still be here
 12 and we will still have the same consultants.
 13 Those of you who have met some of the
 14 Naval Station staff, particularly the military, they
 15 will all be gone.
 16 We will probably continue to meet in this
 17 building, at least next month and maybe for the next
 18 several months until we can determine what our long
 19 range meeting location might be.
 20 But the Nimitz Center, as far as Navy

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1 facilities, the Nimitz Center and the Casa are
2 permanently closed. Whether or not they might
3 reopen at some later date, and we might be able to
4 make use of them, we don't know at this time.

5 There are copies of the agenda on the back
6 table, if you hadn't had one.

7 One of the items, I have gotten a late
8 notice that we had a field truck on board, the site
9 characterization analysis penetrometer system, and
10 they were, they actually are working every day
11 anyway, but they were available today from 5:00 to
12 6:00. Paul stopped by and actually saw the truck
13 from afar.

14 They will still be out here for another
15 week and a half, and so if anyone is interested in
16 coming out, actually, basically, any time during the
17 working day to view the SCAPS truck and see it in
18 action, you can contact me and we can make
19 arrangements, but they are happy to have visitors.

20 MS. CASSA: They do a really nice show and

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1 they really seem like they enjoy having visitors.

2 CO-CHAIR SULLIVAN: Then earlier, there
3 was the interim meeting from last Tuesday that had
4 been rescheduled tonight because of the BART strike,
5 so that was from 6:00 to 7:00, and now we are moving
6 into the regular meeting.

7 The first item is the discussion and
8 approval of the agenda. Does everyone have a copy?
9 If not, there are additional copies on the back
10 table.

11 CO-CHAIR NELSON: I guess, as a result of
12 our interim meeting, we would like to add an item to
13 the BRAC cleanup process. the feedback to the
14 community relations plan issued by the PRC, I
15 believe.

16 CO-CHAIR SULLIVAN: Okay. And is there a
17 place you want to insert that or just before the
18 break?

19 CO-CHAIR NELSON: I guess maybe just
20 before the break.

6

1 CO-CHAIR SULLIVAN: Okay.

2 CO-CHAIR NELSON: And in addition to that,
3 since we want to comment on the Zone 4 FOSL, I think
4 today is the deadline; although because of various
5 work constraints as a result of the BART strike, I
6 think we would like to give some verbal comments
7 here tonight and see if there is another alternative
8 deadline for any written comments that could be
9 negotiated.

10 CO-CHAIR SULLIVAN: Okay. So we will do
11 that along with the comment on the feedback just
12 before the break, so that's concerning those two
13 items.

14 Well, I have a proposed deletion to keep
15 us on schedule then. I have been laboring to look
16 at the February, March and April meeting minutes and
17 to do markups of them. I have still been unable to
18 do that. I have been sliding through the February
19 minutes.

20 So I'm going to have to request that that

7

1 be deferred. I think after the closure of the
2 station in two weeks, there will be more time to
3 work on things like that.

4 CO-CHAIR NELSON: Can we make that a
5 number one action item for next month?

6 CO-CHAIR SULLIVAN: If I do one thing, it
7 will be February, March and April meeting minute
8 markups.

9 Are there any other comments on tonight's
10 agenda?

11 (No response.)

12 CO-CHAIR SULLIVAN: Okay. Then we will
13 move into the public comment process.

14 We set aside five minutes at the beginning
15 of each meeting, if there are members of the general
16 public who would like to discuss items concerning
17 the cleanup, although I don't see members of the
18 general public here tonight.

19 MS. SHIRLEY: Jim, I have a comment I
20 would like to make.

8

1 It doesn't really fit on the agenda, but
 2 it is really more of a statement.
 3 CO-CHAIR SULLIVAN: Okay.
 4 MS. SHIRLEY: And that is, I have been
 5 hearing rumors all over the city that the Navy is in
 6 negotiations with the mayor about possible dirty
 7 transfers, early transfers.
 8 I don't know if it's true or not, but I
 9 just want to go on record as saying, well, first,
 10 asking the RAB to sort of keep their ears open. If
 11 the board of supervisors considers it to show up and
 12 say what you think.
 13 And, also, I just want to go on record as
 14 saying that I and ARC Ecology are opposed to this
 15 idea, and if you would like to know more about why,
 16 please call me.
 17 CO-CHAIR SULLIVAN: Well, I can state, at
 18 least for myself, at this point in time we are
 19 working towards the cleanup and the transfer
 20 schedules, so I'm not involved in any discussions of

1 that type, and I'm not aware of any.
 2 MS. SHIRLEY: Well, that's good to hear,
 3 but, still, I have been hearing rumors.
 4 I just wanted to alert people to keep
 5 their ears open.
 6 CO-CHAIR SULLIVAN: Yes, Richard?
 7 MR. HANSEN: As a member of the general
 8 public, I would like to tag on to what Christina
 9 just said.
 10 I personally would be appalled if that
 11 sort of action would come to pass. I think it would
 12 make a mockery of what the RAB was doing.
 13 I would hope that the committee as a whole
 14 would express strong concern that a dirty transfer
 15 not be made at Treasure Island. I hate to say it's
 16 like a kick in the face, but it's awful much like a
 17 kick in the face if that ever comes to pass, because
 18 I think the RAB is trying to do the right thing, and
 19 the right thing is to have a clean transfer.
 20 CO-CHAIR NELSON: I saw some heads nod.

1 Any other comments or concerns?
 2 MS. VEDAGIRI: Well, I would like to add
 3 to that, because I think it's particularly
 4 disturbing when we have all these questions of
 5 funding coming out.
 6 So this whole idea for a dirty transfer,
 7 already, even if the liability or the responsibility
 8 remains with the Navy, we have concerns about
 9 whether the funding will be adequate in later years
 10 to get that cleanup done.
 11 Now, if the dirty transfer actually goes
 12 through, I feel that raises the whole question of
 13 whether the cleanup gets done to a higher level of
 14 uncertainty.
 15 CO-CHAIR NELSON: Well, I think I would
 16 like to take advantage of the fact there are two
 17 representatives of the City of San Francisco, Martha
 18 Walters we know, and Larry Florin, I think, is out
 19 in the audience.
 20 The Navy has responded about what they

1 knew.
 2 Are there any rumors floating around in
 3 the city that you're aware of?
 4 MR. FLORIN: No discussions are happening
 5 regarding dirty transfer of Treasure Island.
 6 MS. WALTERS: I concur with that.
 7 CO-CHAIR NELSON: Is that something that
 8 the Treasure Island Development Task Force, which, I
 9 guess, has now been made a commission, is that
 10 something that would be within their purview if
 11 those discussions did, in fact, come to pass, or is
 12 this a board of supervisor issue?
 13 MR. FLORIN: It depends on the timing.
 14 The task force will certainly be involved
 15 in discussions regarding the conveyance of the
 16 property irrespective of the timing, but if AB699 is
 17 to pass, then it's possible that the board of
 18 supervisors would not be involved in conveyance
 19 negotiations. The task force would certainly be,
 20 would then be the development authority, and they

1 would have jurisdiction over the conveyance.
2 CO-CHAIR NELSON: And is the task force an
3 appropriate arena for the RAB community members to
4 voice any concerns about dirty transfer?

5 MR. FLORIN: Absolutely.

6 CO-CHAIR NELSON: And how do we get on an
7 agenda if that's something the RAB elected to do?

8 MR. FLORIN: The way, there's certainly
9 public comment on every RAB agenda meeting, so
10 that -- excuse me -- task force meeting, so that
11 would be a way.

12 If there is a relevant point that you want
13 to be raised in the context of some action being
14 considered, then that would certainly be the
15 appropriate vehicle to do that.

16 In the bylaws of the Development
17 Authority, which is not yet in place, would be
18 January 1st, if AB699 is approved.

19 It does call for a citizen's committee to
20 be established as an advisory group to the

13

1 development authority, and it could be within that
2 context.

3 There are lots of different venues to
4 bring it up, but I think for the time being, the
5 best venue to do that is under the public comment at
6 the meetings.

7 MS. WALTERS: Could we have a
8 clarification from the Navy from Jim: What have you
9 heard? I haven't heard anything.

10 CO-CHAIR SULLIVAN: Actually, I haven't
11 heard anything. This is news to me.

12 In fact, we've been working on briefings
13 recently to show what the proposed transfer date
14 would be of property based on the completion of
15 cleanup.

16 MS. SHIRLEY: Well, that's good to hear.
17 As I said, it's something that's been floating
18 around, and I just wanted to make people aware.

19 CO-CHAIR NELSON: And I guess there had
20 been a lot of coverage with the Presidio issues,

14

1 and, certainly, it's a timely topic to bring up.

2 So thank you, Chris.

3 MR. ONGERTH: If this ever becomes more
4 than a rumor, it would certainly be appropriate to
5 hear from DTSC and the regional board and the
6 federal EPA what their positions would be with
7 relation to this matter.

8 This is certainly not the time to ask them
9 to react, but they ought to be prepared to deal with
10 that.

11 MS. SHIRLEY: Well, they are developing
12 guidelines at this time about how to evaluate dirty
13 transfer proposals.

14 MR. ONGERTH: "They"?

15 MS. SHIRLEY: Both the EPA and DTSC.

16 I would assume that if anyone wants to
17 comment on those, I know I have copies of the draft
18 documents, and if anyone wants to comment on them, I
19 would be happy to give out copies of those
20 guidelines, but they are still in discussion.

15

1 CO-CHAIR NELSON: Is that something that,
2 Mary Rose, you could address briefly here, just on
3 the status of those guidelines and what DTSC's role
4 would be in the consideration?

5 MS. CASSA: I can look into it.

6 CO-CHAIR SULLIVAN: Actually, we had some,
7 I guess maybe that was back in the January, February
8 meeting when we had Jennifer Smith here, and she did
9 discuss some of the issue, although it was fairly
10 new at the time, that the state has a role, and, in
11 fact, the governor has a role in approving any of
12 these kinds of transfers, which we prefer to call
13 transfer prior to clean up.

14 (Laughter.)

15 CO-CHAIR NELSON: Let's see. There are
16 two hands up. One is Paul and one is Richard.

17 MR. HANSEN: I would like to ask, since
18 Shirley already has a copy of those, or maybe Mary
19 Rose has a better copy that's more current or more
20 authoritative, that they be turned over to our

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1 preparer of the minutes and distributed to all of
2 the RAB.
3 This is something I think that's very
4 vital to us, because I think most of us are here
5 because we want clean transfers, and it would
6 completely subvert this group and tend to make some
7 of us feel like we wasted the last couple years of
8 our life. We want a clean transfer.

9 CO-CHAIR NELSON: Mary Rose, is that
10 something you can provide?

11 MS. CASSA: Barbara seems to know more
12 about it than I do.

13 MS. WALTERS: I know that the EPA and the
14 DOD are working together on the guidelines, and that
15 every individual state is coming up with their own
16 guidelines.

17 I'm not sure of the status of the DTSC or
18 the regional board or where Cal-EPA is. I have
19 heard rumors.

20 MS. LUPTON: I just talked to folks today.

17

1 I have a copy of the latest and greatest, and I can
2 get it for you.

3 The DTSC, they are following EPA's --
4 coming up with their own guidelines. Basically,
5 they show you step by step what the procedures will
6 be if you're going to do this transfer.

7 EPA has come up with another revised
8 version, an umpteenth revised version, so I don't
9 know which copy you have, Chris.

10 MS. SHIRLEY: I have the one from '96.

11 MS. LUPTON: I have one that is more
12 updated, but I can check with you on that.

13 I don't know whether they are going to
14 finalize them, but they are parallel to one another.

15 CO-CHAIR SULLIVAN: So there is some
16 information out there that could be provided.

17 MS. LUPTON: I will have to check to see
18 we still have it.

19 MS. SHIRLEY: It's public. I got it
20 through normal legitimate channels.

18

1 CO-CHAIR SULLIVAN: Okay. If there is
2 public information available, Stacey will work with
3 us and we will distribute it.

4 CO-CHAIR NELSON: Okay. We have three
5 hands. Paul's is up and then John, and I think you
6 will have to introduce yourself because, obviously,
7 you're not Rachel Smith.

8 (Laughter.)

9 MR. HEHN: I just wanted to maybe ask
10 Martha and Chris and Stacey, in those particular
11 guidelines, do they address one of the big concerns
12 that came out when we had the presentation on dirty
13 transfer, that there was no way to ensure that the
14 funding for those particular cleanups would ever
15 really come forth from the Navy?

16 MS. SHIRLEY: There is no mechanism in the
17 guidelines to make that happen.

18 MR. HEHN: Pardon?

19 MS. SHIRLEY: There is no mechanism in the
20 guidelines to assure the funding.

19

1 It basically says subject to Congressional
2 approval.

3 CO-CHAIR SULLIVAN: Well, let's see what
4 information is available out there and we can
5 distribute it. That would be the seed for future
6 discussion.

7 We can have Jennifer Smith, or get some
8 information in the future from the State when things
9 have been more clarified.

10 CO-CHAIR NELSON: John?

11 MR. ALLMAN: Actually, I will defer to
12 him.

13 MR. RICKS: Rachel?

14 (Laughter.)

15 MR. RICKS: My name is James Ricks. I am
16 with the U.S. EPA. I am replacing Tom, who is
17 replacing Rachel.

18 I was going to say, I want this to be
19 transparent, but that might be difficult to say now
20 going to the third person, but I have been assigned

20

1 to be the project manager here. I do hope the
2 transition is a seamless one.
3 I have been working on Naval Air Station
4 Alameda and the Alameda Annex until tonight, and I
5 will continue to work on that at least for another
6 month.

7 What I was going to add in terms of this
8 discussion, it has not come up at an issue at either
9 the Annex or the Air Station, there is an unusual
10 kind of conveyance taking place at the Annex, but
11 that's different. It's not a dirty transfer.

12 So I have been on the periphery of this,
13 but since it's come up tonight, I will also talk
14 with those back at the office who are much more
15 centrally involved in this issue, and whatever
16 documents and information that I'm able to
17 ascertain, I will be willing to share that with the
18 RAB.

19 I will make copies of any documents that
20 are available, and I will bring those to the next

1 RAB meeting as well.

2 CO-CHAIR NELSON: We appreciate that.
3 John?

4 MR. ALLMAN: Yes. I have a question now
5 that you're welcomed aboard.

6 One thing I wanted to make sure didn't
7 slip through the cracks, because it's an issue
8 that's been brought up for the past couple of years
9 that finally got a little bit of attention from
10 regulatory agencies last month was dealing with
11 synergistic effects at different levels on the site.

12 Mr. Huetteman had stated in the minutes
13 last month that he was aware of the issue of
14 synergistic effects and he would ask the EPA
15 toxicologist to look at the issue.

16 I just wanted to reinforce that. That's
17 something we are interested in. I wanted to pass
18 that on to you. We would like feedback on what the
19 conclusion of it is from the toxicologist.

20 MR. RICKS: Sure.

1 MR. ALLMAN: And the other part of the
2 thing, I'm noticing that Gina hasn't -- I'm
3 wondering: Is Gina still on the RAB? We didn't
4 have the attendance for the last RAB meeting, but I
5 don't remember Gina being here then.

6 MR. ONGERTH: No, she wasn't.

7 MR. ALLMAN: And she missed RPM. She's
8 not here tonight.

9 Is she just tied up with other things?

10 MS. CASSA: Well, I think it's incorrect
11 to say that she missed an RPM meeting.

12 MR. ALLMAN: Well, that she didn't sign
13 up. I'm looking at August 12th.

14 MS. CASSA: She was present by telephone.

15 MR. ALLMAN: Okay.

16 MS. CASSA: Apparently her agency is
17 funding this such that it may not be, they may not
18 be able to compensate her for attending the
19 meetings.

20 She did tell me she was going to come.

1 CO-CHAIR NELSON: So I think we moved out
2 of public comment.

3 MS. CASSA: I would like to address the
4 comment on synergism, actually.

5 I brought it up to some scientists at
6 DTSC, and the word that I get is, these people feel
7 that the safety factors that are built into the risk
8 assessment cover, adequately cover this very
9 nebulous area and that it cannot be addressed
10 through the regulatory process.

11 It would take a great deal of university
12 level research to bring the knowledge about
13 synergism or antagonism to the point where it could
14 be regularly applied in the regulatory context.

15 MR. ALLMAN: Well, I think that is not
16 exactly how I introduced this last month.

17 It was more in terms of realizing that
18 it's not used for doing the risk assessment
19 calculations, because I agree, it would be virtually
20 impossible to take into account every interaction.

1 But in the case of doing an actual
2 bioassay, the same way we do the clams and the
3 muscles for the TPH levels, that's something that I
4 was talking about. We can have that be introduced
5 at the decision making level for how much to clean
6 it up, and whether an area needs to be cleaned up
7 sufficiently more so than having it put into the
8 calculations.

9 But we've heard this for two years, that
10 same response, and I'm just saying, we need to look
11 beyond that.

12 CO-CHAIR SULLIVAN: John, it sounds like
13 this is going to be a continuing topic for a while,
14 but I would like to move ahead into the next topic.

15 Mr. Florin has been kind of graciously
16 waiting for us. I know he's pretty busy and attends
17 a lot of meetings. We don't want to hold him here
18 through the whole evening.

19 So I would like to move into the next area
20 and introduce Mr. Larry Florin from the mayor's

1 office, who has graciously agreed to come to talk
2 about where we are in the reuse process and be
3 available for a few questions.

4 MR. FLORIN: Welcome to our offices.

5 As you know -- this is in response to
6 Jim's question -- we hope to lease the Casa, the
7 Nimitz, the Fog Watch, all of those out there as
8 soon as possible to provide you with wonderful
9 meeting space as soon as we can.

10 Jim kind of downplays it a little bit, but
11 as of October 1st, the partnership that we have been
12 planning for probably, it seems like, 45 years at
13 this point goes into effect, where the City and the
14 Navy's role begins to fade into the background.

15 You can see on the board here, starting
16 here in September, we're filled. Every one of those
17 now, every day that you come in, it's sort of a
18 picture like an Edgar Alan Poe story. The picture
19 fades into the background as they go away.

20 The City and County of San Francisco

1 signed an agreement with the Navy. It's now
2 official, finalized to take over the management of
3 Naval Station Treasure Island starting on October
4 1st. This is a very cooperative agreement.
5 Basically delegates to the city responsibility for
6 the day-to-day management -- police, fire services,
7 grounds maintenance, what am I forgetting?
8 Wonderful things like garbage collection. My days
9 are spent these days trying to figure out which
10 lawns to cut and how deep to cut them, and very
11 exciting topics like that.

12 But we are fully prepared to take over as
13 of October 1st, the running of this facility, and to
14 keep it up and to avoid the lessons that we've
15 learned in other places, military bases, including
16 one of particular note in San Francisco.

17 Actually, I came to the first RAB meeting,
18 I think, what, a year or two ago? I can't really
19 remember.

20 CO-CHAIR SULLIVAN: Well, actually, our

1 first RAB meeting was with the community members was
2 over three years ago.

3 MR. FLORIN: Three years ago.

4 Actually, I came to the very first
5 meeting. I was in a very different capacity at that
6 point, but I came to your very first meeting, and
7 I'm impressed to see that you're continuing to
8 follow this process through.

9 And in response, I think it was to Pat's
10 question -- she's been good, by the way, in keeping
11 me informed and Martha, who is our designee out
12 here, who I speak with regularly, so you can be
13 certain that we are hearing the voices that are
14 coming out of here. We're trying our best to
15 integrate them into the reuse program that we're
16 intending to do here.

17 You can be assured that whatever Martha is
18 hearing here is getting fed into the overall
19 process. So even though I haven't physically been
20 here in two or three years, we are definitely part

1 of the team that we put together.
2 About four or five or six months ago, the
3 mayor proposed, and that was alluded to earlier, an
4 authority to oversee the reuse and redevelopment of
5 Treasure Island. That became a bill in the state
6 legislature because of the various specific aspects
7 of redevelopment law, Tidelands Trust law that are
8 applicable on the state level. that became a bill
9 known as AB699 that was authored by Supervisor Carol
10 Migden. The bill has now been adopted by the
11 legislature and is sitting on the governor's desk.

12 What that bill would do is authorize the
13 creation of the Treasure Island Development
14 Authority. Treasure Island Development Authority,
15 if the governor was to sign this bill, would be
16 responsible for the reuse and redevelopment of
17 Treasure Island. It would be the local reuse
18 authority.

19 We have assembled a group, the mayor
20 believes, and I concur, certainly, I wouldn't say it

1 if I didn't, that the group of people to sit on that
2 board who can have a far ranging and a good view for
3 what can happen out here consists of Dale Carlson,
4 who is the chair of the committee, and the vice
5 president of the Pacific Stock Exchange; a gentleman
6 who has been involved in San Francisco community
7 issues for quite a few years, John Aberling, who is
8 on the citizens review committee, who put together
9 the reuse plan; and three really key players in the
10 reuse of Treasure Island: That's the director of
11 the redevelopment authority, the port and the
12 planning departments.

13 That five member board will act as the
14 day-to-day management or executive body to oversee
15 the reuse as the city transitions out here and
16 begins to put uses and people into various
17 facilities.

18 I think on your agenda, although I haven't
19 specifically seen it, you wanted me to talk about
20 the integration of reuse and cleanup.

1 CO-CHAIR SULLIVAN: Well, just to the
2 extent, I guess to talk a little about some of the
3 interim uses, because those uses will be moving in
4 parallel with the cleanup.
5 MR. FLORIN: And to answer your question,
6 Chris, I wish there were conveyance negotiations
7 going on. There aren't. So it's certainly
8 impossible to have a dirty transfer process start
9 when you haven't even started the discussions over
10 transfer.

11 I expect those to be interesting
12 discussions, and I would like to invite you all to
13 witness them because they should be interesting.

14 MR. ALLMAN: Will they be open sessions?

15 MR. FLORIN: Unfortunately not, but I
16 think the transcripts from that you will probably
17 find very amusing, but those are yet to come.

18 In the interim, though, we believe there
19 is a unique opportunity out here, and the mayor has
20 stated that on a number of occasions that this

1 really represents one of those once in a lifetime
2 types of opportunities, and that is essentially to
3 transform and create a new city out here.
4 He is very focused on this. He regularly
5 comes out here. He regularly gives direction. He
6 regularly meets with the staff working out here to
7 infuse us with his enthusiasm and his vision and his
8 creativity on what to do out here.

9 Towards that end, one of the prime goals
10 that he has established for us is to avoid the
11 situation where the facility begins to fall into
12 disrepair and become a nuisance for the city,
13 physical nuisance by virtue of it being abandoned.

14 We have a certain image that he would like
15 to portray to the world out here, and that image is
16 that this is a wonderful piece of property that
17 anybody would be lucky to be able to get a foothold
18 and a toehold on it.

19 Even though I am immersed in the minutiae
20 most of the time, whenever I walk out the doors of

1 this building and look at the skyline and the sunset
2 behind the skyline, I realize the fact his vision is
3 the correct and appropriate one, and I need to do
4 that regularly in order to keep focused on the
5 mission out here.

6 One of the things we are proceeding with
7 is a couple of projects at this point on the base to
8 fill space. Some of them are outside of our hands.
9 One, the largest of which I can talk about but is
10 not our project, per se, and that is the Job Corps,
11 the U.S. Department of Labor project. That is
12 proceeding on 35 acres out here. The transfer of
13 those properties has been improved. The project has
14 not yet started, but it's fully intended to have it
15 happen out here.

16 We are, as you well know, in the movie
17 business. We have been for a number of years. We
18 lease Buildings 2 and 3 and half of 180 to various
19 companies. Nash Bridges has been in Building 2 now
20 as you know for going on its third season. We

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1 intend to have them continue as long as the folks
2 like you all watch it and the ratings keep up and it
3 survives as a show.

4 Building 3 is actually having a production
5 right now, a movie called, "What Dreams May Come."
6 It stars Robin Williams. That wraps -- I'm getting
7 the lyngo down from the movie industry -- that wraps
8 at the end of October. We are negotiating right now
9 with the next company that will come in and take
10 their place.

11 We intend for those two buildings to
12 continue for the time being to be used for movie
13 production. A great number of jobs are created, and
14 it's completely consistent with what the vision of
15 the citizens reuse committee put together for the
16 reuse plan and what we want to see happen out here.

17 In addition, we are proceeding with a
18 couple of institutional uses. City and county
19 agencies that are great, I call the word vulture
20 would be a negative, but they can see an opportunity

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1 and run for it.

2 The fire department has moved in. It's
3 operating now in Building 600 a fire training
4 college, a fire training school. It is going to
5 continue to be operated by the San Francisco Fire
6 Department for the time being as a regional fire
7 training facility, and at some point in the future,
8 they hope to expand it to include an airplane, or I
9 forget the right term, they're going to have a
10 fuselage out there, essentially, and set it on fire
11 to train people to fight fires on airplanes. That's
12 going to be an expansion of the training center.
13 It's going to continue, and it's been, so far,
14 successful. The first class is going through. The
15 second class is ready to go. It's ready to go at
16 this point out there.

17 The police department has taken a lease in
18 Building 461. They are going to be moving the
19 police academy, which is currently on Diamond
20 Heights. They will be selling that property, and

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1 the proceeds from that property sale will go into
2 making improvements to 461 to turn that into a
3 police academy, a new police academy. The first
4 class, they're hoping, will come through there in
5 January, although it's probably more likely at this
6 point that it will be July before they come through.

7 The sheriff's department, as you probably
8 read or heard about, has expressed a strong interest
9 in operating the brig as a women's detention
10 facility. They're proceeding with that. Again,
11 it's probably next summer before improvements will
12 be made and they will be operating that facility.

13 This building -- a very interesting story
14 here -- the city and county will be leasing this
15 building from the Navy whenever we can agree on
16 terms for the lease. Those have been going for
17 quite some time, as Harlan can testify to.

18 The intention for this building is that
19 the Navy will occupy a portion of this building; the
20 city will continue to operate out of this building

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1 as the reuse authority offices; and probably the
2 most interesting part is that the space in the
3 center of the building, which is formerly the
4 museum, will become, once again, a permanent museum
5 collection run by the San Francisco International
6 Airport. The airport long ago expressed an interest
7 in the collection as it connected to the history of
8 aviation here in the Bay Area, and the military
9 history that was here.

10 The airport, though, flush with funds as
11 they are from landing fees and other -- John Martin
12 would kill me for saying that -- but they are going
13 to be doing quite a renovation project on this
14 building. They are going to gut the entire center
15 and the plans are virtually complete at this point.
16 They hope to begin construction the first or second
17 week in October, gutting the interior of this
18 building, restoring it back to the way that it --
19 actually, the building was never built to what the
20 plans originally called for for this building, and

1 reuse plan calls for up to 400. That may be too
2 much, but certainly within the 3- to 400 range is
3 what we're looking at right now. And we intend to
4 proceed with that in short order here.

5 Other uses, probably most of you know, we
6 have leased the Nimitz House on Yerba Buena Island.
7 We are using that for special events. It's open.
8 If you know someone looking for a unique venue for
9 some type of reception, we're interested. It's
10 definitely for lease.

11 We did have an RFP out on the street for
12 the Casa, but, unfortunately, we did not get any
13 responses to that, the request for proposals, but we
14 are intending now to start soliciting individual
15 restaurateurs and catering operations to see if we
16 can get some interest.

17 For this group, I suspect the most
18 interesting aspect of reuse is reuse of the housing,
19 and I specifically left that to the end. I don't
20 want to be secretive in terms of the proposal, but, I

1 it will become a permanent showcase for people in
2 the Bay Area, and, I think, quite a site when it's
3 finally opened.

4 In addition, we have leased the marina at
5 this point from the Navy. It is -- actually, the
6 correct term is we have licensed the marina from the
7 Navy, and at some point in the future, we will lease
8 the marina from the Navy.

9 That will be our first sort of permanent
10 transition use out here, I guess is the best way, I
11 don't know quite how to term that, but we intend to
12 go out with an RP in the very, very near future for
13 a permanent marina operator, and to attempt to do a
14 longer term lease than we have otherwise been
15 negotiating with some of the operators of the other
16 facilities, and to potentially, I hope, to expand
17 the marina for more berths. Right now we have,
18 what, 104?

19 MR. VAN WYE: 104.

20 MR. FLORIN: 104 berths out there. The

1 don't ever want to get out in front of the mayor for
2 any kind of an announcement. It's a good way to
3 lose your job. So I definitely don't want to
4 divulge more than is otherwise in the public.

5 But let's say we are negotiating with a
6 group that would be interested in operating all of
7 the housing on Treasure Island that would not
8 otherwise be designated or usable immediately for
9 the Tie Dyed, the Treasure Island homeless
10 development group. The group is very interested.
11 We haven't actually seen the formal proposal, but we
12 intend to proceed with reusing that housing.

13 That is something that is absolutely on
14 the agenda for the city, and we hope to have it in
15 place in the next couple of months, if possible,
16 some type of a master lease.

17 With that, I would be happy to answer any
18 questions. It's kind of a snapshot run through of
19 what's been going on here in the last maybe year or
20 so, but I would be happy to answer any questions.

1 MR. HANSEN: Will the renovation of this
2 building be up to seismic standards?

3 MR. FLORIN: The renovation, we are
4 proceeding with renovation. The city attorney has
5 established a threshold on structural improvements.
6 It's called a FEMA 178 assessment, and that has to
7 do with light safety.

8 Before the city attorney will authorize a
9 lease to go forward, there has to be a FEMA 178
10 assessment done.

11 There has been one done on this building.
12 The improvements that will be done are consistent
13 with the guidelines established in FEMA 178.

14 MR. ONGERTH: Where will this new
15 authority get its funding to carry on the certainly
16 costly operation of this piece of property?

17 MR. FLORIN: We will be passing the cup
18 mostly -- no.

19 The funds that are generated on the island
20 will stay on the island. Part of those funds by

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1 nature of our agreement with the Navy have to stay
2 on the island. It will be used for the
3 redevelopment of Treasure Island.

4 We have a few weeks now, we have some
5 fairly lucrative movie studio leases. Those funds
6 go for the operations out here.

7 We have, as I mentioned, agreed to sign an
8 agreement with the Navy, a cooperative agreement.
9 Through that agreement, the Navy transfers funds
10 that were appropriated for the reuse of Treasure
11 Island to the city and county, and that's being
12 managed by the authority.

13 MR. ONGERTH: What I hear you saying is,
14 there is enough money to do the job right.

15 MR. FLORIN: No, there is not enough money
16 to do the job right, actually.

17 The Navy saw in its wisdom, and this isn't
18 to take a potshot at the Navy necessarily, but those
19 folks in Washington saw in their wisdom to maintain
20 this wonderful asset to fund the operations of this

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1 base at the rate of about 35 percent of what they
2 did when the base was open.

3 We are trying to do with \$4 million, which
4 is what our agreement is with the Navy, at what
5 should be a 15- to \$20 million job. I don't want to
6 take any potshots here, but I would say that it is
7 not a correct assessment to say that we are
8 adequately funded to keep this place up.

9 MR. ONGERTH: How do you keep it all
10 together, then, so that it does not become the
11 public nuisance you talked about?

12 MR. FLORIN: We will be creative as we
13 can.

14 I should say, we are committed to doing
15 what we can to keep this place up. There will be
16 some City and County of San Francisco general fund
17 dollars going into the operation of this facility.
18 That's not something I would publicize, necessarily,
19 to the board of supervisors, but that's the reality.

20 We are going to have to assume some of the

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1 responsibility for funding. But there is not
2 adequate funding by any stretch of the imagination.
3 It's sort of a pet peeve of mine when I look at the
4 Presidio and look at the fact that when one federal
5 agency transferred the property to another federal
6 agency, a little different scenario, that somehow
7 they saw fit to fund the operations of the Presidio,
8 and I believe that it's \$32 million a year at this
9 point --

10 MS. WALTERS: 25.

11 MR. FLORIN: 25 plus 7, actually, which
12 was the operating income that they had last year,
13 but, anyway, it's a lot more money than it is out
14 here, \$4 million, so that's my horse, I'm
15 sorry.

16 MR. ONGERTH: Limited to 15 years.

17 MR. FLORIN: We are limited to two.

18 CO-CHAIR NELSON: Other questions?
19 John?

20 MR. ALLMAN: Yes. A couple of us at the

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1 last Treasure Island Development Task Force meeting
2 expressed a great concern over the Zone 4 area,
3 which includes Site 12 housing.

4 I understood from your comments about the
5 group that you're negotiating with at this time to
6 manage the reuse of the housing that the city wanted
7 to try to have a master lease within the next two
8 months.

9 Does that mean that as soon as the Zone 4
10 FOSL becomes available? Our concerns are basically
11 because more sampling is being done on Site 12.
12 There are other issues to be dealt with on that area
13 before certain of us would consider it safe to be
14 occupied by families.

15 But is this going to be a driving force to
16 sort of accept whatever comes through on the lease
17 agreement to say, well, we need the funds generated
18 by this rent, and in order to run the islands, we
19 will sort of ignore that?

20 MR. FLORIN: Let me take some --

1 CO-CHAIR NELSON: That seems like a loaded
2 question.

3 MR. FLORIN: No, it's a fair question.

4 MR. ALLMAN: Let me rephrase it.

5 MR. FLORIN: No, we are not looking for
6 the funds generated out there to run the island.
7 That was the first assumption in there, that what is
8 of greater concern to me is the fact that we have
9 900 units of housing out there, that every day that
10 they are unfilled, fall into permanent disrepair, or
11 fall into increasing states of disrepair.

12 We have, and this is an exceptionally
13 complicated issue, and I wouldn't want eyes to glaze
14 over from the multitude of complications, but there
15 is one important factor in this, is that because
16 this property is subject to the Tidelands Trust,
17 housing out here is not an accepted use. We have an
18 agreement with the State Lands Commission that says
19 as long as we can use an existing unit of housing,
20 that's fine. They will adopt it. As soon as that

1 house goes away, we cannot replace it. That no
2 longer remains an option.

3 So the balance I'm trying to keep in the
4 air is to keep these units from falling into
5 disrepair and losing them permanently. It's not
6 driven by finances. It's driven more by social and
7 public policy concerns about the nature of
8 preserving affordable housing opportunities for the
9 people of the city.

10 CO-CHAIR NELSON: So if we had concerns
11 about the housing, is there a forum that we could
12 talk to you or the task force? It's a loaded topic
13 and well beyond the scope of the presentation here,
14 but I think there is some interest in addressing
15 that.

16 MR. FLORIN: Yes. I'm certainly very
17 interested in it.

18 And as I mentioned previously, Martha is
19 very intimately and intricately involved in all the
20 discussions that occur around the leasing issues and

1 around this particular issue.

2 So, certainly, the input that you give her
3 through this forum she brings back to me and it's
4 part of the discussion that we have.

5 And I guess the only sort of flag I would
6 throw up is that we not throw things into the
7 process, delays into the process that will end us
8 losing this opportunity that we believe is an
9 opportunity, and I think most San Franciscans would
10 also consider it as an opportunity permanently, and
11 the nature of the \$4 million is not going to be
12 sufficient to keep or provide any kind of level of
13 upkeep.

14 CO-CHAIR NELSON: Two hands, Chris and
15 Dale and then John.

16 MS. SHIRLEY: Is there a forum to review
17 the leases that result from all of this? I will
18 tell you what my concern is: We reviewed the leases
19 at Alameda and found that they didn't contain the
20 term of FOSLs.

1 Now, you would think that would be really
 2 obvious that they would, but they didn't.
 3 So I'm wondering if citizens of San
 4 Francisco will have an opportunity to look at the
 5 leases.
 6 MR. FLORIN: Well, there are two forums.
 7 One is, as I mentioned, The Development Authority
 8 will continue at the very least having to approve
 9 any kind of leases that go ahead.
 10 MS. SHIRLEY: Will that be done in closed
 11 session?
 12 MR. FLORIN: Approval of leases cannot
 13 have a closed session. Negotiations can, but lease
 14 approvals cannot occur in closed sessions.
 15 The second, for the time being, the board
 16 of supervisors.
 17 CO-CHAIR NELSON: Dale?
 18 MS. SMITH: I just want a clarification on
 19 the housing.
 20 Does that include the Yerba Buena housing,

1 that does not include Nimitz, with that group that
 2 is in discussion with the city?
 3 MR. FLORIN: Yes, all of the housing.
 4 MS. SMITH: And my other point is, the
 5 marina has problems of characterization of
 6 contaminants similar to Site 12 in that research is
 7 ongoing and we don't, I don't think we have even
 8 seen a draft document.
 9 CO-CHAIR SULLIVAN: No. The draft
 10 offshore RI will be out in about the December early
 11 '98 time frame?
 12 MR. GALANG: Early '98.
 13 CO-CHAIR SULLIVAN: Early '98, probably
 14 January, February.
 15 MS. SMITH: And, obviously, it's a
 16 complicated situation, so you're not likely to go
 17 out and build all 300 berths within the next couple
 18 of months.
 19 But it's going to have the same kind of
 20 problem of use being ahead of full characterization,

1 and I suspect we're going to be unhappy with what
 2 the Navy does as far as characterization goes.
 3 MR. FLORIN: I wouldn't worry about that.
 4 The region's permitting process of
 5 marinas -- at least through my experience, I used to
 6 be the planning director of the port, so I have a
 7 little bit of experience with this -- the region's
 8 permitting process for new marina berths will
 9 probably make Carl and mine and the rest of yours,
 10 our children, the recipients of the berths that may
 11 be built out there. But it will not happen any time
 12 soon.
 13 MS. WALTERS: Also, Dale, I have already
 14 articulated to Jim here a long time ago about the
 15 environmental concerns of the marina, too. So he's
 16 not unaware.
 17 CO-CHAIR SULLIVAN: And that's articulated
 18 all the way to Washington, too, this issue of
 19 underwater sediment cleanup.
 20 MR. VAN WYE: Well, I think that there was

1 a number of letters that went out back in December
 2 of last year when the subsurface contaminants were
 3 first identified officially.
 4 One question, though: Do you have any
 5 idea when the city will have subleasing authority
 6 for the marina area and the adjacent structures?
 7 MR. FLORIN: We have agreement on a model
 8 at this point. We were not willing to accept some
 9 terms that the Navy was trying to force us into
 10 accepting at gunpoint here, and so we did that --
 11 sorry, Jim, you guys are taking a hit here, it's
 12 just natural, I'm sorry -- we held out. We were not
 13 willing to accept a model lease from which the city
 14 did not find acceptable, so we did the
 15 unconscionable act of actually asking for some
 16 changes to that model lease form, and as a result,
 17 the Navy has been punishing us for the last three
 18 months not proceeding to approve anything.
 19 We now have, we believe, agreement on the
 20 model lease form and it's back in Washington. Back

1 in Washington is kind of like buying a car and
2 saying, "I have to go get my manager," so that's the
3 answer to your question.
4 CO-CHAIR NELSON: I think we have time for
5 one more question, and this is certainly a blessing
6 to have you here because it forces this forum to
7 talk with you.
8 I think there is enough interest that we
9 might want to have another meeting with you
10 subsequent.
11 And I think John has his hand up.
12 MR. ALLMAN: Did you want to?
13 MR. HEHN: It's up to you. Do you want to
14 defer?
15 MR. ALLMAN: I will defer, yes.
16 MR. HEHN: I just wanted to say something
17 about your comment earlier about throwing up a flag
18 in front of the leasing at Site 12, the housing at
19 Site 12.
20 I think we as a RAB are very interested in

1 making sure that all of the reuses go forward as
2 quickly and as diligently as possible.
3 But we are also very, very concerned about
4 some of the environmental issues that we were just
5 talking about before this meeting about some of the
6 lead issues that may be present out there and how to
7 deal with those. We don't really know what the
8 characterization is. We don't even know what the
9 problems are to deal with out there at this point.
10 So we are not trying to do this because we
11 want to delay the process, but, rather, we want to
12 make sure that we don't have a problem like they are
13 now having at the Presidio with those kinds of
14 situations where things that maybe should have been
15 resolved much earlier on go wanting until the point
16 that they come up to a head and they become a major
17 issue rather than just a problem of trying to get
18 things resolved and trying to get them moved
19 forward.
20 I think that's one of the reasons why also

1 the RAB members are also pursuing actively trying to
2 work with both the legislature and the Navy, et
3 cetera, to try to get the funding to move this whole
4 process along as quickly as possible, so that
5 doesn't become an extenuating factor in reuse.
6 MR. FLORIN: Well, all I can say is, just
7 wrestle when you do have those discussions with the
8 issues of permanently losing affordable housing
9 opportunity, which is rare.
10 And you mentioned the Presidio. We are
11 wrestling with them, too.
12 So just be cognizant of the opportunity.
13 I'm not saying you shouldn't be following through,
14 but it's balancing here. I want to make sure you're
15 aware of that.
16 CO-CHAIR NELSON: We certainly want to
17 thank you, Larry, and maybe some of us can meet with
18 you and Martha at another time to go over some of
19 the more detailed comments, but as I say, thank you
20 so much.

1 (Applause.)
2 CO-CHAIR SULLIVAN: Our next item up is
3 the draft final onshore remedial investigation
4 report.
5 And just for everyone's clarification, the
6 report is out. We do have copies available tonight.
7 How many copies do we have Richard, how
8 many sets?
9 MR. KNAPP: We have ten, mostly out in the
10 parking lot.
11 CO-CHAIR SULLIVAN: So that's one set.
12 MR. ALLMAN: I thought that was the final
13 RI.
14 MR. ONGERTH: There are ten community
15 members here tonight.
16 CO-CHAIR SULLIVAN: So for those of you
17 who would like to take them with you tonight, you
18 can, otherwise, we will ship them to you.
19 CO-CHAIR NELSON: So we need to catch u
20 with Richard in the parking lot.

1 CO-CHAIR SULLIVAN: Or if you're going
2 to -- any time you're ready to leave, you can talk
3 to Richard or Stacey and we will make the transfers.

4 So whether you're here for the whole
5 meeting or if you have to leave earlier, we will
6 transfer the documents to you.

7 MR. ALLMAN: Just make it clean.

8 CO-CHAIR NELSON: I think we are going to,
9 in the interests of time, want to hold any questions
10 until the end of the presentation, if people agree.

11 I'm not seeing any, so, Richard?

12 MR. KNAPP: Okay. I don't think I will
13 have a full 15 minutes of presenting anyway. I will
14 keep it pretty short and to the point here.

15 Actually, everyone will be getting by mail
16 an executive summary, those folks who don't actually
17 get the five volumes. Everyone will be able to
18 avail themselves of the executive summary.

19 It has a table in the back which goes
20 through each site that I will talk about briefly

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1 here. I don't have any slides of that table. It's
2 fairly busy. It's probably the best place to look
3 for just a good summary table of what the draft
4 final report is recommending.

5 So first of all, what's new about the
6 draft final report compared to the draft report?

7 You may remember the draft was issued in
8 October of '96. So we are almost a year now since
9 that document was issued.

10 So I want to talk about, okay, what
11 additional studies and data have been undertaken
12 since the draft was issued, and very briefly, kind
13 of a summary of recommendations and conclusions
14 going through the various sites and how they have
15 been assigned to different categories and
16 recommendations.

17 And this is just, this handout is simply
18 as the slides that you see here, so you can follow
19 along here.

20 Two additional quarters of groundwater

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1 monitoring data are now incorporated into the
2 report. When the draft was issued, there were only
3 two quarters for the Phase 2B wells, which is the
4 majority of the monitoring wells. So the sampling
5 events in June of '96 and September of '96, those
6 data are now incorporated into the groundwater data
7 in the report.

8 And then probably a lot of you remember
9 the contaminant fate and transport modeling for the
10 groundwater. This was addendum number 1 to the
11 draft RI. It was issued in April of '97. What we
12 have done is to incorporate this document as an
13 appendix to the draft final RI. It was Appendix M.

14 And in addition to the report itself, the
15 response to regulatory comments are included at the
16 back of that appendix on that particular document.

17 The next one, additional soil and
18 groundwater sampling from Sites 12 and 17, this was
19 the RI addendum number 2.

20 Another big item was the ecotoxicological'

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1 testing for the development of petroleum screening
2 levels. This was addendum number 3, and this is
3 included as Appendix N in the draft final report.

4 And just like the fate and transport modeling
5 document, the response to regulatory comments are
6 also included in Appendix N for the ecotoxicological
7 testing.

8 And then finally Appendix O is brand new.
9 This is the response to regulatory agency comments
10 from the EPA regional board and DTSC on the draft
11 RI.

12 And just very briefly, because we touched
13 on this, I think, this spring, but the fate and
14 transport modeling, what that did, it allowed us to
15 model the chemicals that might reach the shoreline
16 at Treasure Island at a concentration above the EPA
17 ambient water quality criteria, or as we usually
18 refer to it, AWQC.

19 So when we modeled metals that are
20 actually organic compounds and metals that exceeded

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1 the AWQC in a well, or a hydro trench boring, we
2 looked at whether they would reach the shoreline.

3 At some sites, we did come up with some
4 metals that the model predicted would reach the
5 shoreline, using a very conservative modeling
6 approach.

7 So Sites 7 and 10, we had four metals that
8 you can see there.

9 Site 11, we had several metals.

10 Site 12, we had silver.

11 And Site 24, we had the chlorinated
12 solvents, PCE and TCE:

13 Additional sampling at Sites 12 and 17.
14 Same thing at Site 12. It was fairly limited in
15 extent. Mostly, we were looking at groundwater
16 contamination near 12-MW16.

17 At Site 17, we did some sampling to look
18 for chlorinated solvents in the groundwater that may
19 have migrated from Site 5, which is adjacent to Site
20 17.

1 The ecotoxicological testing for petroleum
2 screening levels, we were trying to obtain the
3 threshold value which is protective of marine
4 organisms at the point where the groundwater enters
5 the bay. And the results of the testing were TPH in
6 groundwater level at 14.3 milligrams per liter.
7 This was all petroleum hydrocarbons. So if you have
8 gasoline and diesel and motor oil, it's the
9 summation of all these hydrocarbons.

10 And then back calculating the leaching
11 effect, you have a value in the soil of 430
12 milligrams per kilogram.

13 And the species that were tested were two
14 that had been frequently tested in experiments and
15 installations, et cetera: The purple sea urchin and
16 the blue mussel.

17 So those were probably the main things
18 that went into producing this next stage of the RI
19 report.

20 And using information from those

1 additional studies, and, of course, all the prior
2 information we had collected over a period of time,
3 we divided the sites into three types of
4 classifications:

5 One would be no action under CERCLA or
6 super fund. There might be, for example, action
7 that would need to be taken under the fuel line
8 removal program or something of that sort.

9 Another is to go ahead and essentially
10 move the site to a feasibility study. Move it into
11 the next stage of the process, a remedial
12 investigation to feasibility investigation, to look
13 at alternatives for the contamination that was
14 there.

15 And another set of sites we said we need
16 to get some more information before we can come up
17 with a recommendation at this point.

18 So the next three slides are simply a
19 listing of what we consider the no action, perform
20 the feasibility study, and the no recommendation

1 until further work is completed.

2 And the summary table in the executive
3 summary lists more information on essentially how we
4 arrive at these by listing the chemicals of concern
5 that may or may not be at each site and what the
6 risk numbers are and things of this sort.

7 So we have seven sites listed here as no
8 action sites. Most of them are fairly small in
9 extent, but, nonetheless, a fair number of sites out
10 of the total.

11 Those that we feel definitely go on to the
12 feasibility study would be Site 10, the bus painting
13 shop; Site 11, the Yerba Buena landfill; Site 21,
14 the vessel waste oil recovery area; and then Site
15 24, the Fifth Street fuel releases/dry cleaning
16 facility.

17 And then finally, as no surprise, Site 12
18 is listed as further study before recommendation.
19 We are funded to go out and begin collecting
20 additional soil and groundwater data at Site 12.

1 That's going to begin next month.
2 So we are going to be actively collecting
3 additional data out there.
4 Sites 28 and 29, we need to get some more
5 information to complete the ecological risk
6 assessment for those sites. It's in regard to the
7 peregrine falcon. Those sites may pose an
8 ecological threat to the peregrine falcon, but we
9 need to actually collect some data.
10 What we are proposing to do is trap and
11 collect tissue samples from redwing black birds that
12 nest on Yerba Buena Island, because we know from
13 studies that peregrine falcons that nest on the
14 bridge actually prey on those redwing black birds,
15 among some other types of birds.
16 So by actually collecting tissue samples
17 from the redwing black birds, we will be able to
18 essentially get hard data to go ahead and complete
19 our risk assessment for those two sites.
20 And this is something that was strongly

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1 recommended by the agency as a way to essentially
2 take it to the final step and be able to fully
3 evaluate terrestrial risk assessment for those two
4 sites.
5 So that's --
6 MR. VAN WYE: What is the concern out
7 there in terms of what kind of contaminants on 28
8 and 29?
9 MR. KNAPP: Mostly lead.
10 MR. VAN WYE: Which comes from the cars
11 driving back and forth on the bridge?
12 MR. KNAPP: In part.
13 Painting is another.
14 MS. WALTERS: From painting the bridge,
15 the drip line.
16 MR. KNAPP: So that's all the overhead.
17 I have individual risk numbers and things
18 like that on the table. We might want to have
19 another meeting, perhaps, to go over some of these
20 recommendations after you have had a chance to look

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1 at the RI, at least the executive summary. That
2 might be helpful.
3 Any questions? Mary Rose?
4 MS. CASSA: Is there a schedule to talk to
5 the water board about the unresolved issues for the
6 ecotoxicological studies for petroleum?
7 MR. KNAPP: No, there is no hard and fast
8 data that we have set to come to agreement on that.
9 It seems like an issue that's in flux.
10 There is several bases, and just the approach hasn't
11 really been with precedent.
12 MS. CASSA: Well, it was my understanding,
13 based on conversations with Gina, that she had a
14 high priority on, you know, on getting a couple of
15 follow-up meetings.
16 MR. KNAPP: Those need to take place and
17 they have not taken place.
18 But, definitely, this is something, this
19 is one of the most, it affects a lot of the sites,
20 these TPH levels that we obtained.

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1 The regional board is of the opinion that
2 our groundwater concentration is perhaps on the
3 order of magnitude higher than they would like to
4 see based on tests some folks have done with mice
5 and shrimp, which is more sensitive than petroleum
6 hydrocarbons.
7 MS. CASSA: So are you waiting for Gina to
8 propose a date for a meeting?
9 MR. KNAPP: That's how we left it at the
10 RPM meeting as an action for the regional board.
11 Possibly, it's in the Navy's best
12 interests to move ahead on this, too, because it
13 affects not only RI sites but also CAP sites, so it
14 needs to get going.
15 Paul?
16 MR. HEHN: In addition to the additional
17 studies and conclusions that you outline here, has
18 there been an extensive amount of rewrite on the RI
19 report itself?
20 MR. KNAPP: There has been a lot of

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1 rewriting based on the risk assessment information,
2 as far as ecological risk assessment.
3 For example, before we didn't have
4 groundwater chemicals of concern because we didn't
5 have the bay transport modeling and the
6 ecotoxicological testing.

7 That site may have no chemicals of concern
8 based on those results, so that text would be
9 largely edited.

10 There were a lot of not necessarily minor
11 but fairly specific comments made by the regulators,
12 and the RAB addressed putting in, for example, a
13 geological map. Some of the map skills were in
14 there.

15 The figures themselves had some, I think,
16 presentation improvements and some changes in data
17 that was left off the Site 12. Things like that
18 have been corrected, if you will, in this version.

19 So I think you get a flavor for all that's
20 changed just reading through the response of the

1 everybody ask your most pressing question, and we
2 went around the able once with each report.
3 There was some discussion after that. We
4 were trying to work out ways with Jim of making it
5 easy to either say basically we had said one
6 possibility that we would accept to wait until the
7 report comes out, and then go through our comments
8 and just say this is addressed in this section, see
9 this, or this was not addressed for this reason.
10 And so, basically, you don't have to write us
11 responses and then incorporate it into the document.

12 Is that planned? You haven't done it yet,
13 but is that planned to be done?

14 MR. KNAPP: Our first goal is to get the
15 report out. It's been an intensive effort. It's a
16 big document.

17 So my response was not to say that we
18 aren't going to respond to RAB comments. It's
19 simply, as far as what this document has in it and
20 where we are in the process, it's simply been to

1 regulatory comments, as far as there were a lot of
2 comments and there were a lot of shortcomings
3 pointed out, corrections made.

4 CO-CHAIR NELSON: I notice you put the
5 response to regulatory agency comments in Appendix
6 O.

7 Has there been a summary made of the
8 responses to the RAB comments and is that in the
9 data?

10 MR. KNAPP: There has been no response
11 made, and it's not my appendix.

12 CO-CHAIR NELSON: I would like that
13 reflected in the record, please.

14 MR. ALLMAN: Because we had had, I
15 remember we had a meeting with the Navy and the
16 regulators to go over our comments in all this
17 addenda.

18 A lot of us spend many hours going through
19 these things and making comments, and, basically,
20 because of the time constraints. it boiled down to

1 address the regulatory comments and include it as
2 the RI.

3 MR. ALLMAN: Well, now that the report is
4 out, is it fair to ask how long we can expect to get
5 responses before we spend a lot of time reviewing?

6 CO-CHAIR NELSON: It's certainly fair to
7 ask.

8 CO-CHAIR SULLIVAN: No, I mean, we are
9 open to the format for RAB responses, and maybe
10 that's something that we need to clarify at the next
11 interim meeting as to whether or not to do it by,
12 you know, reference to the document or whether it
13 would combine comments, be individual comments, just
14 reference where in the document that it was
15 addressed. We are open at this point to the
16 response format.

17 Our relationship with the regulators, as
18 you know, is more formal, so there is no, under
19 CERCLA, there is a more formalized process for
20 having to address their comments and have them part

1 of the documents.
 2 The RAB, not being a regulatory process,
 3 there is no specific format, so it's really kind of
 4 open to how we all can agree to best address it.
 5 CO-CHAIR NELSON: Well, with all due
 6 respect, Jim, and speaking for myself, and perhaps
 7 members of the RAB that have spent time commenting,
 8 as John so nicely summarized, we had agreed to a
 9 format, and it's been approximately a year, let's
 10 just say 11 months for the record, in which both the
 11 Navy and PRC have had plenty of time to craft a
 12 summary of responses to RAB comments in writing per
 13 the format that we agreed to earlier this year,
 14 which I believe was March.
 15 I would like the record to reflect my
 16 acute dissatisfaction with the way the Navy and PRC
 17 has addressed RAB comments. To put it off into some
 18 day into the future is unacceptable.
 19 MR. ALLMAN: I just want to add that,
 20 since the comments haven't been made, if we are

1 going to be reviewing the final RI, then that means
 2 if we don't have a response to that, then we are
 3 obligated to bring it up again if we are still
 4 concerned about it if it hasn't been addressed.
 5 Otherwise, it could be said: Now you
 6 didn't comment on it when the final came out, so
 7 that's why we didn't address it.
 8 It's hard for me to justify spending I
 9 can't even imagine how many hours it's going to be
 10 even harder to review this document than the draft,
 11 because with the draft, we only had one version to
 12 read. Now we have a version to read, and then those
 13 of us who want to scrutinize a little more will be
 14 going back and forth between ten volumes of
 15 four-inch binders.
 16 At least if we had, at one point, when you
 17 went through the conclusions to the four addenda,
 18 you had sort of a wrap-up of all the changes that
 19 were made in different parts, I think it was the
 20 conclusions for the entire RI.

1 Is it possible, and this may be covered in
 2 the same document that's responding to our comments,
 3 to highlight those sections which were changed in
 4 some way to say, basically, the way you just said:
 5 Well, a lot of the ecological risk assessments
 6 sections were rewritten.
 7 But then there may be other sections where
 8 you could say: No change in this section. So if we
 9 didn't comment on that section, that saves us going
 10 back and forth to that.
 11 Otherwise, it's going to be hard for me
 12 spending a lot of time reviewing this again, just to
 13 have them sit in a book.
 14 My interest is in being able to contribute
 15 during these meetings. My goal isn't to sit here
 16 and bring up issues when it comes down to the ROD
 17 meetings or locating contaminants on the island, and
 18 later on issues never get addressed and all of a
 19 sudden people are getting sick and able to say: We
 20 told you so ten years ago.

1 My goal is to try and get these things
 2 dealt with now. Otherwise, it's not worth my time
 3 to come sit here, it's not worth my time to write
 4 letters to get funding, it's not worth my time to do
 5 any of this, and if this is truly an effort to work
 6 together to figure out how to solve some of these
 7 problems -- and more effort has been made in the
 8 last six months to address our concerns, but it
 9 falls short of, as Pat was saying, it falls short of
 10 what we were expecting in responses to these things.
 11 MR. KNAPP: I think May 1st we issued a,
 12 or had a response, Pat, as you were saying, that
 13 kind of combined certain comments and handed it out
 14 before our special meetings.
 15 CO-CHAIR NELSON: Yes, and I believe I,
 16 for one, had addressed that in a memo, and it's
 17 deficiencies in addressing our comments.
 18 CO-CHAIR SULLIVAN: I will acknowledge
 19 that Pat responded that she felt it wasn't adequate.
 20 CO-CHAIR NELSON: It was not adequate.

1 CO-CHAIR SULLIVAN: The ball was back in
2 our court.

3 James?

4 MR. RICKS: Yes. I'm assuming it's
5 appropriate to ask this, if not, then I'm sure
6 someone will tell me it isn't. So I will act on the
7 basis of plausible deniability here.

8 Can someone briefly just tell me what was
9 agreed to in terms of how these comments were going
10 to be responded to, what was the understanding?

11 CO-CHAIR NELSON: The understanding was,
12 as John described it, one of two things would
13 happen: There would be a red line version so we
14 could see specifically how our comments were
15 responded to, or there would be simply an index very
16 similar to what is done for environmental impact
17 statements or reports where the comments are keyed
18 to paragraphs in text that address those.

19 MR. RICKS: Thank you.

20 MR. VAN WYE: What I consider the

1 complexity of the problems at major industrial
2 bases, such as Mare Island and Naval Air Station
3 Alameda, the amount of cleanup and toxicity and
4 things that have to happen there with this base --
5 that I have been intimately familiar with since
6 1972, when I first came to San Francisco -- it seems
7 like it's exceptionally minor.

8 I would echo Pat's concerns. I see a
9 massive amount of paperwork that is being generated.
10 I see undoubtedly hundreds of thousands and millions
11 of dollars that are being spent to what real
12 practical, on the ground, I don't know. I see
13 volumes and volumes and volumes and sometimes things
14 can be so obscured by hiding them within massive
15 amounts of stuff, you can't ferret it out.

16 It's very frustrating to not understand
17 why a relatively clean -- I know there is some toxic
18 problems here -- but relatively clean base like
19 this, why this process can't be just accelerated so
20 that the city, everything can be quickly identified,

1 and the city can get on with the Navy to negotiate
2 what needs to be done so that this place can be
3 turned over.

4 It befuddles me to understand why and how
5 much sampling is being done and how many chipmunks
6 are running in their wheels to no apparent end. As
7 a taxpayer, I don't think my money is well spent.

8 MR. ALLMAN: Can I respond to that?

9 MR. VAN WYE: Yes.

10 MR. ALLMAN: As somebody who does spend a
11 lot of time, there are several people here who do
12 review these, it's because everything is so mixed in
13 and blended, it's hard to pick things out.

14 The reason we have a variety of people on
15 the board with different backgrounds is that certain
16 people will be able to ferret that stuff out, as you
17 say, other people will look at it and say, "Gosh,
18 that's a lot of paper. I'm not going to read it."

19 But the whole part of this process is,
20 because of deficiencies, what some of us consider

1 deficiencies in the initial remedial investigation,
2 is why we had comments to begin with.

3 If this report had come out in people that
4 deal with these problems daily in other jobs as
5 community members, we see things that are, well, I
6 would never get away with this. If I was trying to
7 do this kind of site investigation on this area,
8 then we wouldn't have these comments and it wouldn't
9 be an issue.

10 But it's because we have these comments
11 coming up that it means it wasn't planned well
12 enough initially. You always end up opening doors
13 that you don't expect to find anything behind, and
14 then you say, "Well, let's look over here and see
15 what we find."

16 It's like, "Oh my gosh. What are all
17 those things doing there"?

18 When I called for this test, I only wanted
19 this one, and they gave me these 48 analytes, and
20 now we have to deal with them.

1 Some of our comments are just based on,
2 for example, at Site 12 with further investigation.
3 You set up the grids so you're doing more or less a
4 random sampling for many different constituents that
5 have been found in various places just to know that,
6 yes, this is what is here.

7 But in several of our opinions, that
8 basically wasn't done adequately the first time
9 around, and that's why the review process exists,
10 and that's why, if we were just wasting time not
11 doing anything, then the Navy certainly wouldn't let
12 us get away with resampling Site 12, and, obviously,
13 the regulators who helped plan a lot of the sampling
14 initially before we really stuck our noses in
15 planning out field work plans, they have comments
16 about a lot of these issues, too.

17 And they can also state you need to sample
18 here and here and do this, but until the report
19 comes out, they don't know what the contractor is
20 going to do with the data that they have them

1 collect.

2 So then they have to go back and look at,
3 well, how did you apply this data, how did you come
4 up with these numbers. You didn't really address
5 this. You should have used these numbers, too, that
6 we told you to take, and that's why the process
7 exists like this.

8 To me, a waste of the taxpayers' money
9 would be to throw \$11 million in to yank all of the
10 fuel lines out, then let people who live on the
11 island, live on the island.

12 Now, all of a sudden, everybody is getting
13 sick. You have a Love Canal type of situation, 10,
14 20 years down the road. And then, pretty soon,
15 you're on 20/20, or whatever it's going to be called
16 then, 30-30, saying, "Oh, my gosh, if they would
17 have just cleaned this up back then, this wouldn't
18 have been a problem." And it could have been, if it
19 was done more thoroughly the first time, a lot of
20 that may have been avoided.

1 CO-CHAIR SULLIVAN: Harlan, just to
2 clarify: The CERCLA sites, like John says, tend to
3 be more complex because there is mixtures of
4 chemicals, but there is a lot of other cleanup going
5 on in the base which is much more straightforward.

6 So it's not the entire cleanup that's in
7 this five volume set of documents. We have
8 asbestos, lead-based paint, other USTs and the fuel
9 lines.

10 Actually, with the exception of Site 12,
11 when you actually look at the footprint of the other
12 CERCLA sites, they actually occupy a fairly small
13 part of the base. So there is a lot of other
14 cleanup activity going on at a different pace on
15 other parts of the base, but the CERCLA sites are
16 challenging.

17 MR. VAN WYE: I appreciate that, but it
18 seems to me with all of the time that, you know, the
19 Environmental Protection Act was passed in 1970, and
20 there has been a lot of experience since then.

1 I'm astounded at the slow pace of getting
2 cleanup, and the slow pace of getting answers, and
3 that's as a layperson. I'm not a technical person
4 in these things.

5 But just as a simple taxpayer, it strikes
6 me as just incredibly laborious.

7 MS. WALTERS: I think it's inherent to the
8 whole process itself.

9 Unfortunately, I think what has happened
10 historically since 1970, I think that the hazardous
11 waste fuel is relatively new, and I think it's
12 probably like about a six- or seven-year-old kid.

13 When I first started in this business, it
14 was in its infancy, and I have seen some slow
15 changes.

16 But I think it's also inherent to the
17 process that this was a Department of Defense site.
18 I think if this is a private sector site, it would
19 go much faster. There is greater incentives, there
20 is more money, there is more focus.

1 I'm not saying anything against you, per
 2 se. It's been my experience working in the world
 3 for the past six years, it's ridiculously slow.
 4 There is a lack of incentive from Congress and the
 5 Department of Defense. Look at the Department of
 6 Energy sites. It's ridiculous.
 7 MS. SMITH: It's horrible.
 8 MS. WALTERS: It's worse. It's much, much
 9 worse.
 10 MS. SMITH: Much worse.
 11 MS. WALTERS: So it's inherent into
 12 several different processes, and it gets, it really
 13 gets bottlenecked.
 14 MR. VAN WYE: As a layperson, one cannot
 15 help but suspect that the prolongation and all of
 16 the testing and retesting is a part of the fact it
 17 creates employment for the people who do the testing
 18 and retesting.
 19 There is a vast amount of overtesting, and
 20 that this is a jobs bill for people that have to be

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1 environmentally concerned or environmental pros and
 2 experts.
 3 As a taxpayer, I'm just appalled by what I
 4 see as waste and sluggishness, and this should be
 5 cleaned up so much faster and so much more
 6 efficiently.
 7 MS. WALTERS: Well, the Presidio, that's a
 8 classic case of mismanagement.
 9 CO-CHAIR NELSON: We have time for maybe
 10 two more questions, and Mary Rose has had her hand
 11 up.
 12 MS. CASSA: I would just like to change
 13 the subject to something that I feel could lead to
 14 something a bit more constructive from this evening,
 15 and that is, to ask the Navy if it's feasible to
 16 generate this index of responsiveness for the RAB
 17 within the next two to four weeks, and then turn to
 18 the RAB members and ask if that time frame is
 19 acceptable.
 20 So, first of all, is it feasible to

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1 generate the requested index in two to four weeks?
 2 CO-CHAIR NELSON: Maybe the question is
 3 whether or not it's funded.
 4 (Laughter.)
 5 CO-CHAIR SULLIVAN: Actually, that's a
 6 good point.
 7 Is there the mechanism to do it, is there
 8 the means to do it, and can it be done?
 9 MS. CASSA: If there is no money to do
 10 that, if there is no way this can happen, then we
 11 have to figure out what's going to happen with the
 12 RAB's dissatisfaction.
 13 We either have to ask, I think, is it fair
 14 to ask the RAB, yes, your point is made. We know
 15 you're really upset that you're not getting
 16 responded to, but Ernie's pockets aren't deep enough
 17 to pay for that level of responsiveness.
 18 I would ask that we try to continue to
 19 move on.
 20 CO-CHAIR NELSON: Well, I would think that

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1 it would be in PRC's interest, at any rate, that
 2 they do this, whether or not it's funded.
 3 CO-CHAIR SULLIVAN: Ryan?
 4 MR. RYAN: Jim, aren't most of the
 5 questions already responded to, the responses to the
 6 regulatory questions?
 7 CO-CHAIR SULLIVAN: Well, some of them may
 8 be. I mean, some of the RAB questions may or may
 9 not be the same as the regulatory questions.
 10 MR. ALLMAN: And that would be pure
 11 coincidence if they were.
 12 The question is, I mean, I'm not
 13 personally concerned about those things I notice
 14 that other people notice that are regulators.
 15 The ones I'm more concerned about are the
 16 contributions that we as community members make in
 17 reviewing the documents, and those are the ones that
 18 if we're making them, and they are not made by the
 19 regulator, then they won't get addressed in the
 20 present framework, it sounds like.

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1 MR. HEHN: And what that does, it throws
2 it back on the members of the RAB to determine
3 whether those comments were addressed or not.

4 We have to go back and look at everything
5 again to determine that, and that's what we are
6 trying to avoid.

7 CO-CHAIR SULLIVAN: And I will state, I
8 wouldn't want to do that.

9 So I guess the question that Mary Rose is
10 making, do we have to -- and I have to ask this
11 because I'm not involved as the day-to-day issues as
12 San Bruno, at least not until the end of the
13 month -- but do we have the mechanism in our current
14 funds to do this or is this something that we would
15 have to wait for '98?

16 MR. GALANG: I would have to check. I
17 will have to sit down with PRC and see the
18 involvement. I have to check current funding that
19 we are going to have until the end of this fiscal
20 year.

1 CO-CHAIR NELSON: The end of the fiscal
2 year is the end of the month, right?

3 CO-CHAIR SULLIVAN: End of the month, yes.

4 MR. GALANG: The end of the month.

5 MR. HEHN: One of the things I might
6 recommend, we have talked about having additional
7 meetings once the Phase II revised RI report came
8 out,
9 and, obviously, we are faced with that issue now.

10 And I think that from my feeling what I'm
11 hearing from the RAB this evening, if we have a
12 meeting, as Richard has suggested, to discuss some
13 of these issues, I think that having that kind of
14 response from the Navy would go a long ways to
15 starting that off on the right foot.

16 MS. SHIRLEY: It's useless having it
17 without it, really, because there is no basis of
18 discussion.

19 MS. VEDAGIRI: But it also seems like a
20 lot of times responses remain verbal.

1 We express our comments verbally and in
2 writing, but the responses are only verbal and
3 nothing gets in writing.

4 CO-CHAIR NELSON: At least with the RAB.

5 MS. VEDAGIRI: Yes.

6 CO-CHAIR NELSON: Henry has his hand up.

7 MR. ONGERTH: I would like to express an
8 opinion, for what it's worth. It's not different
9 from comments I have made through the last three
10 years.

11 To the extent that what we are uncovering
12 in reviewing this material goes beyond what the
13 regulatory agencies are finding and dealing with, to
14 the extent that that occurs, we are establishing a
15 higher standard of cleanup requirements than is
16 required of the general population that has cleanup
17 problems.

18 MS. SMITH: No.

19 MR. ONGERTH: Dale, let me finish before
20 you start shaking your head and muttering.

1 The process that goes on with relation to
2 pretty much the rest of the society, the regulatory
3 agencies make their findings and carry out their
4 duties, and they bring about cleanups that are
5 appropriate to their authority and appropriate to
6 the necessity of the situation.

7 Our process here, in my opinion, for what
8 it's worth -- and you can have your opinion and all
9 you have to do is say you don't agree and elaborate
10 if you wish -- in my opinion, we are establishing a
11 higher standard of cleanup requirements -- and I'm
12 repeating myself -- than is applied to the
13 population at large.

14 CO-CHAIR NELSON: Thank you.

15 We have a response, and then we have to
16 mind our time here.

17 MR. HEHN: I just wanted to say, Henry, I
18 do sort of disagree with you there that we are
19 setting a higher standard.

20 I deal with this every day as do a number

1 of other members here every day. We are responding
2 to the standards that we normally apply to most of
3 our clients for their sites, and we are seeing a
4 much different standard here. We are saying: Well,
5 wait a minute. If this is an important
6 consideration for a particular private property,
7 then it should also be a particular concern to a
8 Navy base that is going to become private property.

9 So I see that that is not setting a
10 different standard but only trying to apply the same
11 standard that we are dealing with on a day-to-day
12 basis.

13 CO-CHAIR NELSON: I guess that
14 clarification is the basis of my comments, that a
15 lower standard has been accepted for Treasure Island
16 work than is expected from private industry.

17 MS. VEDAGIRI: I would agree with that.

18 MS. SMITH: I would, too.

19 MS. VEDAGIRI: I have just a quick factual
20 question.

1 saying, well, yes, we read this about looking at all
2 these other receptors for the petroleum screening
3 levels, but we decided not to do that because the
4 regulators don't require us to, or these are the
5 only ones we care about.

6 But at least it's addressed that this is
7 our reason for not spending time dealing with that
8 comment, whether it be that there wasn't funding to
9 address that problem or there is not funding to do
10 the study if it is addressed.

11 But these are things that may come up down
12 the road in the ROD hearings. If they are not
13 addressed now, it may cost a lot more and take a lot
14 more time to go back and do later.

15 CO-CHAIR NELSON: As a way of wrapping up
16 this issue, I see that our comments are due on
17 November 18th.

18 CO-CHAIR SULLIVAN: Now, just to clarify,
19 I basically just took two months.

20 CO-CHAIR NELSON: 60 days.

1 Does the human health risk assessment in
2 this revised report, has it been reviewed to see
3 whether it needs to be changed in light of the
4 additional data to be collected?

5 MR. KNAPP: Additional data at Sites 12
6 and 17, that was put into the risk assessment again
7 and the risk was rerun.

8 MR. ALLMAN: I just wanted to make a quick
9 comment.

10 I am unfunded to review these documents,
11 and I have no further funding to spend a lot of time
12 on these, but I'm spending the time on it anyway.

13 I would like it to go to something and get
14 some response instead of just sort of a stapled
15 pile. This is only 24 pages with about four or five
16 questions on a page. Probably easily 60 percent of
17 these questions have been already addressed in the
18 draft.

19 I don't think there would be that much
20 effort involved in going back and finding out or

1 CO-CHAIR SULLIVAN: 60 days, I'm sorry.
2 What we finally decide as the absolute day
3 may still be adjustable, but I basically took the
4 date that the document would come out and took 60
5 days from that date.

6 CO-CHAIR NELSON: All right. We have
7 tentatively scheduled a special RI report review
8 meeting, and I would suggest we not leave with the
9 PRC and the Navy until they have an index of how our
10 comments have been responded to, certainly the RAB
11 members interested in reviewing the document make
12 this on this scheduled date.

13 But until PRC and Navy produce some index
14 for us, I don't think it will be worthwhile meeting
15 with them.

16 MS. SHIRLEY: I would agree with that.

17 CO-CHAIR NELSON: So we will have our own
18 individual meetings, and perhaps to facilitate this
19 meeting, assuming BART is still operational, I would
20 propose that this meeting be held at PG&E offices,

1 which is on the Embarcadero on the BART line, and we
 2 would like to invite, certainly, Martha to attend,
 3 the regulators, if they are interested in hearing
 4 what our comments are.

5 CO-CHAIR SULLIVAN: So the proposal is to
 6 have a community members meeting on the 30th but
 7 change the location to PG&E.

8 CO-CHAIR NELSON: Right.

9 MR. VAN WYE: 30 September?

10 CO-CHAIR SULLIVAN: 30 September.

11 CO-CHAIR NELSON: 30 September.

12 If people would like to meet earlier than
 13 that to have a bite to eat, let me know.

14 MR. ALLMAN: Well, taking both your
 15 comments together, it means that if we're going to
 16 meet in two weeks at PG&E, or not going to meet, or
 17 it sounds like, at least some of us shouldn't meet
 18 until we have some sort of written response, then
 19 the next question is, back to Mary Rose's question,
 20 would the Navy and Tetra Tech have a force move them

1 to do that kind of a table or not?

2 CO-CHAIR NELSON: Prior to that meeting?

3 MR. ALLMAN: Prior to that meeting.

4 CO-CHAIR NELSON: Certainly, maybe we can
 5 give them a latitude to get back to us within a week
 6 to let us know whether or not that would be
 7 available for this meeting.

8 CO-CHAIR SULLIVAN: Ernie, in a week we
 9 could know whether we had the means and what the
 10 level of effort would be.

11 MR. GALANG: Yes.

12 MR. ALLMAN: And if that response is
 13 negative are we still going to want to meet on the
 14 30th?

15 CO-CHAIR NELSON: I think we do.
 16 Is there any reason not to meet on the
 17 30th if that information is available?

18 It seems to me if that information is
 19 available we have to figure it out for ourselves and
 20 plan our own strategy to have our comments heard and

1 addressed outside of this forum.

2 MS. SMITH: Yes.

3 CO-CHAIR NELSON: I propose a break.
 4 (Short break taken at 8:45 p.m.)

5 CO-CHAIR NELSON: An omission in the
 6 proceeding earlier was reviewing the August meeting
 7 minutes.

8 MR. ALLMAN: I just got my copy on the way
 9 in tonight.

10 CO-CHAIR NELSON: Shall we review those at
 11 the next meeting with the February, March and April
 12 meeting minutes?

13 All right. Jim would like to present to
 14 us the fiscal year '98 project execution plan.

15 CO-CHAIR SULLIVAN: Okay. I think
 16 everyone should have a copy.

17 We started working on the execution plan
 18 for '98. We did it this year at a later time in the
 19 year than last year, and there were some questions.
 20 I know about the process that we went through last

1 year.

2 But where we are now is that the Navy put
 3 together an initial list at our BRAC Cleanup Team
 4 meeting a couple of weeks ago. We went through that
 5 list and made an initial prioritization.

6 Then after that meeting, I took another
 7 look at it, and there were a couple of items that
 8 appeared, well, actually two items -- lead-based
 9 paint and asbestos -- that appeared to relate more
 10 to the city's concerns. So this kind of came up
 11 after the BCT meeting.

12 So, basically, I made some more proposed,
 13 a couple of proposed adjustments to that and now we
 14 wanted to bring it to the RAB to get your comments.

15 So I have shown the two September BCT
 16 prioritizations we initially detailed, and then on
 17 the left some adjustments I made, and, actually, I
 18 shouldn't say "proposed Navy." It's proposed Jim's
 19 priority, and so I'm here to basically show that to
 20 you.

1 So I will go down this list and just
2 briefly touch on it.
3 Community relations/RAB support, that was
4 our number one item since this is a public process.
5 We felt that if we are going to get any
6 money, we have to continue that process, so that was
7 number one. That basically supports these meetings
8 along with special meetings and anything related not
9 only to the RAB but to other community relations
10 activity.

11 Ryan provided me with some great support
12 on helping to put together that budget. Actually,
13 it was my input working with Ryan and Ryan put
14 together the budget as input.

15 And that probably will be about 50 percent
16 higher in '98 than it was in '97.

17 The second program management for IR and
18 UST programs. Basically, it's kind of a
19 miscellaneous program. It covers all of the things
20 that we might do outside of producing actual report

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1 submittals, so we include technical support for
2 meetings like this and special meetings. Technical
3 assistance in our dealings with the City of San
4 Francisco. Anything outside of producing a specific
5 report kind of falls into that category.

6 And I guess, as a result of the discussion
7 earlier tonight on the RI, I guess my question to
8 the RAB would be, since in the past we may have
9 been, or we may have thought we were constrained by
10 money in the amount of time we could spend on
11 discussions of the documents, would the community
12 members want to see this item increased to a level
13 that would adequately provide support to the
14 community members' issues?

15 MS. CASSA: And if it gets increased then
16 something else has to be decreased by the same
17 amount?

18 CO-CHAIR SULLIVAN: Well, we'll ultimately
19 end up with a target figure that comes from
20 Washington. They don't itemize all of this, so they

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1 will come up with some breakout.

2 So, yes, conceivably if we ramped this up
3 a little bit, something else might have to be
4 squeezed down a little bit.

5 I guess I'm trying to get a sense.
6 John?

7 MR. ALLMAN: Yes. Personally, I would
8 rather, I mean, we are talking about not having
9 enough money for Tetra Tech to respond to our
10 comments on the RI.

11 But I would rather some of the community
12 relations/RAB support money go towards that than
13 paying Fed Ex to send a banker box of manuals or
14 binders like we did last time.

15 I like it that we're picking them up
16 tonight and not having them mailed.

17 But a lot of things that we have at these
18 meetings and the stuff that gets mailed to us, I
19 would rather see some of that cut back.

20 We can get everything like in one large

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1 envelope just before the meeting with everything
2 instead of six or seven mailings during the month
3 that are each 78 cents or a dollar each, and then
4 have some of that money go towards responding to
5 some comments.

6 CO-CHAIR SULLIVAN: Ryan?

7 MR. BROOKS: Well, the community relations
8 support is not just solely for the RAB. It's also
9 for the people of San Francisco and the East Bay.

10 So I don't know if we can take away from
11 that effort from that portion of the budget.

12 CO-CHAIR SULLIVAN: But I get a sense of
13 what John is saying.

14 Your interest, at least you right here,
15 your interest is more in number 2 than in number 1,
16 is basically what you're saying.

17 MR. ALLMAN: If that's what should occur,
18 yes.

19 CO-CHAIR SULLIVAN: All right. And is
20 there a general sense that the community members

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1 here would want to see an adequate dollar amount
2 available for program management if that assisted in
3 addressing the RAB community member concerns?

4 MS. WALTERS: Jim, I'm just curious about
5 what the bottom line, what the Navy is going to be
6 giving you.

7 CO-CHAIR SULLIVAN: Actually, I don't
8 know. To tell you the truth, as of today, I don't
9 know.

10 There is some initial budget targets that
11 should be coming out shortly. I haven't seen them
12 yet.

13 If I had to kind of guess from what little
14 I have seen, it may be somewhere in the range of
15 about \$10 million plus or minus.

16 Part of it's going to depend, too, on what
17 can we execute this year. At some point, if
18 somebody says, I'm going to give you \$20 million
19 this year, could we expend it? No.

20 The question is, what can we execute this

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1 year and how is it going to best address the city's
2 concerns and the community's concerns?

3 MS. CASSA: Can I just ask a quick process
4 question? Are you expecting to address each of
5 these line items tonight?

6 CO-CHAIR SULLIVAN: I will speed up the
7 process.

8 MS. CASSA: I don't know.

9 CO-CHAIR SULLIVAN: Actually, we were
10 operating, we are trying to get the '98 budget put
11 together. I don't know if I will even be able to
12 still discuss it at the next interim RAB meeting, so
13 I guess I'm trying to get as much input as I can
14 from this meeting, although my gut feeling is, I
15 don't think the concerns are going to change this a
16 whole lot. I think we are addressing the concerns.

17 Let me briefly go through it and see if
18 anybody has any major concerns you don't think is
19 being addressed.

20 CO-CHAIR NELSON: I would like to see us

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1 put a time limit on our discussion, because I think
2 the RAB can meet and discuss this on September 30th
3 as well, at least in terms of providing input to
4 you.

5 CO-CHAIR SULLIVAN: I agree.

6 CO-CHAIR NELSON: We are well past 9:00,
7 and we still have several items.

8 Are people in agreement, five minutes? Do
9 we have a volunteer for timekeeper? Richard, could
10 you be our timekeeper?

11 MR. HANSEN: I don't have a watch.

12 CO-CHAIR NELSON: Okay. Ryan volunteered.

13 CO-CHAIR SULLIVAN: Ryan volunteered.
14 Give me the high sign.

15 Our IR/UST database management, that's
16 basically what I was going to show a little bit
17 today, and now I will probably just run it after the
18 meeting.

19 But, basically, it's getting the data into
20 some more viewable fashion linking databases. And,

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1 obviously, that's a high concern of both the
2 regulators and the RAB.

3 Asbestos design/abatement for
4 leasing/transfers. This is one where our initial
5 prioritization ranked it a little lower, and I
6 pumped it up a little higher, and maybe from the
7 city's standpoint, it should even be number 1.

8 Basically, almost every of our older
9 buildings has some minor asbestos repair like in a
10 mechanical room. So in order to even do that
11 initial lease, there is some minor amount of
12 asbestos work that has to be done.

13 So in view of what a lot of other cleanups
14 are, the asbestos doesn't cost that much, but it's
15 something you have to do, so I rank that fairly
16 high.

17 Lead-based paint abatement for housing.
18 The Nimitz complex, we are nearing the completion of
19 the design for that. We will be ready to start in
20 early '98, if we had the funding for it. That's

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1 another city interest item.
 2 Also, the design for the 36 other units of
 3 older housing, that would be lead-based paint
 4 abatement. We don't get the design started early in
 5 '98. We won't be able to start the abatement in
 6 late '98 or early '99.
 7 Baseline EBS data update. That's not
 8 highly definitized. That probably goes along
 9 somewhat with the database management in trying to
 10 basically update, pull all of our data together.
 11 But that's not highly definitized, although we think
 12 we need to do it.
 13 Groundwater monitoring. That's a high
 14 interest item. I know the regulators are involved
 15 and the community members, too.
 16 Final onshore remedial investigation
 17 report. We didn't -- now, Ernie, we didn't get that
 18 funded in '97?
 19 MR. GALANG: We did.
 20 CO-CHAIR SULLIVAN: We did?

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1 MR. GALANG: Yes.
 2 CO-CHAIR SULLIVAN: This was just a late
 3 breaking item. So, actually, final onshore remedial
 4 investigation report is funded. So that item is
 5 deleted.
 6 Final Corrective Action Plan. That's not
 7 funded, so once the Corrective Action Plan is out
 8 and we get comments on it, we would need funding in
 9 '98 to complete that CAP for the nine petroleum IR
 10 sites.
 11 Emissions reduction crediting. We have
 12 about a year, sometime during the year we need to
 13 address that, because in about a year, our air
 14 permits will expire. In order to transfer them to
 15 the city, we need to do this emissions crediting
 16 work.
 17 PCB containing equipment. We have some
 18 equipment, mostly small electrical and hydraulics
 19 that needs to be addressed. This is kind of similar
 20 to asbestos and lead-based paint. It affects

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1 leasable and transferable buildings that don't
 2 otherwise have CERCLA or UST requirements. So we
 3 would like to get this done and out of the way.
 4 Likewise, ozone depleting substances,
 5 things like refrigerants and fire suppression
 6 systems, the gases need to be safely removed before
 7 the buildings can be -- well, they need to be safely
 8 removed so the buildings don't sit and have the
 9 systems deteriorate.
 10 The fuel lines. We are pulling the fuel
 11 lines now. We will still be pulling them into '98,
 12 but as we get further into '98, we need to start the
 13 RI investigation for that. And maybe we will be
 14 doing some additional fuel line removals, so we have
 15 to do the design for that if we execute that removal
 16 in '98.
 17 USTs. These are not any of the 25 IR
 18 sites. These are all the other miscellaneous USTs,
 19 like UST 270, the biggest one. There are a lot of
 20 other smaller ones.

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1 We need to get the remedial investigations
 2 done. That's one program that can move into a
 3 faster track if we finally finish the RI and start
 4 to move into corrective action. With the exception
 5 of 270, most of these tend to be smaller tanks.
 6 No further action RAP/ROD. We have some
 7 sites, like Site 1, that may not need any further
 8 action. We have an opportunity to finish the
 9 process and get them over and done with and kind of
 10 address Harlan's concerns, finish the process and
 11 get those off the books. A lot of that property
 12 needs to be transferred or more intensely reused.
 13 CO-CHAIR NELSON: And there's no cost
 14 associated to prepare the documentation?
 15 CO-CHAIR SULLIVAN: That's an error on my
 16 part. It's not high, but it's -- I don't think the
 17 cost for no action RAP/RODs wasn't that much.
 18 MR. GALANG: These are not just for the no
 19 further action. This is the RAP/RODs for all the
 20 other IR sites, also.

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1 CO-CHAIR NELSON: I saw the high sign
 2 here. We need to start wrapping.
 3 CO-CHAIR SULLIVAN: Okay. Lead-based
 4 paint abatement for housing. If we do the design
 5 for those 36 other units earlier in the year, we
 6 need to get to the abatement, at least that's what
 7 the city would like us to do, I'm sure.
 8 MS. WALTERS: So why is that not up at
 9 number 5, then?
 10 CO-CHAIR SULLIVAN: Because there is no
 11 reason to set aside the money for -- I wouldn't want
 12 to set aside the money for abatement earlier in the
 13 year if we weren't ready with the design until later
 14 in the year.
 15 MS. WALTERS: I understand that.
 16 CO-CHAIR SULLIVAN: Otherwise, we would be
 17 holding up that money.
 18 Anyway, and then remedial design for the
 19 IR CAP sites. So earlier in the year, we finish the
 20 Corrective Action Plan and then we would be ready to

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1 move into design.
 2 Then the draft onshore remedial --
 3 MS. CASSA: Offshore.
 4 CO-CHAIR SULLIVAN: Draft offshore
 5 remedial investigation report.
 6 Then the onshore feasibility study and
 7 RAP/ROD -- no, this was RAP/ROD for the onshore
 8 sites, Ernie. It's a separate item.
 9 MR. GALANG: Oh, you separated them.
 10 CO-CHAIR SULLIVAN: Yes.
 11 Fuel lines. Removal, further removal.
 12 Offshore feasibility studies.
 13 Additional EBSs.
 14 Then fuel line -- actually, this was a
 15 double item. That was an error. So that second one
 16 is repetitive.
 17 And, dollar wise, it probably balances out
 18 with the one that I missed.
 19 And then finally, UST remedial action.
 20 That all told, is probably, probably close to \$10

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1 million, and then if there were any interim removal
 2 actions that we could do up to another \$5 million,
 3 that would make \$15 million.

4 But the real question is how much interim
 5 removal, if any, we could execute in '98, because
 6 there is a lot of work that has to go into that.

7 MR. GALANG: We have put an ECA for Site
 8 12, contaminated soil removal.

9 CO-CHAIR SULLIVAN: So Site 12 is the most
 10 likely candidate for a removal action.

11 The question will be, can you execute the
 12 ECA and pay for the removal action in the same year?
 13 That's something we're still not sure about.

14 CO-CHAIR NELSON: So it seems that the
 15 CERCLA sites have moved down to the bottom of the
 16 priorities and all the administrative sort of
 17 functional, operational environmental program has
 18 moved up the chain, is that it?

19 It seems to me that we have to be close to
 20 a ROD for the CERCLA program, and that's way at the

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1 bottom of the priority list for the funding. It
 2 just seems that, I guess, maybe like the Presidio,
 3 I'm not sure, but, you know, developing a plan to
 4 clean up the CERCLA sites that we have on the base
 5 doesn't seem to be a priority.

6 CO-CHAIR SULLIVAN: No. I think it's more
 7 a reflection that the CERCLA sites, there is a
 8 CERCLA process that has a certain time line to it
 9 almost no matter what.

10 The most we could do in '98 was start the
 11 ROD process. We are obviously not going to get to a
 12 cleanup of the CERCLA site unless it's no further
 13 action.

14 But there's a lot of these others -- the
 15 USTs, the asbestos, the lead based paint -- the
 16 process for that is much quicker, and if we can get
 17 those done, we can take care of a lot of the issues
 18 on a lot of these uncolored sites and free up all
 19 this property while we are proceeding on the CERCLA
 20 process for these pink sites.

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1 CO-CHAIR NELSON: Well, It seems to me
2 once upon a time I saw a schedule of the forecast
3 the ROD with the CERCLA sites to be in '98, to be
4 completed in '98.

5 MS. CASSA: That was before. It took a
6 year to revise the RI report.

7 CO-CHAIR SULLIVAN: Originally, the ROD
8 was in '98, and now it's moved into '99.

9 CO-CHAIR NELSON: Okay. Well, maybe a
10 schedule to go with these items would be helpful.

11 MR. GALANG: Yes. We will put out a new
12 schedule. Right now, the DTSC is reviewing the
13 schedule.

14 MR. HEHN: I think we probably have some
15 ideas on re-prioritizing some of that. I'm sort of
16 jotting some notes here, too, at the same time, as
17 to what I think should move up and down.

18 CO-CHAIR SULLIVAN: One other comment I
19 can make, in general, the CERCLA work is proceeding
20 on its CERCLA type schedule. I don't think it's

1 necessarily for a lack of funding, but some of this
2 other work, the fuel line, specifically, other UST
3 work, that hasn't proceeded as fast as it could have
4 because of lack of funding, and in the past, we have
5 kind of funded all the CERCLA work first.

6 Now, with reuse and the city coming in, we
7 are rethinking that and seeing what will free up the
8 most property, and we can get some of the other work
9 out of the way while still staying on that schedule
10 on the other sites.

11 MS. CASSA: I'd like to throw in my CERCLA
12 two cents here. I mean, that's supposed to be my
13 main area of concern.

14 In a way, I feel like I'm committing
15 heresy in, indeed, suggesting this type of
16 prioritization to the Navy.

17 But I personally feel that it will do a
18 lot for Treasure Island as turning, you know,
19 getting it used to benefit the use sooner.

20 I wrestled with it personally myself. So

1 that's the thought process I went through, and as
2 the person whose most intimately involved with this
3 CERCLA, that's just, I didn't just rollover and say,
4 "Yeah, do whatever you want." I participated in
5 this prioritization.

6 MR. HEHN: So you're saying moving those
7 down as far as you're concerned is probably okay
8 versus some of the other issues.

9 MS. CASSA: (Nods head up and down.)

10 MR. HEHN: All right. I guess that's sort
11 of what I was getting to, is that some of the things
12 I see as more applicable to reuse type issues, some
13 of the things like PCBs and fuel lines and things
14 that are really going to impact short-term reuse
15 more directly than some of the CERCLA issues, I
16 could see moving some of those issues up, further up
17 the line, and some of the things like groundwater
18 monitoring, those things, moving them a little
19 further down the line, because those are going to
20 have to be funded anyway. They have to do that.

1 You will be required to do that.

2 CO-CHAIR SULLIVAN: But at some point this
3 prioritization, if something gets funded all the way
4 down the list, and we're going to try and execute
5 according to prioritization, if it gets pushed down
6 too far down the list and we don't get enough money,
7 it's going to get chopped off, and then they're
8 going to wonder, why did you rate this so low?

9 So if there is something we really have to
10 do, you know, whether it was for the cleanup process
11 or for the city's reuse, we have to move that higher
12 on the schedule because that's how it's going to be
13 executed.

14 MR. HEHN: I understand, but some of the
15 things you're talking about here is much lower
16 dollar values than what you're looking at as far as
17 some of the, like monitoring stuff, so you might as
18 well get those done and funded and off the list and
19 move quickly.

20 CO-CHAIR SULLIVAN: Well, the big bills

1 won't come until the remedial action in another two
 2 years.
 3 MS. SHIRLEY: But I have a concern about
 4 the offshore stuff being deferred again.
 5 MS. WALTERS: It's not.
 6 MS. SHIRLEY: It's not getting deferred?
 7 Tell me about that.
 8 CO-CHAIR SULLIVAN: Well, it's not being
 9 deferred.
 10 It's rather that, based on the schedule
 11 it's already on, we are not going to have a draft
 12 out until January or February.
 13 So there is no reason to put any money
 14 early in the year for the offshore, since we are not
 15 going to have the draft out until later.
 16 MS. SHIRLEY: Right. okay.
 17 So the offshore -- wait a minute. So the
 18 RI you're expecting to have early in the year,
 19 though, when it's number 17.
 20 Is there a possibility that we wouldn't

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1 get down as far?
 2 MR. GALANG: Based on the new schedule,
 3 the RI offshore is due May 1st, 1998. That's the
 4 draft.
 5 CO-CHAIR SULLIVAN: Okay, so it's later.
 6 MR. GALANG: You will get this copy as
 7 soon as we get concurrence.
 8 MS. SHIRLEY: Well, I will look at it in
 9 relationship to the schedule.
 10 I just want to make sure that doesn't keep
 11 getting deferred forever.
 12 MR. GALANG: No.
 13 CO-CHAIR SULLIVAN: In general, we are not
 14 slowing down the CERCLA sites. We're trying to work
 15 in the other work, so it isn't always waiting for
 16 the CERCLA work.
 17 MR. ALLMAN: In the schedule that was
 18 attached to the, I think it was the August RPM/BCT
 19 minutes, Attachment D, I guess the Microsoft project
 20 time line or something, was that used to determine

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1 the BCT priorities?
 2 CO-CHAIR SULLIVAN: Well, in essence, I
 3 mean, if something wasn't going to be needed until
 4 the end of the year, we wouldn't fund it as high.
 5 We need to do something up front in a year to stay
 6 on schedule, we would have to fund it early in the
 7 year.
 8 MS. SHIRLEY: Two things going on here.
 9 CO-CHAIR NELSON: It's about 9:30. How
 10 much longer are people wanting to spend here
 11 completing out the agenda?
 12 Can we look at the remainder of the
 13 agenda, if there are no further comments on the
 14 budget?
 15 CO-CHAIR SULLIVAN: Well, maybe I will
 16 ask: What would you still like to see, if you want
 17 to stay beyond 9:30?
 18 MR. ALLMAN: One thing that I would like
 19 defined, which should only take a minute because we
 20 didn't have the interim meeting last week, we were

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1 told to get an extension on Zone 4 FOSL comments.
 2 So we had our interim meeting this
 3 evening, and that would come under, I guess, the
 4 upcoming reports.
 5 CO-CHAIR SULLIVAN: Okay.
 6 MR. ALLMAN: Because we are still getting
 7 it as 13th December 1997.
 8 CO-CHAIR SULLIVAN: Okay.
 9 CO-CHAIR NELSON: I guess for those people
 10 who are not planning on submitting written comments,
 11 this is your opportunity to get your comments into
 12 the record so the Navy can address them.
 13 So I would like to ask those parties that
 14 would like to give oral comments to do so for Zone 4
 15 FOSL.
 16 Otherwise, Jim, will you accept comments
 17 through Friday, or do you have another date in mind?
 18 CO-CHAIR SULLIVAN: If everyone who thinks
 19 that they might make comments think they can make it
 20 by Friday, I will accept comments until then,

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1 actually until Monday morning, that would be the
2 next time I would be dealing with them.

3 CO-CHAIR NELSON: Okay. So the 22nd.

4 CO-CHAIR SULLIVAN: Yes, and I don't think
5 that will affect our schedule for the FOSL. I think
6 we have enough flex time in there that we can take
7 additional time for comments.

8 MR. ALLMAN: Good. Thank you.

9 And then another: I wanted to get, also,
10 an update on the RAB membership drive press release
11 that we had talked last month about having something
12 accomplished by this month. I just wanted an update
13 on that before we take off.

14 CO-CHAIR NELSON: I would also like that.

15 MS. SHIRLEY: I would like an update on
16 MTBE discussion. You talked about that at BCT,
17 which I wasn't able to go to.

18 CO-CHAIR NELSON: And do you think we can
19 accomplish this by a quarter to 10:00?

20 MR. ALLMAN: Is that two things now?

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1 CO-CHAIR NELSON: We have the membership
2 drive press release, MTBE, and any Zone 4 FOSL
3 comments to be made orally.

4 Maybe we can start with those if they need
5 to be put into the record.

6 (No response.)

7 CO-CHAIR NELSON: No zone 4 FOSL comments
8 to be put into the record?

9 I would like to say, I had commented in
10 writing, for those people that are interested, a
11 copy of my comments. I brought them.

12 CO-CHAIR SULLIVAN: And there's also a
13 copy somewhere in the mail system. I did send it
14 out with the meeting package a copy of Pat's
15 comments. You may get an additional copy when the
16 mail arrives.

17 CO-CHAIR NELSON: Do we want to take the
18 MTBE matter or the membership drive?

19 Is there anything beyond the MTBE issue
20 that would be of general interest from the BCT

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1 meeting?

2 MR. ALLMAN: I just wanted to know, Mary
3 Rose, you had mentioned earlier that we could get a
4 clarification from Gina about whether she would get
5 compensated for the meeting or not.

6 Were you talking about just for the
7 evening meetings?

8 MS. CASSA: Yes.

9 MR. ALLMAN: And so she's still -- because
10 there are a lot of action items on the RPM/BCT
11 minutes referring to the water board and MTBE and a
12 lot of activities. I was just wondering if she was
13 still going to be doing those?

14 MS. CASSA: No, she's still participating
15 in the BCT, the RAB meeting, the RPM meeting.

16 MR. ALLMAN: Thanks.

17 I sent to Jim last week a copy of, I think
18 it was a Cal EPA -- Pat has my copy that I brought
19 tonight -- but it's basically about a 10- or 20-page
20 working document on basically everything that's

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1 known about MTBE, which was put together by Cal EPA,
2 including transport in groundwater, extent of
3 transport in the soil, human health effects and
4 whatnot, and so that might be a good summary for a
5 lot of people, and that's just since April of '97
6 that that was written, so that should be pretty
7 current information.

8 CO-CHAIR SULLIVAN: I have copies of that
9 and copies of what John sent of phytoremediation.

10 I will leave this for the community
11 members only, and we will make copies for the
12 regulators and other government agencies.

13 CO-CHAIR NELSON: Everybody can do a deep
14 knee bend.

15 (Laughter.)

16 CO-CHAIR SULLIVAN: And relative to MTBE,
17 we did discuss -- Gina was with us by telephone --
18 we did discuss MTBE.

19 MS. CASSA: Correction: Gina was present,
20 physically present on September 2nd.

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1 CO-CHAIR SULLIVAN: Okay, I stand
 2 corrected. I was thinking of the previous meeting.
 3 Anyway, we did have a discussion on MTBE,
 4 and Gina has been researching it. She provided the
 5 Navy with some guidance documents that now we are
 6 going to take and evaluate.
 7 So the MTBE I would basically describe as
 8 an ongoing process.
 9 CO-CHAIR NELSON: At one time, the RAB had
 10 commented a concern about MTBE entering into regular
 11 groundwater monitoring soil testing programs, since
 12 it was an anolyte that was omitted from the original
 13 RI program.
 14 Is that what you're alluding to? The
 15 agencies are taking this up as an issue to be
 16 addressed as part of the RI.
 17 MS. CASSA: I think the BCT has been
 18 considering MTBE in a bigger issue as to what is it
 19 and how significant is it?
 20 You may have noted MTBE in the soil in the

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1 EBS sampling report, and we became educated that the
 2 proper analytical method may not have been used.
 3 There is one analytical method that's
 4 used, and one of them has a tendency to report its
 5 presence when it's not there.
 6 CO-CHAIR NELSON: False-positive.
 7 MS. CASSA: Yes.
 8 The upshot of that is that the correct
 9 analytical method will be used in the future and
 10 that those sites will be resampled using the correct
 11 analytical method.
 12 I believe there was a brief work plan
 13 presented at one time to capture that.
 14 CO-CHAIR NELSON: For MTBE in the
 15 groundwater or soil.
 16 MS. CASSA: It was soil in this particular
 17 case, but it could have been a false-positive.
 18 So that's the way the BCT is taking it. I
 19 did not memorize the interim groundwater monitoring
 20 plan, but I believe that the appropriate MTBE was

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1 added.
 2 So if that doesn't address your concerns,
 3 then we can talk about it at another time.
 4 CO-CHAIR NELSON: I guess I would just
 5 make a footnote for the record: The soil testing
 6 that will be done for Site 12 in October also
 7 includes analysis for MTBE, particularly adjacent to
 8 Sites 20 and 6, which are known underground storage
 9 tank petroleum sites, since it appears that that
 10 might be something that could occur at those
 11 adjacent sites.
 12 MR. KNAPP: We are planning on doing that.
 13 It's mostly a matter of requesting it from the lab.
 14 There is not a lot more that needs to come into play
 15 than that.
 16 MR. ALLMAN: So do you specify which --
 17 apparently there is a method that gives a lot of
 18 false positives. You normally specify which method
 19 is going to be done.
 20 Is this sort of a variation on the

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1 standard method or are there two separate standard
 2 methods, one of them being more accurate than the
 3 other?
 4 MR. KNAPP: Well, there's the BP20 which
 5 is the one that sometimes gives false positives, and
 6 then there's the 8260.
 7 MR. ALLMAN: So you're going to specify
 8 the 8260 method, and they are set up to do that, the
 9 ones you already have contracting?
 10 MR. KNAPP: Yes.
 11 MR. ALLMAN: Okay.
 12 MR. HEHN: Where are the first groundwater
 13 samples to be taken and analyzed and reported on for
 14 MTBE, do you have that?
 15 MR. KNAPP: That would be Site 12
 16 investigation samples.
 17 MR. HEHN: Site 12.
 18 The general quarterly groundwater
 19 monitoring report, when will that be available?
 20 MR. GALANG: We still haven't received it.

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1 CO-CHAIR NELSON: Membership drive, press
 2 release.
 3 CO-CHAIR SULLIVAN: I will talk about it,
 4 and I will have to have Ryan correct me or add on.
 5 Basically, about two weeks ago, we didn't
 6 make the 9th day, I think it was probably like the
 7 12th or the 13th, maybe five days later.
 8 MR. BROOKS: Yes.
 9 CO-CHAIR SULLIVAN: We sent out a press
 10 release to, I think I had a fax list of about 20
 11 different news organizations.
 12 MR. BROOKS: 30.
 13 CO-CHAIR SULLIVAN: 30.
 14 And apparently a number of them did pick
 15 the news item up.
 16 Secondly, we did a mailing of over 100
 17 direct mails to people who had previously submitted
 18 applications, plus we had the city's mailing list
 19 that they used for the reuse program.
 20 So we went through that and made a first

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1 cut of people who might be likely to respond and
 2 sent those out. In fact, I already have one
 3 completed application from the head of the Job Corps
 4 Center, which, I think, might be an appropriate
 5 addition.
 6 And then I have gotten several requests so
 7 far for applications.
 8 And, then, thirdly in this Sundays
 9 Chronicle and Examiner, in the public notice
 10 section, a request for application was made.
 11 CO-CHAIR NELSON: In this Sunday?
 12 CO-CHAIR SULLIVAN: In this Sunday's
 13 Chronicle and Examiner.
 14 CO-CHAIR NELSON: This coming Sunday?
 15 CO-CHAIR SULLIVAN: No, this past Sunday.
 16 CO-CHAIR NELSON: Past Sunday, okay.
 17 MR. BROOK: It will also be in the Bay
 18 Guardian.
 19 CO-CHAIR SULLIVAN: And it will be in the
 20 Bay Guardian tomorrow, Wednesday.

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1 CO-CHAIR NELSON: Will it be possible to
 2 find out which periodicals or media responded to the
 3 press release, is there a listing of those that ran
 4 articles?
 5 MR. BROOK: We are working on that right
 6 now.
 7 We usually give them at least a week or
 8 two weeks to put that in, so we will check next week
 9 on who actually ran the spot.
 10 CO-CHAIR NELSON: I think it's in our
 11 interest to formulate a subcommittee to address the
 12 membership applications, and I would like a call for
 13 volunteers.
 14 Tom and Chris and Clinton. Good.
 15 MR. ALLMAN: I had a question about -- I
 16 wasn't around. I guess I was a part of the last
 17 process going through the applications the last time
 18 we took in new members, but was everybody sort of
 19 ranked by RAB members? I know that certain people
 20 were invited to join and other people weren't.

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1 I'm wondering if we could get a list of
 2 those? You said that you selected who was most
 3 likely to respond. What was the criteria for that?
 4 CO-CHAIR NELSON: Dan McDonald was the
 5 principal in the membership committee at that time,
 6 and that information can be made available.
 7 MR. ALLMAN: Was he involved in choosing
 8 who to send them out to for this round?
 9 CO-CHAIR SULLIVAN: No, no, Dan wasn't
 10 available.
 11 MR. ALLMAN: Could I get a list of who
 12 they went to?
 13 CO-CHAIR SULLIVAN: Yes. I have the
 14 mailing list that I used to generate the mailing.
 15 MR. ALLMAN: Okay.
 16 CO-CHAIR NELSON: Is there a time frame
 17 that you think we will have applications back?
 18 CO-CHAIR SULLIVAN: The first letters I
 19 sent out, I, based on when I sent them out, I picked
 20 the time of 3 October, but then when we went to do

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1 this last action, the advertisement, I was a little
2 unsure as to when the contracting process would get
3 the advertisement in the paper.

4 But since we had to write the ad ahead of
5 time, I wanted to make sure there was about a 30-day
6 time between the ad and the deadline.

7 So I came up with the 17th of October.
8 That's actually what's in the advertisement in the
9 Chronicle, and it should be in the Bay Guardian
10 tomorrow. So that gives us basically a month for
11 responses.

12 CO-CHAIR NELSON: That will give our new
13 subcommittee time to get together and organize with
14 the wisdom of the previous committee.

15 MS. SHIRLEY: I think ARC has the records
16 from the previous committee.

17 CO-CHAIR SULLIVAN: I know we weren't --
18 basically, what we did, what the Navy did, we took
19 all the applications and turned them over to Dan.
20 And then after the subcommittee finally met, after

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1 they had gone through their process, they just told
2 us who the selectees were.

3 MS. SHIRLEY: But Donald Meyers was
4 involved in that, and I believe we kept the records
5 and files on that. I will go back and look.

6 CO-CHAIR SULLIVAN: And I guess I would
7 ask the three of you to form a principal and work
8 among yourselves and have you report back at an
9 interim meeting on progress. I will give Dan
10 McDonald a call to have him contact one of you, or
11 certainly any one of you can contact him.

12 MR. ALLMAN: So is the charge of the
13 subcommittee going to be to review the applications
14 that come in and put together a set of good
15 applicants for the rest of the board?

16 CO-CHAIR SULLIVAN: Yes, a list of
17 applicants. I think there was a lot of criteria,
18 regional representation.

19 MS. SHIRLEY: Yes, that's what I think we
20 have at the ARC offices.

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1 MR. THOMPSON: That's not to reinvent the
2 wheel.

3 MS. SHIRLEY: Absolutely.

4 MR. BROOKS: Also, our interest is to get
5 new RAB members, and I will give a list of who you
6 had so you guys can decide on how you want to select
7 the new RAB members as a guidance.

8 CO-CHAIR NELSON: That would be great.
9 Maybe one of the three of you can call me
10 and let me know who you select, and I will create a
11 channel.

12 MR. THOMPSON: Okay.

13 CO-CHAIR NELSON: We will leave you on
14 your own to report back.

15 I appreciate your interest in doing this.
16 It's very important.

17 CO-CHAIR SULLIVAN: Should we make a
18 special look, since the next RAB meeting will be a
19 couple of days after the application deadline,
20 should we make a special effort to invite anybody

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1 who has requested an application to attend the next
2 meeting?

3 CO-CHAIR NELSON: I think that would be a
4 wonderful idea.

5 MR. ALLMAN: Whoever shows up is probably
6 the best candidate.

7 MS. SHIRLEY: They do that in a lot of
8 city's committees. You have to attend one meeting
9 before you are even considered. I'm not suggesting
10 that. I'm just saying it's a good screening tool.

11 MR. ALLMAN: All right. Thanks for doing
12 that.

13 CO-CHAIR NELSON: Thank you very much,
14 Jim.

15 MS. SHIRLEY: Ryan, can you send the text
16 of the ad in case we don't see it to maybe Pat or
17 somebody, so the selection people can understand
18 what it was that was being asked?

19 MR. BROOKS: Yes, we can do that. That's
20 no problem.

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1 CO-CHAIR SULLIVAN: Actually, here it is
2 (indicating). This is the Sunday paper. This is my
3 only copy.

4 CO-CHAIR NELSON: Architectural services,
5 the University of California, public notice,
6 membership openings for Restoration Advisory Boards,
7 and I guess this is combined with Hunter's Point.

8 CO-CHAIR SULLIVAN: Yes, since we were
9 going to run the ad, we had the option of doing it
10 either way, so we thought we would help out the
11 Hunter's Point people.

12 MR. ALLMAN: So, Chris, are you going to
13 be reviewing them, also? I mean, do they specify
14 which base they are interested in, which
15 application?

16 MS. SHIRLEY: Yes. Send it to different
17 people, I think.

18 CO-CHAIR SULLIVAN: Point of contact for
19 these ads is Ron Choy of the EFA, and he will
20 determine, he will find out which one they are

1 interested in and send out the application.

2 MR. ALLMAN: Okay.

3 MR. SHIRLEY: I don't know. We haven't
4 determined how we will review them.

5 In fact, the last time at Hunter's Point,
6 we just took everybody, and I can't think of any
7 reason why we wouldn't do that again, unless we get
8 deluged.

9 MR. THOMPSON: Yes. Looking around this
10 room, it might be something we want to do.

11 MR. ALLMAN: Since this has been
12 advertised and people are going to be responding to
13 both, you're the only person, besides Martha, who
14 sits on both of those, that you may even want some
15 people, if we get a lot of technical people, you may
16 want to talk to people about.

17 Our concern, of course, for the rest of us
18 is here, but you will have a large pool of people.

19 MS. SHIRLEY: I hope we have a larger pool
20 of people than we had last time, but at Hunter's

1 Point in the last recruitment effort, we didn't get
2 enough applications to legitimately screen anybody
3 out, so we just took everybody.

4 MR. ALLMAN: I'm saying if we have a large
5 response, TI probably is the more popular one people
6 want to be on just because of the publicity and all
7 of that, and just being less confrontational, that
8 you may want to contact, if we have a lot of people
9 applying here, we don't send our seconds over to
10 Hunter's Point, call and see if they would be
11 interested in that.

12 MS. SHIRLEY: It's a possibility.

13 MR. ALLMAN: I meant that in a good way.

14 CO-CHAIR NELSON: I know at the last
15 meeting I was really hard on the Navy. I really do
16 want to extend my thanks to Jim and Ryan for
17 spearheading this before the base formally closes
18 here on the 30th. So, thank you.

19 Are there any other items that are of
20 interest? It's a little past, well, it's almost ten

1 to 10:00.

2 MR. ALLMAN: I move we get out of here.

3 CO-CHAIR NELSON: All right.

4 CO-CHAIR SULLIVAN: Just to clarify, so
5 the next meeting, which we will send a flier out,
6 will be on the 30th, right?

7 CO-CHAIR NELSON: Right, at PG&E.

8 CO-CHAIR SULLIVAN: At PG&E, we'll send a
9 flier out.

10 It sounds like the time might even move up
11 closer to 6:00?

12 MS. VEDAGIRI: 6:00 might be good, because
13 it seems like we run always so late.

14 MR. ALLMAN: Either time.

15 CO-CHAIR NELSON: Shall we call it 6:30 or
16 6:00?

17 CO-CHAIR SULLIVAN: 6:30.

18 Then the next interim, regular interim
19 community member meeting would be the following
20 Tuesday, the 7th of October, here or wherever you

1 wanted to have it, and that's the same day as the
2 next BCT/RPM meeting, which would be either at the
3 Redevelopment Agency or DTSC. We're still working
4 that out.

5 And our next regular meeting is the 21st
6 of October.

7 The TI Task Force meets tomorrow at 1:00
8 at the Ferry Building.

9 And I guess that's about it. If any of
10 you happen to be in the neighborhood on the 30th of
11 September, which is our last day, you're more than
12 welcome to stop by. We will probably have some
13 informalities.

14 So, anyways, you're welcome to stop by on
15 the 30th to bid us farewell. That's it. Thank you
16 very much.

17 I forgot the note. I'm sorry. I forgot
18 the note that this is Hugo's probably last meeting.
19 I omitted to give us the opportunity to thank Hugo.

20 (Applause.)

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1 (The meeting adjourned at 9:50 p.m.)

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