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2 NAVAL STATION TREASURE ISLAND
3 ENVIRONMENTAL RESTORATION ADVISORY BOARD MEETING
4 20 APRIL 1999
5 7:00 P.M.
6 CASA DE LA VISTA
7 TREASURE ISLAND
8 MEETING NO. 55
9 ---o0o---

13 TRANSCRIPT OF PROCEEDINGS

20 REPORTED BY: STEPHEN BALBONI, CSR NO. 7139

1

1 CO-CHAIR SULLIVAN: Okay. I think we will
2 go ahead and get started.
3 I understand there is some traffic problems
4 on the bridge coming from San Francisco, so since most
5 of our members are coming from the west side of the
6 bay, that seems to have drastically affected our
7 attendance tonight.
8 So welcome to our April Restoration Advisory
9 Board meeting.
10 The first item is the agenda, and if you
11 don't have a copy of the agenda, there are additional
12 copies on the back table.
13 Are there any comments concerning tonight's
14 agenda?
15 (No response.)
16 MS. SMITH: Jim?
17 CO-CHAIR SULLIVAN: Yes.
18 MS. SMITH: Are these sent out in advance
19 (indicating)?
20 CO-CHAIR SULLIVAN: Yes.

4

1 ATTENDEES

2 U.S. NAVY:
3 JAMES B. SULLIVAN (BEC and Navy Co-Chair)
4 SAN FRANCISCO MAYOR'S OFFICE:
5 JOHN CHESTER
6 ROBERT MAHONEY (TI Facilities Manager)
7 MARTHA WALTERS (SFRA)
8 TETRA TECH EM, INC.:
9 EDWARD HO
10 RICHARD KNAPP
11 STACEY LUPTON
12 REGULATORY AGENCY:
13 DAVID RIST (DTSC)
14 GUTIERREZ-PALMENBERG, INC. (GPI)
15 BARRY ROBBINS
16 MARIA VILLAFUERTE
17 COMMUNITY MEMBERS:
18 NATHAN BRENNAN (Alternate Community Co-Chair)
19 PAUL HEHN (Community Co-Chair)
20 PATRICIA NELSON

2

1 MS. SMITH: How do I know? Do I look at the
2 document from Ernie that has the RAB minutes from the
3 last month in it?
4 CO-CHAIR SULLIVAN: No.
5 We send out a packet, and, actually, it's
6 been going out kind of late lately.
7 It got mailed out Friday. So I think
8 probably most people got it Saturday, but some people
9 might not have gotten it until Monday.
10 MS. SMITH: I haven't gotten it at all for
11 about three months.
12 CO-CHAIR SULLIVAN: Okay.
13 MS. SMITH: Or at least not at the time of
14 the meeting.
15 CO-CHAIR SULLIVAN: Okay. I will check
16 with --
17 MS. SMITH: So I don't know if I have fallen
18 off the list or the mail to Berkeley is really bad.
19 CO-CHAIR SULLIVAN: I wasn't aware of that.
20 If your address hasn't changed, I will check

5

1 COMMUNITY MEMBERS (Continued):

2 DALE SMITH
3 HARLAN VAN WYE
4 PUBLIC/GUESTS:
5 GENE BARRY (Levine - Fricke)
6 GREG BRORBY (Geomatrix)
7 JOHN CHESTER (City of San Francisco)
8 RICHARD LEE
9 DAN LEVINE (John Stewart Company)
10 STEPHEN PROUD (TIDA)

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3

1 with Ernie and GPI and make sure that you're still
2 getting the mailers.
3 At any rate, everyone should be getting the
4 agenda, and the last month's draft meeting minutes;
5 and then anything else we --
6 MS. SMITH: I did get the draft meeting
7 minutes from Ernie. I get them about a week before
8 the meeting.
9 CO-CHAIR SULLIVAN: Okay.
10 MS. SMITH: But I don't get the agenda
11 unless it's supposed to be attached to this
12 (indicating).
13 CO-CHAIR SULLIVAN: It should be in the same
14 packet, so I will double check to make sure we're
15 doing that.
16 But the agenda and the last month's meeting,
17 draft meeting, should go out together.
18 MS. SMITH: It is, it is.
19 CO-CHAIR SULLIVAN: Okay.
20 MS. SMITH: I'm sorry.

6

1 Ernie is doing a good job, wherever Ernie
 2 is.
 3 CO-CHAIR SULLIVAN: We let him go down south
 4 for the week. We let him have a week off.
 5 MS. SMITH: So I will look for it on the
 6 second page of the -- it's the first page after the
 7 cover letter containing the minutes.
 8 CO-CHAIR SULLIVAN: Okay.
 9 MS. SMITH: It does not come in its own
 10 envelope any more.
 11 CO-CHAIR SULLIVAN: No.
 12 I tried to save paper by combining them.
 13 MS. SMITH: And postage.
 14 CO-CHAIR SULLIVAN: And postage.
 15 Okay. Well, with that, we will move into
 16 our public comment period. This is the time set aside
 17 at the beginning of the meeting for any members of the
 18 general public to speak on issues related to the
 19 environmental cleanup on Treasure Island.
 20 So is there any public comment?

7

1 weekend before the meeting.
 2 CO-CHAIR HEHN: All right.
 3 CO-CHAIR SULLIVAN: Are there any comments
 4 concerning the March meeting minutes?
 5 I do want to compliment our consultant, GPI.
 6 They have been spending a lot of time in the meeting
 7 minutes and matching up the transcript to the minutes.
 8 I think the quality of our meeting minutes is, in my
 9 opinion, very good because we have been getting fewer
 10 and fewer comments.
 11 MR. BRENNAN: There was one little thing on
 12 page 5, the third paragraph. I think it's 48-hour
 13 "turnaround." It's talking about the sampling. The
 14 third paragraph, fourth line down.
 15 CO-CHAIR SULLIVAN: Oh, okay, okay. Thank
 16 you.
 17 MR. BRENNAN: They deserve compliments for
 18 all those calculations.
 19 CO-CHAIR SULLIVAN: Okay. So that should be
 20 "around" added to "turn."

10

1 (No response.)
 2 CO-CHAIR SULLIVAN: Okay. There being no
 3 public comment, we will move into the next item, which
 4 is discussion and approval of the March meeting
 5 minutes.
 6 And I also have extra copies of the draft
 7 March meeting minutes on the back table, if you didn't
 8 receive one.
 9 So I will open the floor to comments on the
 10 draft March meeting minutes.
 11 And I apologize. They have been kind of
 12 going out later than I would like to, so I will work
 13 on getting them out earlier to you.
 14 I also can send them out, for those of you
 15 who have an E-mail address, and I do encourage, if you
 16 have an E-mail address and can receive attachments,
 17 please put your E-mail address on the sign-in sheet so
 18 we can. Once you mark up the sign-in sheets, then we
 19 will type it in so that it appears on all future
 20 sign-in sheets.

8

1 Any other comments concerning the March
 2 minutes?
 3 Is there a move to adopt the March minutes
 4 as amended by Nathan's comment?
 5 MR. VAN WYE: So moved.
 6 CO-CHAIR HEHN: Second?
 7 MR. BRENNAN: I'll second.
 8 CO-CHAIR SULLIVAN: All in favor?
 9 Okay. The March meeting minutes are adopted
 10 as amended.
 11 We are still waiting for a few people, so I
 12 will try to skip around to some administrative items,
 13 and then we will kind of work back.
 14 Paul, did you want to say anything about the
 15 Citizens Advisory Committee and the information that
 16 you found out today?
 17 CO-CHAIR HEHN: Yes, I certainly can, and we
 18 will possibly repeat some of that later on when some
 19 other members get through the traffic jam.
 20 What it turns out to be is that, we have

11

1 I will send copies of the agenda and meeting
 2 minutes out to anyone that has an E-mail address that
 3 can receive E-mail attachments.
 4 I also kind of started to, whenever the
 5 draft minutes are available, or if the unedited draft
 6 minutes are available early enough, the copies that we
 7 get internally, I have been handing them out at the
 8 interim meeting. So those of you who come to the
 9 interim meeting have a chance to look at the draft
 10 draft minutes.
 11 CO-CHAIR HEHN: What is the timing? You
 12 usually send those out, what, about four or five days
 13 in E-mail before they go on to mail, right?
 14 CO-CHAIR SULLIVAN: Well, they should be
 15 going out, like this Friday. We did the mailer and
 16 the E-mail, I think, the same day. But they should be
 17 able to go out the same day.
 18 So what we need to do is start, is work to
 19 move the mail out and E-mail out earlier in the week.
 20 So I want to be able to get it to you at least the

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1 been trying to find out as much as possible about the
 2 membership or appointments to the Citizens Advisory
 3 Committee.
 4 It appears that the Mayor's Office will be
 5 appointing 14 of the 25 members to the CAC, while the
 6 remaining 11 members will be appointed by the Board of
 7 Supervisors.
 8 It turns out that's going to be two separate
 9 applications to each of those particular
 10 organizations. So if you're interested in membership
 11 of the CAC, I think Jim was good enough to send out a
 12 letter talking about sending your application to the
 13 Mayor's Office.
 14 That is certainly one of the things that we
 15 should try to do if you're interested in that
 16 membership, to send a letter to the Mayor's Office
 17 expressing that interest.
 18 There, they are just looking for a letter
 19 stating your interest and maybe some of your
 20 background as to why you're interested in that.

12

1 The Board of Supervisors made a separate
 2 application. They have an actual application form,
 3 which I have put on the back table. It's a general
 4 application for boards, commissions and committees to
 5 the Board of Supervisors.

6 In that particular application, it talks
 7 about appointment, application for appointment to
 8 blank, and there it will be the Citizens Advisory
 9 Committee for Treasure Island.

10 So what I would suggest is, if you were
 11 interested in serving on the CAC, that you send in
 12 applications or letters of interest to both
 13 organizations, so that you are in the running for any
 14 of those areas.

15 I think in some of those areas, you will
 16 talk about, at least on the Board of Supervisors
 17 application, discuss a little bit of some of your
 18 areas of interest and background as to what part of
 19 that list of interest areas that was put on the letter
 20 from the Mayor's Office.

13

1 It turns out that it doesn't appear that --
 2 originally, the RAB wanted to submit names, Board of
 3 Supervisors or to the Treasure Island Development
 4 Authority, for an organizational seat on the CAC, A
 5 seat that could be covered by several of our members.

6 Pat Nelson has expressed an interest in
 7 doing that. I have expressed an interest in doing
 8 that, and maybe others are interested in doing that.

9 It turns out that they don't seem to want to
 10 do that as an organizational seat, but, rather, want
 11 to have individual members.

12 So I would suggest to anybody that is
 13 interested or could do so, would send in those
 14 applications individually.

15 I think what I'm going to do, and I talked
 16 to Pat Nelson this morning about this, also send in a
 17 letter to the Mayor's Office, including a copy of our
 18 original RAB letter that was back from March of last
 19 year, expressing an interest in an organizational seat
 20 and just kind of referencing that and then attaching

14

1 that to an individual application. They could figure
 2 it out as to how they want to cover that.

3 I think that Pat has done the same thing,
 4 may have attached the same cover letters to both of
 5 our letters, so that that's sort of covered the
 6 differences between that original letter and our
 7 current one, because I know that original letter did
 8 go on to the Mayor's Office. The Treasure Island
 9 Development Authority did forward that on to express
 10 our interest.

11 So I would certainly recommend that anybody
 12 that wants to do so, should do so, because that's
 13 going to be a very important organization, I believe,
 14 to belong to for our interests to make sure that they
 15 are aware of the concerns that the RAB might have on
 16 any of the issues for Treasure Island and the Treasure
 17 Island Development Authority and the Mayor's Office.

18 So I think that if you have some interest,
 19 you might want to look at that list. We can talk
 20 about that maybe during the break and see some areas

15

1 that maybe we can try to cover a number of bases on.

2 So there are membership -- or there are
 3 applications in the back on the back table.

4 CO-CHAIR SULLIVAN: Okay. So we have
 5 copies.

6 CO-CHAIR HEHN: Yes.

7 And, in fact, I have more copies if you need
 8 them.

9 CO-CHAIR SULLIVAN: So there is a separate
 10 application for . . .

11 CO-CHAIR HEHN: For supervisors.

12 And for the Mayor's Office, it has to be
 13 strictly a letter of interest to the Mayor expressing
 14 your interest.

15 CO-CHAIR SULLIVAN: Okay. So that was the
 16 flier that you had probably received one or more
 17 times. That's from the Mayor's Office.

18 Also, there is additional copies in the back
 19 and Paul has the application for the Board of
 20 Supervisors.

16

1 So you need those two items if you're
 2 interested in applying to both.

3 Okay. Well, we have been treading water
 4 here.

5 (Laughter.)

6 MR. BRENNAN: Did you finally just walk in?

7 MS. WALTERS: Exactly, absolutely.

8 There were a lot of pedestrians on the Bay
 9 Bridge. It's unfortunate.

10 MR. VAN WYE: What happened?

11 MS. WALTERS: I don't know. It took me an
 12 hour and a half.

13 MR. VAN WYE: An accident or something?

14 MS. WALTERS: I don't know.

15 MR. RIST: There was a SamTrans bus and a
 16 car.

17 MS. WALTERS: It took me three minutes on
 18 the bridge. That's it.

19 CO-CHAIR SULLIVAN: Okay. So we are back
 20 around to the City of San Francisco item.

17

1 MS. WALTERS: Okay.

2 CO-CHAIR SULLIVAN: So we will turn it over
 3 to you.

4 MS. WALTERS: All right. Is Dan here? Oh,
 5 there's Dan. Sorry.

6 Just as an informational item tonight, we
 7 thought we would have Dan Levine from the John Stewart
 8 Company, who is leasing on Site 12 the housing area
 9 for the Mayor's Office, come and talk about the
 10 proposed schedule that they have.

11 And then after that, I thought it would be
 12 good to have Greg Brorby from Geomatrix, the city's
 13 consultant, to talk about some of the chemical issues
 14 that we have been sort of discussing, I think, in a
 15 very loose way, and to address those issues tonight.

16 So any further adieu, there is Dan to talk
 17 about the schedules.

18 MR. LEVINE: I am Dan Levine with the John
 19 Stewart Company, the residential leasing agents for
 20 most of the housing, a total of 766 units of the 1,000

18

1 units of housing. Most of the remaining are in the
2 hands of TIHDI, Treasure Island Homeless Development
3 Issue, as most of you probably know.
4 We are under lease now preparing 574 of
5 those units, 40 of which are on Yerba Buena, and the
6 remaining ones are on TI.
7 This work is going ahead now. I'm not sure
8 if this is visible in the back or not (indicating). I
9 hope it is.
10 This is the area on Treasure Island that's
11 part of our premises Phase I. Basically, what it
12 leaves out is the soils impacted areas on Treasure
13 Island.
14 This area here, the 1300 and 1100 series,
15 and the 1200 grouping over here (indicating), are not
16 part of the first phase of work.
17 Work is proceeding on all of these. It's
18 underway now.
19 The rehab work is actually pretty minor,
20 especially in the first phase, and just to clarify it:

19

1 There is no real major construction for about three
2 quarters of the units. There is literally unit
3 turnover work. The largest construction item is
4 carpet. There is no demolition, or literally no
5 demolition, and no real construction.
6 There is, however, some construction in the
7 1400 series, and a very minor amount of construction
8 in the 1300 series.
9 And in addition, there is 38 units being
10 modified for handicap accessibility, which will impact
11 some of those units.
12 I will flash up, although we are probably
13 talking more about Treasure Island. But on Yerba
14 Buena, under our control, are 40 units in buildings
15 300 through 304. Those are also part of the first
16 phase of work.
17 As I said, work is proceeding now. This
18 probably won't be fully legible, but it's proceeding
19 on the first phase of work, which, again, there are a
20 total of 574 units of premises, Phase I, 574 units in

20

1 approximately 12 phases. 1 per month, starting with
2 the first occupancy, or the first construction
3 completed approximately June 1st.
4 Those units, the color didn't read too well,
5 but just as a general scheme, we are starting from
6 this end (indicating), these four buildings here,
7 which are the first four, that will be occupied. That
8 will be, again, at the end of May they will be done,
9 or completed. I shouldn't say they will be occupied.
10 They will be occupied as soon as we can find renters
11 for them, but the construction will be completed.
12 In general, we will be moving down Gateview
13 Avenue and in-filling on either side. Some of these
14 colors are reading along Kepler and Mason and
15 Hutchins, and turning straight out the other side to
16 9th Street.
17 The last units that we have scheduled for
18 completion are adjacent to the soils impacted areas or
19 our premises, phase II. That is along Gateview and
20 the 1300s, on the backside of North Point Drive and

21

1 some of the other miscellaneous units.
2 That will be up to that phase, approximately
3 April of the year 2000.
4 So that's about the schedule that we are
5 proceeding at. They are going to be moving ahead, the
6 first phase of work of 24 units; the second by June
7 1st, basically; July 1st, another 45 units; and then
8 every month thereafter for about 12 straight months,
9 there will be 55 units a month coming on line.
10 We have engaged ATC Associates of Pleasanton
11 to prepare an O&M plan for asbestos and lead-based
12 paint. We are finalizing the O&M plan at this time,
13 with some revisions just received recently. They
14 should be, basically, finalized in a couple of weeks.
15 Copies of that will be available.
16 Our construction is taking part, in large
17 part, with our own staff, with John Stewart Company
18 employees doing maintenance turnover, some general
19 contractors, for what amounts to the major
20 construction work.

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1 And that's about it. If you have questions,
2 that's pretty much the scheme of things.
3 Yes?
4 MR. BRENNAN: Are you doing the construction
5 for TIHDI, too?
6 MR. LEVINE: No, we are not. They're a
7 completely separate track. Their architect is Asian
8 Neighborhood Design. They have a different structural
9 engineer.
10 Most of the, I'm not sure if you are all
11 familiar with the universe as it's divided up, most of
12 their work will be in the 1400s -- especially their
13 initial group -- the 1400 series, which, actually,
14 although they are the most recent, they are 1989
15 vintage, I guess, have the most work involved, the
16 most rehab work because of an open garage on the
17 ground floor which requires some seismic rehab.
18 That's one of the reasons why we are not
19 touching them until about six months into our project.
20 It's going to take longer to do them. But they are on

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1 a completely separate track from us.
2 Yes?
3 CO-CHAIR HEHN: One of the issues that I'm
4 particularly interested in is, within the lease
5 agreements, what sort of notifications or
6 identification of existing environmental impacts at
7 Site 12 are going to be part of that lease agreement?
8 In other words, are they going to know
9 what's going on and what the soils impact are, and
10 what the concerns are as far as contaminants?
11 MR. LEVINE: At this time, no, not in the
12 lease agreement itself. There will be a disclosure,
13 although it's going to be obvious because things are
14 going on around them. It's not to preclude having any
15 language in there that will so advise them.
16 But at this time, no, there is not anything
17 anticipated within the leases itself to advise them of
18 any of the work that's going on in and around their
19 units, with the exception, I believe, there is a
20 planting provision in the FOSL, I believe, that has to

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1 do with landscaping, only minor landscaping, no major
2 soils disturbances allowed within their unit.
3 Whatever in the FOSL actually affects their
4 particular unit will be included, and I haven't seen
5 the last lease. But I know that it was rolled over in
6 there.
7 But, no, at this time there is no
8 notification within there about work around and in
9 other units.
10 CO-CHAIR HEHN: You say there is nothing in
11 the lease.
12 How will they be notified of environmental
13 concerns in the area in which they are moving?
14 MR. LEVINE: Well, it's not resolved. It's
15 a good question. I think it needs to be addressed.
16 But there is nothing yet that has addressed
17 it. The management group will be, basically, the only
18 way they can be notified.
19 And if there is a need, we could roll it
20 into the lease, too. The lease is not finalized yet.

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1 CO-CHAIR HEHN: Okay. I might suggest --
2 MR. LEVINE: Yes.
3 CO-CHAIR HEHN: -- that you make sure that
4 the residents who are moving into the area are aware
5 what environmental hazards have been identified,
6 whether or not they be at a level that's considered to
7 be at a risk, human health risk; at least know that
8 there are, there have been issues that are being
9 addressed or have been addressed for things like
10 dioxins and hydrocarbons and metals, et cetera.
11 I think you will save yourselves and the
12 city a considerable amount of grief later on, because
13 I would suggest that once they have residents on
14 Treasure Island, that I would expect, as people of
15 interest, and you're looking for some people that have
16 some higher income levels, they are going to be
17 interested in what the Restoration Advisory Board and
18 the Navy is doing.
19 I would suggest that it would only take one
20 meeting where we would be discussing the issues of

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1 dioxin in Site 12, and that's going to raise a
2 considerable amount of concern on a public perception
3 part.
4 So, therefore, I'm suggesting you notify
5 them up front that here are the concerns that are
6 there. Here's what's being addressed. Here's what
7 the issues are right now. And here's what the current
8 view of those issues will be, because, otherwise, I
9 think you are setting yourself up for a considerable
10 public issue, for instance, some of the other issues
11 in the city that have come up when the residents were
12 unaware of what was happening around them.
13 MR. LEVINE: I think that's a good point.
14 It's well taken. I'm construction only. But I will
15 feed that onto our management group, definitely.
16 CO-CHAIR HEHN: I would suggest that we
17 might want to have some feedback from you as to when
18 that happens, because we don't want to get in the
19 middle of that kind of hassle either, and I think it's
20 important that people know up front that is what the

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1 issues are.
2 MR. LEVINE: We will put something together,
3 draft something up, either an external memo to tenants
4 or wrap it into the lease itself.
5 I'm not positive what the best form is right
6 now, but I will propose something through Bob, I
7 assume, and you will have it in a week.
8 CO-CHAIR HEHN: Have you also addressed,
9 obviously, if you're moving from the top of your map
10 towards the bottom, there will be times that if there
11 is excavation going on, things like that, how is that
12 being addressed? There may be a large volume of
13 trucks moving in and out on those residential streets
14 at the same time when people are trying to move in or
15 people that will be moving into those residences, how
16 is that going to be addressed?
17 MR. LEVINE: In terms of addressing it, it's
18 just an acknowledgment. We are going to be doing a
19 major amount of construction. We will be working on
20 probably 200 units at a time, not including TIHDI, who

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1 are working probably another 50.
2 So, in essence, this area is going to be
3 full of trucks for quite some time. It's going to be
4 under construction, in addition to the soils work.
5 What we are trying to do, as I said, at
6 least keep the residents off of the blocks where the
7 direct construction is taking place, until as far
8 along in the process as possible.
9 But separating traffic is not really, I
10 mean, there is one way in and one way out, so it
11 really is not going to help. It's just an advice that
12 this work is going on.
13 CO-CHAIR HEHN: Do you have any idea, Jim,
14 as to what the volume of soil is going to be excavated
15 at this point, how long it's going to take, and how
16 many truckloads we are really talking about?
17 CO-CHAIR SULLIVAN: Yes. Actually, I was
18 going to jump in there.
19 And, actually, later, later in our
20 presentations, we will brief on the two removal

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1 projects that we do have, and then, actually, I wanted
2 to add, too, the quantity of soil removal is not going
3 to be that great.
4 The work would be completed, the work that
5 we currently have underway, will be completed prior to
6 1 August.
7 And so the goal has always been to do the
8 substantial work before significant numbers of tenants
9 have moved in so as not to inconvenience anyone.
10 MR. LEVINE: Right.
11 And I should also point out that, at this
12 point, we are not fully aware of just what the
13 scope, we know the areas affected more than what the
14 scope, the specific scope of work is.
15 We sort of worked around the area more than
16 we have the actual scope. I should put up another
17 graph. I'm sorry. I notice the colors aren't
18 reading.
19 This is the first phase of work
20 (indicating), all the units shown.

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1 CO-CHAIR HEHN: I apologize for not making
2 the last interim meeting, but at the interim meeting,
3 was there a discussion of what the actual size of this
4 excavation is now?
5 I have never seen a final version of that at
6 all, and it was still in the process of being
7 developed, at least at the last RAB meeting, as to the
8 size, that kind of stuff.
9 Ed?
10 MR. HO: I will discuss that at the
11 presentation.
12 CO-CHAIR SULLIVAN: Yes. Actually, I will
13 defer to Ed. We have a presentation prepared. We
14 will be able to address that question.
15 MS. NELSON: But to answer your question,
16 Paul, no, that was not discussed.
17 CO-CHAIR SULLIVAN: No. We didn't cover
18 that.
19 MS. NELSON: We got sidetracked.
20 CO-CHAIR SULLIVAN: Any other questions for
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1 MS. SMITH: But you would be able to see
2 moisture damage on the walls and on the floors.
3 MR. LEVINE: Yes.
4 There is not -- there is very little. There
5 are -- we have gone through every unit, all 766 units
6 of our universe.
7 And I would say of those, there were a dozen
8 that showed moisture damage of that type on the walls.
9 There were probably 40 or 50 that seemed to
10 show some evidence that the carpet may have gotten
11 moist. But not that there was any active growth or
12 any type of -- again, they have been vacant for
13 several years without heat, so I'm not certain how
14 much of the carpet that impacted.
15 But there were some definitely that had
16 some major mildew problems that will require some
17 major reconstruction that we will be dealing with.
18 CO-CHAIR HEHN: And, Dan, I apologize for
19 coming back to this issue, and I understand that
20 you're in the construction end and may not be dealing
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1 Dan?
2 MR. LEVINE: Yes?
3 MS. SMITH: I've known people who have been
4 stationed on Treasure Island. They said that the
5 northwest corner in some of the units were subjected
6 to excessive moisture during the winter and during wet
7 months. It is the lowest area of the island.
8 Are you addressing that in any way, or are
9 you simply refurbishing the buildings and then
10 expecting people to move in to buildings that are
11 subject to excessive moisture?
12 MR. LEVINE: I think the definition of what
13 excessive moisture is is going to be questionable.
14 We are addressing it, in terms of as it
15 affects the carpets. We are doing some moisture
16 testing to see where, because I did notice some of
17 that moisture to begin with.
18 How much we address it is going to be quite
19 limited, because the only way to address it would,
20 literally, double our budget to really deal with it.
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1 with that specifically, but I have to tell you:
2 I am very uncomfortable with the fact that
3 there was not a plan to notify the residents of the
4 impacts.
5 I think we talked about this issue very
6 early on, and had been continuing to bring it up for a
7 number of months about how important the RAB felt that
8 that was to future residents on Treasure Island.
9 I think that in the most, you know, most
10 important way that I can emphasize, I think that this
11 is a very important issue to get out front, because it
12 will come back to bite you big time if you don't.
13 I think that we really need to let people
14 know what the issues are, what some of the things they
15 are going to be dealing with. If they are going to be
16 digging up property down the block, there is going to
17 be dust, there is going to be problems, there is going
18 to be hazards, there is going to be risks, you know,
19 for kids playing around there.
20 So we need to really get this stuff up
35

1 So, in essence, we will be trying to uncover
2 it more than address it at this point.
3 MS. SMITH: If you find excessive moisture
4 in some of the units, will you continue to rent them
5 out to people?
6 MR. LEVINE: The problem -- yes, we
7 certainly will.
8 The problem of finding it --
9 MS. SMITH: Even though they are going to be
10 subject to moisture, and, therefore, bacteria and
11 fungicide, funguses that could be detrimental to their
12 health?
13 MR. LEVINE: We will be pointing it out to
14 people as we, as we uncover it.
15 The unfortunate thing is, we don't have a
16 perfect record of all of this.
17 And depending upon the time of the year,
18 considering we are starting right now in March, we
19 probably will be missing some of that information to
20 people that actually inhabit the units.
33

1 front, and, granted, maybe all this initial excavation
2 will be completed by June, but to the best of my
3 knowledge, I don't think that's going to be necessary
4 to complete our whole effort on Site 12; is that
5 correct? I mean, we still have some stuff down in the
6 other disposal area, et cetera.
7 I think that we really need to make sure
8 that people are aware of this, you know, and that you
9 give them a declaration of what's happening and what
10 the issues are, what the impact, and what the
11 contaminants are that are being addressed out there so
12 that there isn't a big problem later on.
13 You don't want to have that happen either.
14 MR. LEVINE: No.
15 Just, quite frankly --
16 CO-CHAIR HEHN: So I really emphasize this
17 very, very strongly that this is a significant issue
18 from my viewpoint.
19 MR. LEVINE: I'm in complete agreement with
20 you on it.
36

1 For a year now, we have basically been
2 negotiating just with the city, and whatever the
3 issues are around that, the only issues that have been
4 resolved.
5 It's now time to start setting up leases and
6 dealing with tenants, et cetera; so it will be
7 addressed, and it will be addressed quickly.
8 CO-CHAIR HEHN: Appreciate that.
9 MS. NELSON: I would like to add that the
10 Restoration Advisory Board is in the process of
11 developing their own newsletter, which we would
12 intend, of course, to make available to any residents
13 that you have there.
14 MR. LEVINE: Yes.
15 MS. NELSON: And we have, for the record, we
16 have, as the FOSLs that have come up for review,
17 particularly where they address Site 12, emphasized
18 that there should be some disclosure to the tenants,
19 but not only in the Site 12 area but for all areas
20 that are being leased to third parties.

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1 requirements that other groups don't, which are
2 intended to satisfy a certain level of life safety.
3 CO-CHAIR HEHN: Unfortunately, it's a ground
4 failure issue. It's not a structural issue.
5 MR. LEVINE: I'm fully aware of what it is,
6 and we are -- and the lease is quite up front about
7 it.
8 CO-CHAIR HEHN: Could you supply a copy of
9 the lease to the RAB, please?
10 MR. LEVINE: Sure.
11 Again, my communication, normally my
12 communication is through Bob or through Jim. You tell
13 me how you would like this handled.
14 MR. MAHONEY: You can contact me any time,
15 or any other RAB member. I'm with the Mayor's Office
16 here on Treasure Island.
17 MS. NELSON: And what is your telephone
18 number for the record?
19 MR. MAHONEY: 274-0662.
20 MS. NELSON: And, Bob, what is your last

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1 I would also suggest, if you are interested
2 in how these things can get out of hand, to review the
3 record for Midway Village in San Francisco, and how
4 those environmental issues have taken on a course of
5 their own.
6 MR. LEVINE: Yes, and, again, I don't
7 hesitate to say, your strong feelings about it have
8 not come to us before. I was not aware of that until
9 now.
10 MS. NELSON: Well, we are glad you're here
11 then.
12 MR. LEVINE: So now that it's out, we will
13 address it, and we will address it strongly.
14 And as far as your newsletters, et cetera, I
15 would expect to carry those in our management office,
16 and I would expect to carry them, and they should be
17 published to all of our tenants, and we will help
18 distribute it. We are not going to sidestep any of
19 this, either.
20 CO-CHAIR HEHN: And on a structural issue,

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1 name?
2 MR. MAHONEY: My name is Bob Mahoney,
3 facilities manager for the Treasure Island
4 Development.
5 MS. SMITH: And is it going to be a problem
6 for all RAB members to get a copy of this lease, or
7 does every single one of us have to call you
8 personally?
9 MS. WALTERS: Well, why don't we just have
10 it distributed at the next RAB meeting?
11 MR. MAHONEY: I could distribute it through
12 Jim or the RAB.
13 CO-CHAIR HEHN: Why don't we have it mailed
14 out?
15 MR. LEVINE: At this point, it's going to
16 say "draft" on it because it has not yet been
17 approved. There are several clauses that are going
18 through the City Attorney's Office.
19 MR. VAN WYE: We can solve all those
20 earthquake problems by issuing a six-man life raft

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1 too, I think that one of the other issues that may
2 come back to haunt you, and I grant you that it's
3 outside the venue of this particular Restoration
4 Advisory Board, but I think you need to be up front
5 with seismic risk issues out there, too. That is
6 probably the worst corner of the island.
7 MR. LEVINE: That is in the lease, and the
8 reason why it's in the lease, that was part of the
9 negotiation with the city.
10 That, as I said, the items that were
11 addressed, in essence, were reactive to what the
12 city's concerns were than what they were to us.
13 So that did come up, and so there is a risk.
14 There is a relatively long disclaimer or specific
15 statement of fact.
16 In addition, we are also being subject to --
17 I don't know if you're aware of it -- but we are
18 subject to a higher standard of seismic code than the
19 City of San Francisco under normal circumstances would
20 be subject to. We need to meet certain seismic

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1 with each lease.
2 (Laughter.)
3 MR. LEVINE: Actually, that was one of the
4 subjects that came up of boats. They were a
5 consideration as part of our personal safety kits.
6 MR. VAN WYE: Here you go (indicating).
7 MR. LEVINE: I see.
8 CO-CHAIR SULLIVAN: Well, thank you very
9 much, Dan.
10 CO-CHAIR HEHN: Thank you, Dan. I don't
11 mean to be hard on you.
12 MR. VAN WYE: Also, I don't think there is
13 any intent to scare you. This is not Love Canal. We
14 are clear on that.
15 I think Paul's comments are well-taken. The
16 appropriate warnings to live in this house, you know.
17 CO-CHAIR HEHN: It's a preemptive move to
18 let people know up front.
19 MS. NELSON: Exactly.
20 CO-CHAIR HEHN: And then they can make that

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1 decision, rationally, rather than be blind-sided by it
2 later on.
3 MS. SMITH: And, also, I don't think the
4 rents are going to be cheap.
5 CO-CHAIR HEHN: I don't think it will change
6 the rent structure at all.
7 (Laughter.)
8 MS. SMITH: I don't think the city really
9 wants to get into big problems with people who are
10 very unhappy with where they are living.
11 MS. WALTERS: Okay. Greg Brorby from
12 Geomatrix.
13 MR. BRORBY: All right. I hope it's at
14 least partially visible.
15 My name is Greg Brorby. I'm a toxicologist
16 with Geomatrix, the consultants for the city.
17 I was here, actually, about a year ago, to
18 talk with you about Site 12. I'm here again this
19 evening to continue that conversation.
20 As Martha said, she wanted me to talk about
43

1 some of the chemical issues associated with Site 12.
2 What I'm going to talk about tonight is the
3 dioxin sampling that has been done and try to give an
4 overview of that information. I think most of you
5 have heard about it over time as the data has been
6 collected.
7 What I want to do is try to talk about it,
8 the entire data set, so we all understand how much
9 information we have; and then I would like to spend a
10 little time trying to put that information into some
11 perspective.
12 Actually, I don't have a lot to talk about
13 today, so feel free to interrupt me at any time. And
14 I would be happy to stop and answer questions or
15 clarify something.
16 MS. NELSON: I have a question right off.
17 Do you have a handout that would make this
18 more legible for those of us not farsighted?
19 MR. BRORBY: I do not have a handout.
20 MS. NELSON: I can pick out the red from the
44

1 blue dots.
2 MR. BRORBY: That's really all you need to
3 do. That's really all you need to do. That is the
4 primary message.
5 MS. NELSON: What does red mean?
6 MR. BRORBY: Well, I will tell you.
7 Okay. So we are focusing on the right
8 thing, the dots.
9 All of these dots represent the orange, and
10 the blue dots represent sampling locations where we
11 have analyzed soil for dioxin.
12 There are several things to get from this
13 map: One, there are a lot of dots on this map. We
14 understand a lot about dioxin at Site 12, and for
15 those of you who have worked on other environmental
16 sites, you know that, especially for dioxins, this
17 really does represent a lot of information.
18 The analytical costs for dioxins are 10
19 times or more the costs for doing other chemicals.
20 So, generally, people take relatively few samples.
45

1 In this case, we have 46 samples in total.
2 The first seven were collected back in the RI.
3 Last year, when I was here before, what
4 Geomatrix was doing was discussing our review of Site
5 12 and the RI that had been done for Site 12. We had
6 a couple of comments, one of which was, we didn't
7 think there were sufficient samples collected for
8 dioxins.
9 MS. SMITH: Can I ask: How many square
10 acres, feet?
11 MR. BRORBY: Site 12?
12 CO-CHAIR SULLIVAN: I would call it about 75
13 acres, Dale, approximately.
14 MS. SMITH: Okay. Thank you.
15 MR. BRORBY: So one of our comments was that
16 we didn't think there were enough dioxin samples
17 collected as part of the RI.
18 And so, on behalf of the city, Geomatrix
19 collected an additional 15 samples that are sprinkled
20 across Site 12, and that was done in 1998.
46

1 Based on those results, the Navy collected
2 an additional 24 samples to collect additional
3 information for dioxins, as we continued to learn
4 about the concentrations of dioxins on the site and
5 where the dioxins were and where they were not.
6 So that's really the first and one of the
7 most important messages to get from this figure, there
8 is really a lot of information.
9 Now, to help simplify things, I divided the
10 data into two groups. One group, which is the orange
11 dots, represents data that are essentially the same as
12 background. Believe it or not, there is such a thing
13 as background for dioxin because it's that prevalent
14 in our society, our industrialized society. It's also
15 generated primarily by incinerators. It's also
16 generated through chemical manufacturing and also in
17 the paper and the pulp industry.
18 Based on data that have been collected
19 across the United States, there is such a thing as
20 background for dioxins now.
47

1 So these data points essentially represent
2 dioxin concentrations that really couldn't be
3 distinguished from anywhere else, or necessarily
4 associated with a particular source.
5 The blue dots, which are clustered in two
6 locations here and here (indicating), represent
7 concentrations that were greater than background. So
8 that's the second important message to get from this
9 figure.
10 Mostly, we have concentrations indicative of
11 background, and where we have concentrations that are
12 higher than background, they are clustered in two
13 locations. They are associated with historical
14 features.
15 This location up here is referred to as the
16 burn pit area (indicating). You will hear more about
17 this later as it pertains to lead.
18 And this area over here is the debris
19 disposal area (indicating).
20 It's actually quite logical why we might
48

1 find dioxins in these locations and not elsewhere
2 across Site 12. That's because, historically, the
3 source, or the generator of the dioxins was probably
4 the incinerator that was located in this general area
5 (indicating).

6 The ash was likely disposed here
7 (indicating). I think that's the evidence of what we
8 are finding. The reason the dioxins are higher here
9 is the ash from the incinerator was likely then
10 disposed here (indicating).

11 The burn pit may be a source in and of
12 itself, in that dioxins are formed through the
13 incinerators through burning. So that may be the
14 source of the dioxins in this area (indicating).

15 But it's very clear that they are clustered,
16 that they are associated with historical features and
17 not widespread across Site 12. So that's really the
18 other important piece of information to get from this.

19 If we talk about concentrations for a
20 minute, I'm going to talk in parts per billion. Many

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1 times when we talk about environmental data, we talk
2 about parts per million, certainly for things like
3 lead.

4 Dioxins are present in much, much smaller
5 concentrations, and I'm going to work in terms of
6 parts per billion, and that's going to become
7 important when we try to put this into some
8 perspective.

9 The orange dots essentially represent
10 concentrations that are around .01 parts per billion,
11 very, very small.

12 The concentrations that were detected here
13 (indicating) were about .05 parts per billion. So
14 still relatively small, but, then, clearly different
15 from the other data.

16 The concentrates that were found here
17 (indicating), range up to about .2 parts per billion.
18 That's the highest concentration that was found in all
19 of the 46 samples.

20 Other concentrations here, around .1, a

50

1 little bit less than .1.

2 You can also see some orange dots. So this
3 is not one smear of elevated dioxins, but just an area
4 where it's generally higher than elsewhere.

5 So those numbers are important to keep in
6 mind when we try to put that into some perspective,
7 because that's really what we need to do.

8 At this point, all we are doing is talking
9 about numbers, and so in relative terms, whether it's
10 higher or lower.

11 But now we need to try to translate that
12 into what does that mean, what needs to be done, et
13 cetera.

14 So before I change graphics, are there any
15 other questions about where we have information, where
16 we don't have information?

17 CO-CHAIR HEHN: Yes.

18 For those in the back, there are a number of
19 other dots up here that are not covered. And I can
20 see that there is quite a dispersion of other

51

1 locations there.

2 Are those just general soil-borne locations
3 and not points that were sampled for dioxin?

4 MR. BRORBY: Correct.

5 CO-CHAIR HEHN: Okay. On the dispersion of
6 orange dots in the southeast part of Site 12 there,
7 there is a number of them scattered around.

8 How are those particular locations
9 determined or selected?

10 MR. BRORBY: There are, actually, there are
11 three modes:

12 The first set of seven samples were
13 identified based on historical features. So there
14 were some here associated with the incinerator
15 (indicating).

16 There were a couple over here associated
17 with the debris disposal area (indicating).

18 One of the things they did during the RI for
19 Site 12, they laid out a grid and they collected
20 samples along that grid and analyzed them for metals.

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1 When Geomatrix collected samples back in
2 1998, what we did, we selected every fifth grid point
3 of those. I think there were 58 grid points within
4 Site 12. We did every fifth, 11 samples that were
5 just chosen randomly.

6 And in a way, it doesn't quite look like it,
7 but, believe me, if you laid out the grid and started
8 counting, that would explain where 11 of these samples
9 are located.

10 And the other four samples that we collected
11 were also based on historical features.

12 CO-CHAIR HEHN: I'm sorry. The last
13 statement was the other 11?

14 MR. BRORBY: Geomatrix took a total of 15
15 samples, 11 of which were at the random grid points
16 and four of which were based on historical locations
17 or features.

18 MR. RIST: I think it's important to point
19 out at this point, too, that those features that
20 you're talking about were identified in historical

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1 photographs that we've had that were generated from
2 1940 on up to the destruction of the housing.

3 So we really did a thorough analysis of
4 those photographs.

5 And then, also, looking at the data, we are
6 looking at the boring logs and trying to do some
7 cross-referencing to determine where the likelihood
8 that we would find something.

9 We've done a pretty good job, I believe, in
10 identifying these two areas in that way.

11 CO-CHAIR HEHN: Okay. For the other four,
12 then, what were the historic features that you
13 selected those on?

14 MR. BRORBY: Well, they were based on either
15 the detection -- when Geomatrix did their sampling
16 event, we were actually interested in both dioxins and
17 pesticides. Those were the two data gaps we
18 identified.

19 So the four targeted locations were based on
20 either the detection of dioxins or pesticides in the

54

1 original sampling that we had done.
 2 But we did have one of those targets up
 3 where the incinerator was located. One of those
 4 targets was over in the debris disposal area and the
 5 other two were elsewhere.
 6 But following on what David is saying, the
 7 third set of samples that were collected by the Navy
 8 after ours were based on -- and, Richard, correct me
 9 if I'm wrong -- were based basically on two premises:
 10 One was to collect additional information around
 11 existing sampling locations where dioxins appeared to
 12 be higher than elsewhere.
 13 So it was essentially going back to a soil
 14 location where dioxins had been detected and trying to
 15 gain additional information.
 16 And then the second premise was going back
 17 to the aerial photographs to make sure that we had
 18 covered all the potential historical features.
 19 I know you can't see it -- you will have to
 20 trust me -- but there are dotted outlines here, here,
 55

1 you recall that?
 2 CO-CHAIR HEHN: I think you may be talking
 3 about the area around the original incinerator?
 4 MS. SMITH: It was inland more. It was
 5 around some of the . . .
 6 MR. KNAPP: I can't see the map that well,
 7 but there was an area --
 8 (Laughter.)
 9 MS. SMITH: Welcome to the club.
 10 CO-CHAIR HEHN: Come on down.
 11 MR. KNAPP: Actually, it's not that far
 12 northeast. I was thinking this area (indicating).
 13 MS. SMITH: Move your hand down and just
 14 move it to the right a little bit.
 15 Wasn't there something in there or a little
 16 bit further down?
 17 CO-CHAIR HEHN: In the area where there was
 18 some petroleum hydrocarbon.
 19 MS. SMITH: Yeah.
 20 MR. KNAPP: In this area, there were some
 58

1 here and here (indicating), and that was the second
 2 premise for that second round of Navy sampling, was to
 3 make sure that we had covered all possible sources.
 4 CO-CHAIR SULLIVAN: And these are the same
 5 dotted outlines that have appeared in other reports
 6 and work plans that you have seen. In fact, this is
 7 based on a Navy map.
 8 CO-CHAIR HEHN: Were there any of those
 9 sample locations which were selectively collected at
 10 locations where -- my recollection of historic
 11 photos -- where there were a series of bunkers laid
 12 out in Site 12, a number of which appeared to have
 13 disposal trenches next to them.
 14 Were any of those, to the best of your
 15 knowledge, selected or collected from any of those
 16 disposal trenches?
 17 MR. BRORBY: I don't know.
 18 What I can tell you is, the four targeted
 19 samples that we collected were based on data from
 20 other sampling points and, perhaps, somebody from
 56

1 petroleum hydrocarbons (indicating), but there were a
 2 couple of samples taken during the RI in this region
 3 (indicating).
 4 But I don't recall --
 5 MS. SMITH: But it wasn't because of dioxins
 6 at all at that time. We weren't testing for dioxins.
 7 MR. KNAPP: Yes, we were.
 8 MS. SMITH: We were?
 9 MR. KNAPP: We did five samples in this
 10 region for dioxins (indicating).
 11 MS. SMITH: Oh, no, earlier. You weren't
 12 testing for dioxins.
 13 MR. KNAPP: No.
 14 There is no indication that I recall,
 15 anyway, that there was something that should be
 16 tested.
 17 MR. BRORBY: One of the things that I would
 18 point out, and nobody asked, was that there seems to
 19 be a lack of orange dots or blue dots in these two
 20 areas (indicating).
 59

1 Tetrtech could speak to their targeted locations.
 2 MR. KNAPP: If I could just add something.
 3 It was looking at areas where there was some
 4 surface disturbance.
 5 Sometimes the interpretation by EPA in the
 6 photos was that there was a debris area, some mounding
 7 in some cases, and in other cases kind of disturbed.
 8 We didn't really see any nicely defined
 9 trenches, per se, with one exception, which was over
 10 in that same debris area in the northwest corner; but
 11 essentially looking where we think there might have
 12 been disposal and moving of dirt around.
 13 MS. SMITH: Was there not a disposal area
 14 way, way back in the northeast section area? It was
 15 inland, though, it was not near the margins at all.
 16 It was something that was to be analyzed, and, my
 17 apologies, I haven't stayed on top of this a bit, so
 18 I'm a little rusty.
 19 But I recall that there was an area that was
 20 found to be anomalous or needing further -- Paul, do
 57

1 I think we can use the data we have to
 2 assess whether we would expect dioxins to be here, and
 3 I think we can do that because, based on these 46
 4 samples, what we learned is that where we have dioxin
 5 elevated above background, we also have elevated lead.
 6 And we can then use that apparent
 7 correlation and look at whether or not we have
 8 elevated lead in these areas or other elevated metals,
 9 or anything to suggest that we might also find dioxins
 10 along with them.
 11 What we find is that is really not true,
 12 that the lead in this area, these two areas
 13 (indicating), essentially is the same as the lead in
 14 lots of other areas. There is nothing about it that
 15 sticks out.
 16 And, so, we can't say, in that sense,
 17 definitively, since we don't have the sample, but we
 18 can never sample in every place.
 19 What I believe we have is a lot of data now
 20 where we can more comfortably draw a conclusion like
 60

1 that for these areas (indicating).
2 There is a ton of lead data for Site 12.
3 MR. RIST: I would add that if we were
4 seeing concentrations of a much higher dioxin, it
5 might warrant further investigations in these areas.
6 But due to the general low levels that we
7 are seeing, it just doesn't warrant going any further
8 in these other areas at this time.
9 MS. SMITH: It was just an area that was
10 brought up as an area of concern early on before these
11 other two areas were even mentioned.
12 There were anomalies in the ground that were
13 found, and they thought there was a debris trench
14 behind the bunker.
15 I haven't followed up on Site 12 as much as
16 I should have. I was just curious to know why that
17 area was dropped. And if you're testing for lead and
18 making correlations between lead and dioxins, maybe
19 that's why that area was dropped.
20 MR. BRORBY: Well, I don't think that was
61

1 intentional. This is now us looking back on what we
2 had done and say: Oh, you know, this happened to turn
3 out this way. What can we say about it? Is it really
4 a gap in our knowledge or not?
5 As opposed to somebody intentionally saying:
6 Well, this area, for whatever reason, is not of
7 concern, and, therefore, we will avoid it.
8 CO-CHAIR HEHN: So do you feel that that's a
9 gap in your knowledge?
10 MR. BRORBY: No. No, I don't, for the
11 reason I just stated.
12 I think it's reasonable, based on what we
13 know, to conclude that there is at least some
14 correlation between elevated dioxin and elevated
15 something else.
16 I'm not going to say that, you know, .01
17 part, you know, per billion dioxin is equivalent to X
18 concentration of lead, and it's that kind of
19 correlation.
20 It's simply the correlation of, it's
62

1 elevated here, and the lead is also elevated here
2 (indicating). It's elevated here and the lead is also
3 elevated here (indicating).
4 CO-CHAIR HEHN: I can definitely, you know,
5 scientifically agree on the basis of scientific
6 evidence that you make a good case for not having
7 additional sampling. And we had the same debate at
8 the last BCT meeting. On the basis of scientific
9 evidence, you might be able to present a good case on
10 this basis.
11 From the standpoint of a nonscientific,
12 emotional homeowner/resident issue, you may be faced
13 with a much different situation.
14 If I lived in that area where the two holes
15 are, I might say: Well, I'm concerned about the fact
16 that you don't have any data there.
17 So I think it's something that you just need
18 to be aware of, that scientifically you can make a
19 good case for this, and you can present all the facts
20 and all the correlations that you like.
63

1 From an emotional issue, from a
2 homeowner/resident issue, you may see a very different
3 view of how that scientific data is interpreted,
4 because you can't, like you say, you can't
5 categorically say that there aren't dioxin issues in
6 those areas.
7 So what I'm trying to do, I'm trying to give
8 you a heads up on this.
9 MR. BRORBY: Oh. Well, you're not telling
10 me something that I don't already know.
11 MR. HEHN: Okay.
12 (Laughter.)
13 MR. BRORBY: The reality is -- and I
14 certainly don't mean that with any offense -- but I
15 work with a lot of public groups in my job. I have
16 been doing consulting for 10 years. I have made
17 presentations in front of these kinds of groups, in
18 neighborhood groups, in all sorts of things.
19 Quite frankly, I could have someone in this
20 particular spot and say: This isn't good enough.
64

1 This isn't good enough for me.
2 That's the reality. It depends on
3 individual comfort level. It depends on how well I do
4 my job in communicating information that I have, and,
5 you know, that's really something that you have to
6 approach as it comes.
7 Certainly, anyone doing the kind of work
8 that we are doing has to recognize that that's a
9 possibility no matter how much information we have.
10 We have to do our best to address it.
11 So it's certainly, there is certainly no
12 harm in continuing to remind me and everybody else
13 that that is a reality.
14 But I think, you know, for our purposes, or
15 certainly for my purposes in advising the city, I have
16 to look at the information and say: Do I think I can
17 make a good enough case based on this information?
18 There was actually, there is one more thing
19 about this figure that I forgot to point out, and Bob
20 probably has been waiting patiently.
65

1 But even with all of this information, we
2 are actually in the process of collecting some
3 additional information, some confirmatory samples in
4 two areas.
5 Starting with the burn pit area, there -- as
6 you're going to hear later, related to the lead --
7 there were some samples collected in this general area
8 and analyzed for lead (indicating).
9 Ten of those samples, two samples from five
10 locations have been submitted for dioxin analyses to
11 essentially confirm what these two data points tell
12 us.
13 So as I understand it, that's in process and
14 that information should be available reasonably soon.
15 The second area is, we are collecting --
16 "we," I'm using the royal "we" here, so I apologize --
17 but there will be four additional samples collected in
18 this area here (indicating). Obviously, we have a lot
19 more to begin with.
20 There are going to be four additional
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1 samples here, primarily to confirm what we found and,
2 also, to confirm the vertical extent of the dioxins.
3 And, so, even with all of this information,
4 we are going to get more. It's going to allow us to
5 either confirm what we know and what we think needs to
6 be done, or take us in a different direction.
7 So keep that in mind, that there will be one
8 more chapter in this story.
9 MS. NELSON: I have a question, Jim. We
10 talked about it several meetings ago now.
11 But the additional field programs, wasn't
12 there going to be a vertical extent investigation, and
13 would those sampling locations cover the dotless
14 areas?
15 CO-CHAIR SULLIVAN: Well, what Greg was
16 referring to, what we -- well, we did for site-wide,
17 or, I should say, for all the sites we did a vertical
18 extent evaluation, and out of that evaluation, which
19 we, I think, went over at about one or two BCT
20 meetings, we looked at each of the IR sites, not just

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1 Site 12, and we determined at a couple of sites where
2 we did need to take additional samples for vertical
3 extent, Site 9 being one that comes to mind.
4 MR. KNAPP: I think Site 5 was another one.
5 CO-CHAIR SULLIVAN: But in particular for
6 Site 12, the additional dioxin samples we are taking
7 are at greater depth.
8 And so where the blue dots, where the blue
9 dots are, where we have samples at near surface and,
10 for want of a better term, near surface or at the
11 water table, we are taking deeper samples to find that
12 vertical extent.
13 MS. NELSON: Okay.
14 MS. SMITH: How deep is deeper?
15 CO-CHAIR SULLIVAN: Well, we are going to
16 core down to --
17 MR. KNAPP: Really, as long as it takes to
18 find the bottom of the debris, which may be eight or
19 nine feet.
20 CO-CHAIR SULLIVAN: We are not going to set

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1 an arbitrary depth.
2 We will look at the cores, and then based on
3 what we see in the cores, and then based on what we
4 see in the cores in terms of debris, we will select
5 the most likely segment in the core where we would
6 potentially expect to find something.
7 MS. SMITH: Do you know how deep this hole
8 is dug?
9 MS. NELSON: I will ask a different
10 question.
11 How long is the acetate liner you're using?
12 Are you planning to go down 20 feet and then
13 look at the sections up to 20 feet?
14 MR. KNAPP: Well, really, we can go as deep
15 as we need to.
16 It's just that they are four-foot
17 increments. So multiples of four feet.
18 So it might very well be 12 feet. If we
19 agree on 12, we will go 16.
20 MS. SMITH: Would you go below the debris

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1 line just to confirm that there was nothing there?
2 CO-CHAIR SULLIVAN: We would be getting
3 through the debris so that we could see the bottom of
4 the debris.
5 MS. SMITH: But would you go below that?
6 Does dioxin float so they don't have to go below the
7 bottom of the debris?
8 MS. NELSON: It may be in the waste, in the
9 debris. It might not be in the native material.
10 CO-CHAIR SULLIVAN: Dioxins tend to bind
11 more to the soil. It's not something that you see in
12 the groundwater. It's something that you see in the
13 soil.
14 MS. SMITH: So if you dug deeper in the
15 soils, you might see dioxins below the debris.
16 CO-CHAIR SULLIVAN: If there was debris.
17 But if the dioxin had been the result of the
18 deposition and the debris, you would expect to see it
19 in the debris, and it wouldn't be migrating out of the
20 debris.

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1 CO-CHAIR HEHN: What is the human health
2 risk value established for dioxin?
3 MR. BRORBY: That's a good segue to my next
4 piece to try to put this into some perspective. So,
5 thank you, Paul.
6 CO-CHAIR HEHN: Trying to help you out here.
7 MR. BRORBY: I appreciate it.
8 Now, perspective, that is an interesting and
9 loaded term. And for however many people that are in
10 this room, there are probably that many perspectives.
11 So this is a difficult question to address.
12 Within the world that I live in, we
13 generally look at environmental data in a number of
14 different ways.
15 One way to get perspective is to compare to
16 background. We do that a lot for metals. And in this
17 case, we could do the same for dioxin. And we know
18 that at least in these two areas, we have
19 concentrations that are higher than background.
20 Then there are other ways to try to put this

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1 in perspective. I will try to do this in two ways for
2 dioxins.
3 This first slide which -- actually, I don't
4 think is going to be any more successful in you being
5 able to see it than my big poster -- shows these bars
6 represent the individual data points. These are
7 locations along the bottom, concentrations along the
8 side, and these are in parts per billion to one part
9 per billion here and marked by this green line
10 (indicating).
11 The reason that's marked is, one part per
12 billion is a level that's established by EPA as a
13 level that should not be of concern under a
14 residential setting.
15 The history of this number goes all the way
16 back to Times Beach in the early '80s.
17 And as many of you may know, they spent a
18 fortune of our tax dollars at Times Beach trying to
19 understand that facility or that site and what needed
20 to be done.

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1 And as part of that work, they went through
2 a very rigorous process to establish levels that would
3 guide them on what they needed to do and where.
4 And so that is where this number was
5 originally generated, and it is still used by EPA.
6 It's used by some of the other federal agencies,
7 including the Centers for Disease Control.
8 So there is some value in using this number
9 as one way to gain perspective.
10 Based on this value, we see that all of the
11 data that we have collected thus far is well below
12 this value of 1. Our highest point here is not quite
13 .2.
14 MS. SMITH: Has California a different
15 standard?
16 MR. BRORBY: David may be the best person to
17 answer that.
18 I would be happy to start it, if you like.
19 MR. RIST: Go ahead. You're doing a fine
20 job.

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1 (Laughter.)
2 MR. BRORBY: I think unlike Federal EPA,
3 Cal-EPA tends to do things much more on a site by site
4 basis.
5 They establish for themselves general
6 guidelines, but allow themselves the flexibility to
7 look at each site as an individual.
8 I have worked on other sites in California
9 where this number has been used. It's not necessarily
10 the only number that was used or relied upon, but it
11 is something that the Cal-EPA is aware of, and, in
12 some cases, has used to gain perspective.
13 Now, more commonly, what Cal-EPA does along
14 with federal EPA, they look at it in regard to risk.
15 Now, risk is a long, or it could be a complicated
16 process to explain, but in general terms, it's related
17 to how much we are exposed to. If there is no
18 exposure, there is no risk, and depending on how much
19 exposure we have, there is some level of risk. And
20 that level is then also dependent on the toxicity of

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1 the chemical.
2 And what I have done here, I have created a
3 range. This range is based on a risk. And what I
4 mean by risk is a mathematical probability of one
5 excess cancer case in some number.
6 The low end of this range is 1 in 1 million.
7 So 1 case in 1 million people exposed.
8 The top of the range is 100 in 1 million, or
9 1 in 10,000, depending on how you like to look at it.
10 Now, this range is dependent on some assumed
11 exposure, assumed level of exposure. And what this
12 range is based on is EPA's exposure for residential
13 settings. So this is based on information that would
14 be published by federal EPA, or locally by Region 9,
15 for residential soils.
16 And this ranges for dioxins from around .004
17 parts per billion for 1 in 1 million risk, to then not
18 quite .4 for 100 in 1 million risk.
19 This idea of a risk range is more commonly
20 what Cal-EPA considers when looking at data from a

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1 site and deciding what needs to be done.
2 And what I want this figure -- the message I
3 wanted to communicate with this figure is simply that
4 our data also fall within this range. They are
5 clearly above the bottom and, quite frankly, so is the
6 background. But they are well within the range.
7 And so it's been my experience -- and this
8 is really where it's dangerous for me to continue --
9 but it's been my experience that with Cal-EPA, when
10 you fall within this range, that's really where the
11 site specific information becomes important. How
12 likely is it that people are actually going to be
13 exposed, really, what levels.
14 Based on that kind of information, and also
15 how much data we have, how comfortable we are with
16 what we know, then allows for them to make a site
17 specific decision within this range.
18 MR. RIST: Maybe I could add, in looking at
19 these two areas that we are trying to address for Site
20 12, we are looking at very limited areas. These are

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1 very small areas. One area will be covered by an
2 excavation for lead. And I think that will probably
3 address our dioxin concern there.
4 The other area is a relatively small area as
5 well, 100 by 250 feet, or something like this, mostly
6 covered by road and/or buildings.
7 And, again, those are the site specific
8 criteria that we will begin with, and then go in to
9 look at the types of views, the duration, what's going
10 to happen, and try to get down to some real practical
11 criteria to evaluate the site.
12 And by looking at that, and working with EPA
13 and the city, we sort of determined that this area
14 doesn't really at this time warrant concern that would
15 drive a remedial action to take place. It's a very
16 limited area.
17 MS. SMITH: That either site would?
18 MR. RIST: Huh?
19 MS. SMITH: Either site would?
20 MR. RIST: Neither site.

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1 MR. VAN WYE: Neither site.
2 MS. WALTERS: Neither site.
3 MR. RIST: No.
4 And, again, that's based on our current
5 understanding, and not only the dioxin data, but all
6 the data together.
7 We run some preliminary risk and put them
8 together in tables that's a cumulative assessment of
9 all the contaminants of concern for this debris
10 disposal area, and together we still don't see levels
11 that warrant really getting into some sort of remedial
12 action at this time.
13 MR. VAN WYE: David, may I pose an unfair
14 question to you, then?
15 MR. RIST: Sure.
16 MR. VAN WYE: Given what you just said, that
17 nothing warrants a remedial action --
18 MR. RIST: I didn't say that. I said that
19 it doesn't appear to warrant a remedial action.
20 MR. VAN WYE: Does not appear to warrant a

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1 remedial action.
 2 That's why I ask an unfair question.
 3 What type of warning would you give to the
 4 prospective tenants of these facilities that would in
 5 any way be meaningful?
 6 Now, with all respect, Paul, it seems to me
 7 that you could probably wallow in the dirt for a
 8 hundred years before you would have any type of
 9 increased chance of anything at all seriously out
 10 here, from dioxins at least, and while I may be one of
 11 the dissenters in the group, it seems to me that this
 12 is making a mountain out of a mole hill to put some
 13 sort of big warning in the lease language and to scare
 14 people unnecessarily.
 15 I recognize this is echoing a theme from
 16 "Enemy of The People" by Ibsen, but to scare people
 17 unnecessarily about matters that are really, from my
 18 judgment -- I certainly would have no hesitation to
 19 move there from a risk standpoint, or allowing my
 20 children to play in the sandbox out there.

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1 can't see. You can't tell the difference. So it
 2 becomes a perception. And after a while, it just
 3 becomes an evil unknown that has to be dealt with.
 4 And so it's best that we know.
 5 And the one site is going to be cleaned up
 6 because of the lead, which has to be cleaned up
 7 anyway.
 8 The same thing happened at Mare Island.
 9 They had to clean up lead. They were lucky. It's the
 10 only way to get the radium out. It was in the same
 11 place.
 12 But, I mean, sometimes something else will
 13 drive the cleanup.
 14 MR. VAN WYE: Well, I understand the
 15 cleanup. I fully subscribe to cleaning up the lead.
 16 Lead is something that is known as hazardous, and
 17 that's been well proven.
 18 But just thinking about the numbers are so
 19 low, the risks are so minimal, that it's, well, I
 20 think my point has been made.

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1 It's creating a lot of work for people, but
 2 I'm not sure that any practical benefit goes through
 3 all these massive efforts.
 4 Anybody want to take that one on?
 5 MS. NELSON: Yes, I guess I will, Harlan.
 6 (Laughter.)
 7 MS. NELSON: As Greg so nicely pointed out,
 8 it's all a matter of perception. And if you don't
 9 share the information or disclose that these chemicals
 10 are here and may not pose a risk, then you're left
 11 with a perception that if somebody does incur an
 12 exposure, you have something to hide and you play this
 13 perception game.
 14 It's probably better to disclose what's
 15 there and let people make their own judgments rather
 16 than not give them the information and say it's being
 17 handled in this environmental process between all
 18 these people and agencies.
 19 MR. VAN WYE: Well, but I think you sort of
 20 have a responsibility of adopting some sort of real

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1 MR. RIST: I wouldn't advocate putting
 2 language in the lease that's going to unnecessarily
 3 scare people, but I would consider a proposal to add
 4 some language to a lease document that would at least
 5 make people generally aware that this was a closing
 6 military base, there were activities that occurred
 7 here that resulted in some contamination of soil in
 8 groundwater, that there has been a process that's
 9 addressed those concerns, that it's resulted in
 10 evaluation of risk, and that, prior to leasing, we
 11 determined that the areas that are leased are suitable
 12 for lease without any excess cancer risk.
 13 MR. VAN WYE: Yes.
 14 MR. RIST: A general language like this.
 15 MR. VAN WYE: Yes. And if you want to know
 16 more, go see the base engineer or the housing office
 17 and you can look through all these binders and
 18 reports.
 19 CO-CHAIR HEHN: I disagree. I really do.
 20 I'm sorry, David.

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1 standard of reasonableness here.
 2 It just strikes me as being very
 3 unreasonable given that the extraordinarily minimal
 4 amount, in fact, most of the areas are below the
 5 ambient. Nobody seems to think that anything needs to
 6 be done about it, and not 1 person in 10,000 would
 7 have a hair of an idea what dioxin is anyhow.
 8 So, you know, you put in to say that this,
 9 you put in an addendum to the lease saying that the
 10 place may be full of dioxins. It's like something
 11 almost meaningless.
 12 And I certainly can subscribe to the idea
 13 that people should have knowledge of things, but . . .
 14 CO-CHAIR HEHN: Nathan?
 15 MR. BRENNAN: Well, I think it is a
 16 perception, and although people may not know what
 17 dioxin is, they do know what Love Canal is, and they
 18 do know what Times Beach is.
 19 Those things have reverberated because it is
 20 an unknown. Kids go out and play in the dirt. They

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1 MR. RIST: I'm not finished. I didn't get a
 2 chance to finish.
 3 CO-CHAIR HEHN: I'm sorry. Go ahead.
 4 MR. RIST: And that it would probably entail
 5 some listing of some of the contaminants of concern,
 6 and, again, if, like you were suggesting, to go look
 7 further, there would be a repository that they could
 8 investigate.
 9 I don't know that we necessarily need to
 10 point out that this is something we need to discuss,
 11 what the specific levels are and the types of risk we
 12 are talking about. That's something that we all need
 13 to work together on to present.
 14 So that, again, I'm concerned about
 15 unnecessarily scaring people off and raising concerns
 16 that aren't founded in science.
 17 MS. NELSON: David, I liked what you said
 18 that it's something that needs to be worked out, I
 19 guess among all parties, and I think that's our onus.
 20 Maybe we can address that.

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1 CO-CHAIR HEHN: I think as Greg has been
 2 going through this presentation, I have been kind of
 3 thinking about how to present that information to
 4 future residents.
 5 And, again, Harlan, I can agree with the
 6 scientific basis for doing this, and I agree with
 7 Nathan, it's a public perception issue.
 8 Your language for putting something out
 9 there that says: Yes, this is a former military base
 10 and there are impacts that have been identified, that
 11 are being treated, that are being remediated, and
 12 there hasn't been, you know, any identified human
 13 health risks --
 14 MR. RIST: If that's the case.
 15 CO-CHAIR HEHN: -- in excess of whatever,
 16 you know, EPA standards, or something, something that
 17 is identifiable by most people.
 18 But I think that what you may want to do, or
 19 at least my view of what you may want to do, would be
 20 to have a handout or a flier or something that goes

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1 two points:
 2 People are going to be renting housing and
 3 they think it's out there at the end of the island
 4 where it's bucolic and beautiful forever. They don't
 5 know there was a dump site, they don't know that there
 6 was a radiological storage site, and they don't know
 7 that there was an incinerator. They just think this
 8 is a bucolic end of the island, and that's where all
 9 the housing went.
 10 So their perceptions are not going to be
 11 accurate. So some kind of disclosure that says: Here
 12 are two sites that we have found over the course of
 13 time that indicate that there could be some problem.
 14 Number two, I don't think we fully know the
 15 extent of the destruction of the human body that
 16 dioxins or MTBE causes at this point.
 17 Is that true or are we at the end of the
 18 book on dioxins?
 19 MS. NELSON: Well, I don't know.
 20 MS. SMITH: No, no.

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1 along with that that says: Well, here are the issues
 2 that have been identified up here. Here's how they
 3 have been addressed. Here's how the, you know,
 4 whether you look at a chart like that and say, well,
 5 here's what the Cal-EPA standards are, the human
 6 health risk is up here, and here's the only values
 7 that have been found here, that they can be aware of
 8 the fact that there are issues, that there are
 9 contaminants, and that they can be made aware of why,
 10 you know, what those contaminants are and how they are
 11 perceived for human health risk. So that it is, at
 12 least out front, because I think that's very
 13 important. Because if they find out later on,
 14 regardless of what you do at that point, they will not
 15 believe you.
 16 So I think you really need to get this out
 17 front, and whether it's in the lease and maybe some
 18 identification that you have a flier that talks about
 19 the issues that are going on, and that there may be
 20 ongoing remediation going on in those areas, that

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1 So the idea, I have been saying, dioxin is
 2 easy, it's cool, it's really low, we don't have to
 3 worry about it. We have done this before. We have
 4 been there. We found out later on. Excuse me. It
 5 doesn't work quite that way.
 6 And I do think that some kind of disclosure
 7 would be an important item to include, maybe not in
 8 the lease document itself, but when people walk in to
 9 see that they should be made aware that, maybe not for
 10 all the units that are going to be renting, but for
 11 the ones that are certainly in the vicinity of where
 12 the dioxin has been found should be stated that -- or
 13 for petroleum products -- should be stated that there
 14 were problems out here and let people make their own
 15 decisions.
 16 MS. WALTERS: Well, how about something you
 17 do a disclosure in the lease?
 18 And I have a little problem with just a
 19 handout, because most people really don't understand
 20 graphs and what it all means.

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1 there may be some impact -- trucks, equipment, et
 2 cetera -- then you put it out there for them. They
 3 can read it, they can know about it, and they will not
 4 be surprised later on.
 5 MR. VAN WYE: Actually, I prefer what I
 6 think is maybe implicit in David's formula: You
 7 basically say this is a military base. It was a
 8 military base. There was some toxics and
 9 contaminants. We don't think that there is
 10 anything -- I'm paraphrasing -- we don't think there
 11 is anything serious or critical, but there is tons of
 12 reports, and they are up in Jim's office. And if you
 13 want to go look at them, you're welcome to look at
 14 them. We advise you to go look at them before you
 15 sign the lease.
 16 But to go through a whole bunch of
 17 meaningless explanations to the average person who
 18 really doesn't care, then they can go, if anybody
 19 cares, they can go look.
 20 MS. SMITH: I would take issue with that on

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1 Like some kind of a workshop that the Navy
 2 or the city puts on for the tenants. I don't know if
 3 that's possible, but some form of communication so
 4 people can respond to questions.
 5 Because just getting a piece of paper can
 6 raise, actually, a lot more questions and might
 7 trouble somebody a little bit more.
 8 Just thinking of something constructive so
 9 the tenant feels more comfortable.
 10 MS. SMITH: People sometimes don't even read
 11 the handouts. If they start on it and it doesn't make
 12 a whole lot of sense, it kind of gets put on the
 13 bottom.
 14 CO-CHAIR SULLIVAN: Well, I think as we get
 15 residents --
 16 MR. MAHONEY: I mean, get to page 47 of our
 17 standard lease. Most people aren't paying any
 18 attention.
 19 MS. NELSON: I think the agencies and the
 20 city have heard us, and I think it's probably a good

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1 time to allow them to work this out and come back with
 2 different alternatives for further discussion; also,
 3 in the interests of time.
 4 MR. BRENNAN: Yes. I realize we have taken
 5 10 minutes and made it the whole meeting.
 6 But, I mean, at Hunter's Point, when the tax
 7 squad moved out there, they almost had a complete
 8 revolt. These guys aren't afraid. They didn't like
 9 the health aspects.
 10 And as a result, public health has to have
 11 somebody who puts out a newsletter every month where
 12 they go and where they can't go.
 13 So I think maybe we can use that model and
 14 make people more aware.
 15 MR. RIST: I had a question for Mr. Levine
 16 from John Stewart.
 17 Is there going to be some sort of a rental
 18 office or a place where the tenants can go to gather
 19 information?
 20 MR. LEVINE: Yes. It's under construction
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1 now. It's in Building I.
 2 MR. RIST: So that might be a repository or
 3 place where we can centralize information.
 4 MR. LEVINE: And as much as I would like to,
 5 I'm actually on the other end. We would like to
 6 disclose as much as possible. I don't think we are
 7 really concerned about scaring away tenants.
 8 The problem we are going to have in the
 9 process is where we are. I mean, next month, we are
 10 going to have our first tenants coming on line, and I
 11 don't know how definitive any statements we make will
 12 be. At that point, I have difficulty with it.
 13 It would be nice to have drawn conclusions
 14 and be able to say that somebody has deemed, actually
 15 to have the document in hand that says exactly what
 16 the findings of the commissioner or the EPA or anybody
 17 else is.
 18 I'm not certain we will be at that point for
 19 some months.
 20 During that period, I have difficulty with
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1 it, because then we really are just saying, there is
 2 this potential risk and we're really not sure what the
 3 extent, or nobody has decided what the extent is.
 4 At that point, it's difficult. Once there
 5 is, assuming that it's consistent with this, I don't
 6 see any problem with it. We can be as specific and
 7 as -- we would like to be as forthcoming as possible.
 8 MS. NELSON: Well, if I might suggest
 9 something, because I know Jim has done this so many
 10 times, and particularly for the RAB members, is to
 11 have an island orientation for the new tenants and
 12 what activities they may see ongoing, as they come and
 13 go from their residence, and what that is all about.
 14 There are information sources out there that you might
 15 be able to capture.
 16 CO-CHAIR SULLIVAN: Yes, and environmental
 17 community relations is not going to be a one-shot
 18 deal. We are not looking for the one item to give to
 19 people. It's part of an ongoing effort.
 20 And as we bring residents onto the island,
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1 they become part of our, they become stakeholders and
 2 part of our target audience for an ongoing community
 3 relations program.
 4 So we would really expect this as something
 5 that would continue through the life of our program in
 6 a multitude of fashions, whether it's a newsletter, a
 7 facts sheet, a tour, invitations to the RAB meeting,
 8 notices.
 9 MS. SMITH: Don't invite them to our
 10 meeting.
 11 CO-CHAIR SULLIVAN: Well, we would expect --
 12 and, actually, we would need to make sure that as
 13 stakeholders, which the residents would be, that they
 14 have every opportunity to become RAB members.
 15 MR. VAN WYE: Let me just say,
 16 philosophically, I have a sense of a broad
 17 perspective. It's like the fable of the little boy
 18 who cried wolf.
 19 I consider this so minimal as to be below
 20 the threshold of giving notice to people, frankly.
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1 And if you give notice for things that are really
 2 truly inconsequential, as I believe this is
 3 inconsequential, and you repeat and you give notice of
 4 inconsequential things, inconsequential things, over
 5 and over again, people become inured to that and they
 6 ignore it. And so when really important things are
 7 warned about, people think this is not important.
 8 So I think that you husband your warnings
 9 and you only give them when you really need to, and
 10 make it available so that people, if they are
 11 interested, they can come see it. But people get,
 12 people hear these warnings so often, that they ignore
 13 them.
 14 CO-CHAIR SULLIVAN: Okay. Well, I guess
 15 that gives us a lot of comment to work with.
 16 (Laughter.)
 17 CO-CHAIR SULLIVAN: And we want to move into
 18 the rest of our presentation on Site 12.
 19 I think we will just do a, we won't do a
 20 formal break. We will just do a kind of a rolling
 95

1 break. If you want to get up and grab something, go
 2 ahead and do that. We will just keep rolling here.
 3 MS. WALTERS: Jim, can I just interrupt you
 4 for a second?
 5 CO-CHAIR SULLIVAN: Yes.
 6 MS. WALTERS: I would like to actually
 7 introduce John Chester.
 8 John will be my replacement. He works for
 9 the Department of Public Works. He has been in the
 10 field for about 11 years. I have known John for a
 11 very long time. Actually, I hired him, his very first
 12 job. So I will be more than happy to turn over my
 13 reign to him come July 1st.
 14 So you will be in very good hands, and the
 15 city will continue to be in good hands.
 16 So, welcome, John.
 17 MR. VAN WYE: Which one of you is John
 18 Chester?
 19 MS. WALTERS: Right there (indicating).
 20 (Laughter.)
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1 MR. MAHONEY: I would like to introduce
2 Stephen Proud here. He's our new director of
3 development here at Treasure Island. You will
4 probably be seeing more of him as well.
5 CO-CHAIR SULLIVAN: Okay. Well, we will
6 jump right into our two ongoing removal actions.
7 Our first item up is Ed Ho from Tetratech.
8 He's going to discuss both the lead removal and the
9 TPH remedial actions at Site 12.
10 MR. HO: For those of you who are still
11 here, I will try to keep it brief, anyway.
12 This is really just a status update on the
13 removal actions at Site 12.
14 IT Corporation has just completed additional
15 sampling at both removal action areas. We will be
16 discussing their results at the former burn pit area.
17 We will discuss the latest data from IT and
18 the next steps which will include a work plan from IT.
19 This stands for Construction Oversight Work
20 Plan, which we will describe our responsibilities at
97

1 the site with respect to confirmation sampling, and
2 then we will be ready to mobilize and do the actual
3 field work, and a very similar discussion at the TPH
4 area.
5 Now, just to discuss specifically the former
6 burn pit area. Just so you all know, these are the
7 buildings 1207 and 1209 at the top of Site 12 there
8 (indicating). These are the things we will discuss.
9 Now, I'm going to show you a figure. These
10 are all the sampling locations where IT gathered data.
11 Just follow the handout as well if you can't see this
12 clearly enough.
13 Each one of these bars associated with these
14 sampling locations shows the depth, first of all, to
15 which they sampled. And the scale to that is
16 approximately -- well, on your figures, it will be
17 different, but in inches, it's approximately 10 feet.
18 Now, this thick band next to the bar
19 indicates where IT found what they characterize as a
20 burn debris (indicating).
98

1 The numbers adjacent to the bar indicate
2 where they sampled and what the lead concentration was
3 at that depth.
4 Now, if you look at all the numbers that
5 were generated during that sampling, there is only one
6 that is over 400 parts per million, which is the
7 screening level for lead. Basically, what that
8 suggests is that this lead hot spot has been
9 delineated.
10 With that information, IT was able to
11 prepare this figure which shows the actual excavation
12 that they plan to do (indicating).
13 These lines indicate where there is a slope,
14 and the number shows what the slope is. 2 to 1 is 2
15 horizontal units of length per vertical unit of
16 length.
17 And instead of an odd-shaped excavation, you
18 can see -- there is excavation up here right through
19 the middle (indicating), then most of it is right down
20 here, with a bit of a wing here and a bit of a wing
99

1 here (indicating).
2 So that is the plan for the excavation
3 currently.
4 I haven't had a chance to go through and
5 calculate the volume, but I think it's going to be in
6 the neighborhood of 700 to 800 cubic yards, which
7 could translate into maybe approximately maybe 50
8 truckloads, which could probably be out of there in
9 less than an eight-hour period.
10 Now, whether they conduct that during the
11 day or night, that remains to be seen, but that's a
12 preliminary estimate.
13 So that's the excavation.
14 MR. RIST: Ed, can I ask you a question?
15 MR. HO: Please.
16 MR. RIST: Is your excavation -- I haven't
17 gotten into it that far -- is it going to go beneath
18 the roadway?
19 MR. HO: No.
20 The roadway is right out here (indicating).
100

1 MR. RIST: And so the dashed line --
2 CO-CHAIR SULLIVAN: These are the carports
3 here (indicating).
4 MR. HO: Correct.
5 CO-CHAIR SULLIVAN: And so the road is right
6 about there (indicating).
7 MR. HO: The road is there (indicating).
8 MR. RIST: So you're not going to get into
9 the roadway where it's potentially -- are you going to
10 rely then on some confirmation sampling, the sidewall,
11 to determine that there is no contamination beyond
12 where the excavation is up to the road?
13 MR. HO: Yes.
14 Confirmation samples will be taken all
15 around the perimeter of this excavation.
16 MR. RIST: So there is no initial excavation
17 into the roadway.
18 MR. HO: That's correct.
19 This is just the original plan for the
20 excavation.
101

1 If and when confirmation samples indicate
2 that there is a residual concentration above the
3 screening level, the excavation will extend to
4 encompass that area, and additional confirmation
5 samples will be taken at the perimeter of that
6 excavation.
7 CO-CHAIR SULLIVAN: So we would not be
8 closing the excavation until we got the confirmation
9 samples to determine whether or not we needed to
10 extend the excavation.
11 MR. HO: Around the entire perimeter, yes.
12 Now, the one exception of that is buildings,
13 the actual residences.
14 Confirmation samples will be taken around
15 the perimeter of the building, but there is obviously
16 no plan to undermine the building within the scope of
17 this removal action.
18 CO-CHAIR HEHN: What's the planned depth of
19 the excavation?
20 MR. HO: It's approximately four feet, or to
102

1 groundwater, whichever is deeper.
 2 CO-CHAIR HEHN: And so it's going to be four
 3 feet throughout that area that you've outlined there?
 4 MR. HO: Yes.
 5 CO-CHAIR HEHN: Are they going to do that in
 6 stages and then move down the street or something?
 7 I'm trying to visualize this.
 8 MR. HO: I think the plan is to use roll-off
 9 bins.
 10 CO-CHAIR HEHN: I mean the actual
 11 excavation.
 12 CO-CHAIR SULLIVAN: The path of the
 13 excavation.
 14 MR. HO: They will probably start in this
 15 backyard area.
 16 CO-CHAIR HEHN: And work back down the
 17 street.
 18 MR. HO: And then come out, yes.
 19 CO-CHAIR HEHN: Okay.
 20 MR. BRENNAN: So that one new sample, it
 103

1 MS. SMITH: Oh.
 2 CO-CHAIR SULLIVAN: So our initial effort is
 3 to do a reasonable depth excavation without
 4 potentially impacting the buildings.
 5 But then we will still take confirmation
 6 samples and see where we are at, and then make a
 7 determination as to whether or not we proceed farther.
 8 So we are taking a first step, and then we
 9 will do the confirmation samples.
 10 If we had to take additional steps, then
 11 that may entail more work in areas with paving or
 12 buildings.
 13 MR. HO: Really, we should understand that
 14 this is a time critical removal action, and the scope
 15 and the goal of it is to reduce the immediate risk to
 16 the residents that will be moving in later this year.
 17 So in addressing the surface soils that
 18 potentially a resident could be exposed to, that's
 19 really the goal of this removal action.
 20 If it's under the building, that's not
 106

1 shows there was debris all the way down.
 2 Where was the 600 sample from?
 3 MR. HO: That's location 4.
 4 MR. BRENNAN: Yes.
 5 MR. HO: What do you mean where it was from?
 6 MR. BRENNAN: Well, all the others are
 7 marked to a certain depth.
 8 MR. HO: Yes.
 9 So they encountered the material to the
 10 bottom there.
 11 MR. BRENNAN: So you are only going four
 12 feet, but that sample was at seven, or that sample was
 13 somewhere else?
 14 MR. HO: Well, that boring went down to
 15 seven and seven-eighths feet.
 16 MR. RIST: But, again, there will be
 17 confirmation samples collected at the bottom of the
 18 excavation area.
 19 MR. BRENNAN: But where was it from?
 20 MR. HO: It was from that boring.
 104

1 something that the residents could access.
 2 CO-CHAIR HEHN: So the excavation will
 3 extend down to 001, then?
 4 MR. HO: To?
 5 No. You mean this location (indicating)?
 6 No. That's why the excavation does not extend.
 7 So the next steps are: The remedial action
 8 contractor IT has already prepared a draft of their
 9 work plan, which, I believe, has been delivered to you
 10 available for review.
 11 And then we will describe in detail there,
 12 the actual plan conducting the excavation.
 13 The Construction Oversight Work Plan, which
 14 also has a QAPP and safety plan associated with it, is
 15 also in draft form available for your review.
 16 And we will discuss the confirmation
 17 sampling that Tetrattech will conduct that we've
 18 already alluded to.
 19 And then once both of those documents have
 20 been reviewed and commented upon and revised and
 107

1 MR. RIST: That boring.
 2 MR. BRENNAN: Where?
 3 MR. HO: At approximately, that would be
 4 five feet down.
 5 MR. BRENNAN: Okay. So you would at least
 6 go that far in that area?
 7 MR. HO: In fact, in that location we would
 8 not because it's so close to the building.
 9 MS. SMITH: So even though it had the
 10 greatest contamination, you would not go the fullest
 11 extent?
 12 MR. HO: That does not have the greatest
 13 contamination.
 14 The greatest contamination is here at 1400
 15 (indicating).
 16 MR. BRENNAN: The previous samples, Dale,
 17 they are lighter. They are still on there.
 18 MR. HO: Right.
 19 MR. BRENNAN: There is a two inside the burn
 20 pit.
 108

1 finalized, then we will be ready to mobilize the field
 2 work.
 3 And we are essentially on schedule at this
 4 point.
 5 CO-CHAIR HEHN: What's the schedule for
 6 mobilization at this time?
 7 MR. HO: IT, that's in their, in their work
 8 plan. I don't have the specific date, but everything
 9 should be completed by the August 1st deadline.
 10 CO-CHAIR HEHN: How long is the excavation
 11 scheduled to take place?
 12 MR. HO: I think the excavation itself is
 13 probably about a week. It's not that big a hole.
 14 CO-CHAIR HEHN: Jim, are we going to have
 15 enough advance notice on that?
 16 We were talking previously about putting
 17 together a little field excursion out there to observe
 18 some of the excavation activity for those members that
 19 are interested.
 20 Are we going to have enough advance notice
 108

1 on that to be able to do that?
 2 CO-CHAIR SULLIVAN: We should.
 3 I think IT should, they will be able to
 4 predict their field time pretty accurately.
 5 I would think that maybe by the first week
 6 in May or so, we should have a pretty good idea when
 7 their in-field time would be.
 8 MR. HO: As long as they aren't finalizing
 9 the work plans, yes, everything should be right on
 10 schedule.
 11 CO-CHAIR SULLIVAN: I would expect we would
 12 have at least two weeks notice, two weeks plus.
 13 I think maybe we will be able to give you a
 14 date at the next interim meeting on the 5th of May.
 15 CO-CHAIR HEHN: Cinco de Mayo.
 16 Do you want to go back to that first map
 17 that shows the sample locations?
 18 Which samples were the ones that we were
 19 going to do additional dioxin sampling on?
 20 MR. HO: I believe those are 8, 9, 4, 5 and
 109

1 1.
 2 CO-CHAIR HEHN: And what's the status? Do
 3 we have a time frame when those are going to be
 4 available?
 5 CO-CHAIR SULLIVAN: They are in the labs
 6 now.
 7 We actually, they are from the same sample
 8 core that the lead samples were taken. We just
 9 extracted it for dioxins.
 10 So I would guess that -- well, it's actually
 11 IT that's doing the lab work, but it's been at the lab
 12 at least a week or so, about, I would think about
 13 another two weeks. I would think we were doing it not
 14 expedited.
 15 MR. HO: I think the dioxin might take a
 16 little longer.
 17 CO-CHAIR SULLIVAN: Off the top of my head,
 18 I would say two to three weeks.
 19 I know it's in the lab now, and we weren't
 20 doing it expedited.
 110

1 CO-CHAIR HEHN: Are we going to get the
 2 results from those at about the same time you know
 3 about it?
 4 CO-CHAIR SULLIVAN: Probably.
 5 Which, actually, just gives us that much
 6 more information when we are in excavation.
 7 And then depending on those results that we
 8 get of these initial samples for dioxins, it will tell
 9 us whether or not we ought to take additional samples
 10 in the excavation or as part of the confirmation
 11 program.
 12 CO-CHAIR HEHN: So those sample results
 13 might be available by the time the May 3rd, or
 14 whatever it is, for the BCT meeting?
 15 CO-CHAIR SULLIVAN: That might be pushing
 16 it. Maybe. Maybe.
 17 But at any rate, that would be used in our
 18 decision making as to, if we needed to take additional
 19 samples as part of the excavation.
 20 Right now, we are doing it as a
 111

1 confirmation.
 2 If we don't see anything significantly
 3 different, we wouldn't propose nothing, not to take
 4 any further samples for dioxins.
 5 CO-CHAIR HEHN: Okay.
 6 MR. HO: Any other questions on the burn pit
 7 area?
 8 (No response.)
 9 MR. HO: The TPH area, it's a little bit
 10 different in that the latest data does not delineate
 11 the excavations.
 12 And I will go straight to the figure that
 13 tells that story. It's a very similar presentation.
 14 These are the sample locations (indicating).
 15 The bar indicates the depth of the boring. The number
 16 indicates the concentration of total TPH at that
 17 depth. The dark band indicates what is considered a
 18 stained soil.
 19 So if you look at this, you could see a
 20 couple of significant things:
 112

1 Number one, we have very high concentrations
 2 of TPH in the soil along the northern boundary of
 3 where we originally considered our area of concern.
 4 The other thing is that concentration has
 5 tended to be a little bit on the deep side. And as
 6 far as the southern perimeter, the delineation is much
 7 better.
 8 What this tells us is that the majority of
 9 the soil contamination is deeper than groundwater, and
 10 it is not delineated on the northern boundary.
 11 So for purposes of this removal action, we
 12 are shifting the focus to deeper soils, generally to
 13 the north of the originally defined area.
 14 So with that shift in focus, our next step
 15 now becomes an additional investigation. We are
 16 trying to get a contract vehicle set up right now,
 17 and then we can begin in that phase of the work.
 18 That investigation will be directed to the
 19 north to delineate the TPH contamination that we see
 20 right here (indicating).
 113

1 The other things that need to happen are:
 2 We need to revise the Corrective Action Plan that's
 3 already been drafted, and the Construction Oversight
 4 Work Plan and the design.
 5 And then the RAC contractor IT will prepare
 6 their work plan.
 7 And after all these documents are submitted
 8 for review, commented upon, revised and finalized,
 9 then we will be ready to mobilize.
 10 And since we are going to have to do this
 11 additional step, our schedule is much tighter for the
 12 TPH removal action.
 13 CO-CHAIR SULLIVAN: One fundamental
 14 difference between this and the lead removal action is
 15 that the TPH removal is being done for eco risk and
 16 not human health risk.
 17 So, really, ultimately, we are really trying
 18 to reduce the quantity of TPH in the groundwater.
 19 So while we may not address the TPH in soil,
 20 all the TPH in soil, what ultimately is our goal is to
 114

1 reduce what we're seeing in groundwater at the
2 shoreline.
3 So this has kind of a different aspect than
4 the lead removal, where you're actually trying to
5 remove soil containing lead.
6 Here, we are looking at the soil, but,
7 ultimately, we are trying to address the groundwater
8 issue.
9 CO-CHAIR HEHN: What is your anticipated
10 schedule at this point?
11 MR. HO: It depends on when we initiate this
12 step (indicating).
13 At this point, this may not start until the
14 middle of next week.
15 CO-CHAIR SULLIVAN: So where we may be in
16 the field for the lead removal area in the late May
17 time frame, more likely the field activity here would
18 occur in more like in June, or perhaps even July time
19 frame.
20 We will really be bumping up close to our
115

1 self-imposed schedule of 1 August, but we are still
2 looking to meet that goal.
3 CO-CHAIR HEHN: In the anticipated
4 additional investigation and work plan -- I assume it
5 will go along with that -- will the sampling analysis
6 be looking for differentiation between various
7 petroleum hydrocarbons rather than a total TPH number?
8 I guess the original was done as the total
9 TPH and not differentiated between gasoline, diesel
10 BTX and those kind of compounds.
11 MR. HO: We are planning to do it as the
12 previous investigation, total TPH.
13 CO-CHAIR HEHN: Okay.
14 CO-CHAIR SULLIVAN: Do you have a
15 suggestion?
16 CO-CHAIR HEHN: Yes.
17 The difficulty I see in the data as it is
18 now is trying to identify what specifically is in that
19 total TPH number.
20 You can get some classification on that
116

1 based on if you do chromatograms to give you some
2 idea.
3 MR. HO: We do have chromatograms.
4 CO-CHAIR HEHN: You do.
5 Just in looking at it further down the road
6 as to what the remediation options are going to be for
7 you, it's going to make a big difference if it's motor
8 oil or diesel versus gasoline, benzene.
9 MR. HO: Right.
10 CO-CHAIR HEHN: So you might want to know a
11 little more specifically what those amounts are.
12 So if you are going to be sampling anyway,
13 you might want to maybe request a slightly different
14 analytical sweep.
15 MR. HO: Yes. I didn't go into that level
16 of detail, but we will be getting chromatograms.
17 We have in the past, and they have all
18 indicated that we have a pretty weathered petroleum
19 product. It tends to be on the heavy end of the
20 spectrum.
117

1 We will be looking at those very carefully
2 in our design phase.
3 CO-CHAIR HEHN: Is there a reluctance to
4 break those out?
5 My impression is, why not just go ahead and
6 do that as individual parts rather than lumping them
7 back together and try to interpret from the
8 chromatograms? Why not get the actual data and
9 actually break it out?
10 MR. HO: That's a good one. We can consider
11 that.
12 CO-CHAIR HEHN: Okay. I would advise it.
13 MR. HO: We are going to look at the
14 chromatograms anyway.
15 CO-CHAIR HEHN: I think it's always a good
16 approach.
17 MR. HO: Right.
18 So right now, as Jim was alluding to, this
19 is really a source reduction.
20 Our driver here is risk to ecological
118

1 receptors in the bay through groundwater, and, to
2 date, even with this new information, groundwater at
3 this area is generally really not the problem. It's
4 at or below our screening level.
5 CO-CHAIR HEHN: Okay.
6 MR. HO: But the Navy wants to be proactive
7 and take a shot at reducing the concentrations of TPH
8 observed in the soil.
9 CO-CHAIR SULLIVAN: Okay. Well, thanks, Ed.
10 MR. HO: Sure.
11 MR. VAN WYE: Jim, I might note for the
12 record, in part because of my lengthy comments, we are
13 now one hour and 49 minutes behind our agenda
14 schedule.
15 CO-CHAIR SULLIVAN: Yes. I think we want to
16 hit, we want to hit the rest of the technical items,
17 at least to touch on them.
18 Our next item, we were going to have a brief
19 discussion on the Site 12 RI, but I think it's
20 probably sufficient to say that it is in preparation,
119

1 and we will be issuing the -- this is the overall Site
2 12 document for everything (indicating) -- we will be
3 issuing that on or about 15 May.
4 And so members of the technical subcommittee
5 and any other interested members would be able to
6 receive that. There is a 45-day comment period on
7 that document.
8 The next item is the draft final offshore OU
9 RE report. That's this document here (indicating).
10 It's been out for review. The review period was
11 ending this week. However, I think the agencies, and
12 I think I heard that some of the members are looking
13 for some additional time.
14 So, unfortunately, Pat is not here.
15 Paul, do you have a sense of where the
16 members are as far as comments on the offshore report?
17 And we already expected that some of the agencies may
18 need additional time. So I think we're going to have
19 to adjust the comment period.
20 CO-CHAIR HEHN: I think that would probably
120

1 be advisable.
2 Unfortunately, I think a lot of the
3 expertise that we have within the RAB is not available
4 to us right now.
5 But I don't know how much input we will have
6 for that, to tell you the truth.
7 CO-CHAIR SULLIVAN: Well, maybe what I would
8 propose is, maybe for the interim meeting, we could
9 make part of it a focus on the offshore and have some
10 of our Navy team come out to the interim meeting on
11 the 5th.
12 And then I think at our, that will only be
13 two days after our next BCT meeting on the 3rd. I
14 think we will be better able to define the end of the
15 comment period at that next BCT meeting, and then we
16 could have kind of a mini workshop at the interim
17 meeting on the 5th. Maybe that would help to draw the
18 comments out.
19 CO-CHAIR HEHN: Yes, we could do that.
20 I think maybe what we might want to do is,
121

1 we might want to find out if that's of interest.
2 The problem I have, the people that have
3 expertise in this area, like Usha, have not been able
4 to participate lately due to other non-RAB business,
5 like family life, so it would be nice to get that kind
6 of input because that's not an area that I'm really
7 comfortable with. I don't have the expertise in that.
8 CO-CHAIR SULLIVAN: Is there anyone besides
9 Usha?
10 CO-CHAIR HEHN: Well, I don't know. Dale?
11 MS. SMITH: I could make some comments, but
12 I'm not an expert on it.
13 I just know from previous experience working
14 with marine conditions and marine problems, but I have
15 made a lot of these comments in the past.
16 So, mostly, what I will be doing is just
17 reminding everybody that I made these comments --
18 CO-CHAIR SULLIVAN: Okay.
19 MS. SMITH: -- in the beginning. But I can
20 do that.
122

1 CO-CHAIR HEHN: I'm not sure that there is
2 value necessarily to setting up a separate workshop.
3 CO-CHAIR SULLIVAN: Well, not a separate
4 workshop, but just to be ready to talk about it at the
5 interim meeting.
6 We can come in, the Navy can come in to
7 discuss it with those who attend the interim meeting.
8 CO-CHAIR HEHN: Nathan, do you have any
9 sense on that at all, as far as what would be good for
10 that?
11 MR. BRENNAN: Yes. That might be good to
12 make it 45 minutes at the interim meeting.
13 CO-CHAIR SULLIVAN: I think maybe that way
14 we could at least kind of invoke some discussion.
15 MR. BRENNAN: I mean, I think a lot of the
16 real pertinent comments were made by the agencies.
17 One comment that we worked on with ARC
18 Ecology was the bioassays and the sediment issue, and
19 the agency made some comments.
20 We just had the basic comment on why do we
123

1 ship stuff to the East Coast when there is a lot of
2 labs here in California.
3 And then I had the question about, at this
4 point, the state is listing sediment areas of concern,
5 and we kind of just overlooked the sediments.
6 It was just like it was going to be settled
7 separately. We might want more explanation.
8 CO-CHAIR SULLIVAN: I guess I am not
9 following that. I'm sorry.
10 MR. BRENNAN: Well, sediments that could
11 come out of either storm overflows or the effluent
12 plant. None of the sampling hits that.
13 CO-CHAIR SULLIVAN: Well, actually, the
14 sampling, the Site 13 sampling was built around the
15 stormwater outfalls.
16 MR. BRENNAN: Okay. But did we get any
17 around the other -- the other outfall has one sample.
18 It was just hard to tell if that was representative,
19 the regular plant outfall.
20 The response to my comment was, there is an
124

1 MTBE permit. But the plant had existed decades before
2 the MTBE.
3 Do we have an issue there or not? I mean,
4 the issues that the state is now listing around the
5 state are sediments for the last 50 years. It's not
6 just the last 20.
7 CO-CHAIR SULLIVAN: Okay. Well, I will take
8 that as a comment, then.
9 MR. BRENNAN: Well, that was something I
10 asked if they could answer.
11 Maybe we could answer it in the technical
12 subcommittee.
13 CO-CHAIR SULLIVAN: All right.
14 CO-CHAIR HEHN: I guess maybe what we ought
15 to do, you might want to be prepared to discuss any
16 comments that other members might have at that
17 particular time.
18 I'm not sure there is a need to have a
19 special presentation or meeting on that. That's not
20 my sense, anyway. We should just go ahead and have a
125

1 technical subcommittee meeting to address it. Of
2 course, I don't know if there is going to be a lot on
3 that, to tell the you the truth.
4 CO-CHAIR SULLIVAN: Okay. And then Gene
5 Barry has been patiently waiting the whole night to
6 talk about the fuel line. That document is coming
7 out.
8 I don't think you've received it in the
9 mail, and that may be because -- I have to check on
10 that -- but the fuel line program is kind of outside
11 our regular IR program.
12 So I'm not sure you've gotten the document
13 yet. I have to find that out. I don't think you
14 have.
15 So Gene is going to go through a quicky
16 overview of the document that's, basically, hitting
17 the streets now.
18 MR. BARRY: Yes. I'm Gene Barry with Levine
19 Fricke. We are one of the team members with Tetrtech
20 on the Navy clean project. I know that everybody is
126

1 tired, so I will go relatively quickly if I can.
2 There is a handout that is probably easier
3 to follow than trying to see the slides.
4 Part of the RI work plan, there are two
5 objectives: The first is to investigate the extent of
6 contamination at the inactive fuel pipeline sites
7 where the release of hydrocarbons had been confirmed.
8 And also to investigate the potential
9 contamination long three suspected fuel lines that
10 were not verified during the fuel line removal
11 activities.
12 The second objective of the work plan, the
13 RI work plan, is to collect sufficient information to
14 perform contaminant fate and transport modeling, and
15 also to develop a corrective action plan for the
16 petroleum sites along the fuel lines.
17 The CAP will identify the necessary actions
18 to address the regulatory requirements for site
19 closure.
20 The first figure I'm going to throw up here
127

1 is 11-by-17 on mine, so I will just kind of move it
2 around.
3 It basically shows the locations of the fuel
4 pipelines on Treasure Island.
5 They are indicated by the various numbers,
6 D4, the D4 fuel line.
7 The F2 fuel line, that ran up 5th Street.
8 For instance, one of the suspected fuel lines was
9 done, we call it the Star barracks fuel line. It was
10 not verified. They couldn't identify it in the field
11 when they did the fuel line removal. So that's one of
12 the areas we will investigate.
13 Another one is along the D5 line that ran
14 down to pump station number 4.
15 And we also have the three fuel lines on
16 Yerba Buena. There is also a suspected extension of
17 the F2 -- maybe it's the F3 line that was not verified
18 as well.
19 Part of the thing I would like to go through
20 tonight is look at some of the previous work that has
128

1 been done along the fuel lines and investigative work.
2 The 1994 Subsurface Consultants put in 29
3 soil and groundwater samples. They collected their
4 samples approximately every 500 feet along the fuel
5 lines.
6 Petroleum hydrocarbons were detected in a
7 number of areas.
8 I have a couple of figures that show the
9 locations of the -- they are in blue -- of the
10 subsurface sample locations on TI.
11 The next figure shows the locations on Yerba
12 Buena. They are in blue as well. Kind of hard to see
13 on the slide, but you can see them in your handout.
14 From June 1997 to April 1998, the fuel
15 pipeline removal abandonment. Activities were
16 performed by Cal-Inc.
17 On TI, there was approximately 1400 or
18 14,000 linear feet of pipeline removed. There was
19 approximately 711 -- approximately 711 feet abandoned
20 in place.
129

1 Pipelines on TI range from one and five feet
2 below ground surface.
3 On YBI, there was approximately 1800 lineal
4 feet of pipeline removed.
5 There was 1600 lineal feet abandoned in
6 place.
7 Pipeline depth on YBI were anywhere from the
8 ground surface to approximately seven and a half feet
9 below ground surface.
10 During that investigation, confirmation
11 samples were collected approximately every hundred
12 feet along the pipeline.
13 They also took samples along pipeline
14 junctions and at the end of pipelines.
15 When groundwater was encountered in the
16 excavations, they collected groundwater samples
17 approximately every 200 feet.
18 Some of the concentrations and contaminants
19 detected during the confirmation sampling, TPH diesel
20 was detected in concentrations up to 19,000 parts per
130

1 million on TI, and up to 390 parts per million on YBI.
2 Free product staining was observed in
3 numerous sections along several sections of the
4 pipeline.
5 During the fuel line removal, they did a
6 limited amount of over excavation. And at the time,
7 they extended the excavation approximately five feet
8 from the center line of the pipelines, wherever they
9 thought they had soil staining, or if their
10 confirmation samples came back higher than 100 parts
11 per million, which was the screening level at the
12 time.
13 Based on this data collected at the fuel
14 line removal, it was determined that further
15 characterization was necessary along the fuel lines
16 because they know, they knew when they removed the
17 soil that they didn't get all the contamination.
18 The next couple of figures show you the
19 locations of the contamination samples taken during
20 the fuel line removal. They are indicated by the
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1 green dots.
2 Now, one thing I would like to point out on
3 the legend in the figures, it shows both dots in the
4 same shade, in the work plan that we submitted on --
5 well, that Jim referred to that is being submitted for
6 review, this will indicate on the figure which samples
7 are less than the current screening level of 447 total
8 TPH, and which areas were greater than 447.
9 So I just want to make that distinction on
10 the figures that you have.
11 I wanted to make them big green dots so
12 everybody could at least see it during the
13 presentation where they took samples.
14 The next figure shows the sample locations
15 on YBI.
16 Jim, I'm trying to remember when the SCAPS
17 took place. It was . . .
18 CO-CHAIR SULLIVAN: It was '97 and '98, I
19 believe.
20 MR. BARRY: Yes. Somewhere after the fuel
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1 line removal, the Navy came in with the SCAPS unit.
2 It basically stands for -- I don't know where that
3 slide is at.
4 MR. VAN WYE: Site characterization and
5 analysis penetrometer system.
6 MR. BARRY: Okay. During that
7 investigation, SCAPS went in and tried to identify
8 areas where there was remaining contamination in place
9 after the fuel line removal and limited soil
10 excavation.
11 They targeted their investigation on four
12 areas. This basically shows, and SCAPS put out a
13 report. I'm not sure if it was ever reviewed. It's
14 probably part of the public report.
15 But these are the areas that they identified
16 with, that they looked at on TI, at least.
17 This is the extent of the contamination that
18 they noticed.
19 In the SCAPS, it's a laser-induced
20 fluorescent penetration boring that is used to

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1 delineate TPH affected soil.
2 As I mentioned, the SCAPS looked at four
3 areas. These have nothing to do with IR sites, the
4 numbering. They just took the nearest boring and gave
5 it the same number as the nearest boring they took
6 during the subsurface investigation.
7 During the SCAPS investigation, they looked
8 at a total, or they put in 170 pushes. Due to time
9 limitations, they reported they did not determine the
10 extent of contamination in groundwater.
11 As part of the SCAPS, they looked at, they
12 took 57 soil and 2 groundwater samples as
13 contamination samples, to try to correlate the results
14 of the SCAPS, the LFI readings and actual analytical
15 results.
16 In addition, they put in 11 micro wells so
17 they could determine if there was free product on the
18 groundwater. And micro wells are small diameter,
19 typically one- to two-inch holes. That way, you can
20 drop a small baler down the hole, pull the sample back

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1 up and do a visual, you can visually inspect the
2 groundwater and see if it has free product floating on
3 top.
4 MR. RIST: When you look at the data to
5 confirm the penetrometer scan, what did the lab
6 analysis show, did it show that it was supported
7 previously?
8 MR. BARRY: I didn't do the SCAPS data
9 myself, but in reviewing the SCAPS data to prepare the
10 work plan, it was very dependent on the soil type.
11 Sometimes if they had a clay unit, it would
12 match up really good, and if it had a lot more sandy
13 soil, it might not, or vice versa. I can't remember
14 off the top of my head what it was, but it was very
15 dependent on soil type.
16 MR. RIST: Okay.
17 MR. BARRY: But I think for the most part, I
18 think it was very effective in delineating the soil
19 areas, contaminated areas.
20 Using all of the previous investigations

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1 that I have gone through, we have come up with a work
2 plan to address where we want to sample and confirm if
3 there is remaining contamination and determine the
4 amount of soil, the volume of soil that is
5 contaminated.
6 These red dots show where we are planning to
7 put in geoprobe borings on TI along the fuel lines.
8 The next figure shows the proposed geoprobe
9 location on YBI.
10 So our sampling design is based on -- we
11 went back and looked at all the current or the
12 previous analytical data that was collected, and
13 looked at the total TPH concentration and compared it
14 to the current or the recent NAVSTA TI TPH screening
15 level of 447 ppm in soil and 1.4 parts per million for
16 groundwater.
17 Each geoprobe location will have one soil
18 sample collected immediately above the water table, we
19 will also collect one grab groundwater sample.
20 If a fuel line is located near the surface,

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1 we will also collect the sample within the zero to two
2 foot range.
3 The soil and groundwater samples are going
4 to be sent to a local laboratory in Berkeley. It's a
5 state, a Navy approved laboratory, and that way we can
6 get short turnaround times on our analytical.
7 So while the geoprobe crews are out in the
8 field, they can collect their samples, we will have
9 two-day turnaround times, we will receive the
10 analytical back, and we can make a determination if we
11 have to step out further and further delineate the
12 contaminated areas.
13 MR. RIST: Did the areas that you are
14 proposing looking at include the SCAPS data?
15 MR. BARRY: Pardon me?
16 MR. RIST: Did the SCAPS data go into the
17 proposed areas that you're looking at?
18 MR. BARRY: Yes.
19 MR. RIST: It didn't look like the areas
20 that were identified by the SCAPS report covered all

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1 the areas. It was more extensive than the areas that
2 you proposed.
3 CO-CHAIR SULLIVAN: Well, except the SCAPS
4 was also looking at the IR, like IR . . .
5 MR. RIST: 21?
6 CO-CHAIR SULLIVAN: 15.
7 So that wouldn't necessarily be in your
8 plan.
9 MR. BARRY: Right.
10 We are only looking at outside of IR
11 boundaries, except for IR 24-B, the southern portion.
12 MR. RIST: So that's why some of those
13 weren't covered in the plan.
14 MR. BARRY: Correct.
15 And when we are in the field and we
16 determine that the total TPH concentration is above
17 the screening levels, we will step out and take
18 additional borings.
19 The soil and grab groundwater samples will
20 be analyzed for TPH-G, BTEX, TPH diesel and motor oil

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1 and PAHs.
2 If the geoprobe boring is within the limited
3 IR sites, we're going to sample, and we will also
4 analyze for VOCs.
5 We are also going to be collecting
6 additional geochemical data -- dissolved oxygen,
7 ferrous or ferrous iron, sulfates and nitrates -- so
8 we can get a handle on, determine if there is a
9 natural attenuation of the contaminated plumes or
10 petroleum plumes that are in the groundwater.
11 After we receive all the data and we have
12 done our step-out borings and we've delineated the
13 plumes, we will look at the data and then we will go
14 in and install monitoring wells outside of
15 contaminated areas for future monitoring.
16 Which gets us to the next step in the
17 process: After we get all the data back in from the
18 lab, and we collected a couple of rounds of samples
19 from the monitoring wells, we will do fate transport
20 modeling of the contaminants that we detect.
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1 And then we will predict our maximum
2 concentration at the shoreline. It's a similar
3 process which was done during the RI.
4 After we receive that data, we do a
5 corrective action plan. And under that, we assess the
6 exposure to risks to humans in the environment. We
7 determine the extent of soil and groundwater
8 contamination, we evaluate the threat of soil and
9 groundwater contamination to surface water, i.e., the
10 bay, and we develop three remedial alternatives to
11 address how we clean up petroleum.
12 And one of the alternatives that will be
13 evaluated will be leaving it in place. Let it degrade
14 naturally.
15 I kind of went fast. Hopefully, I didn't go
16 too fast.
17 But are there any questions?
18 CO-CHAIR SULLIVAN: So the technical review
19 committee members will be receiving the documents.
20 You should have at least 30 days for comment from the
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1 time that you received the documents.
2 And then based on the schedule for
3 completing the work plan, just roughly, when would you
4 be out in the field?
5 MR. BARRY: Well, unfortunately, we are
6 going through several reviews, draft reviews. We have
7 to go through the draft review by the Navy and the
8 agencies, and then a draft final as well.
9 So we are a little behind schedule right
10 now, almost several months behind schedule. So we
11 anticipate we won't be out in the field, I don't
12 anticipate, until early fall, unless the review
13 process goes a little faster.
14 CO-CHAIR SULLIVAN: Okay. So in the
15 September, October time frame.
16 MR. BARRY: Yeah.
17 CO-CHAIR HEHN: What is the Berkeley lab
18 that's going to be used?
19 MR. BARRY: Hearst & Tompkins (phonetic).
20 CO-CHAIR HEHN: I'm just going to mention
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1 I'm gratified to see that we're going to be doing all
2 the additional official chemical parameters for the
3 samples here, including the breakout of the various
4 total hydrocarbon constituents.
5 I would suggest that we might want to do
6 that same program for the additional sampling in the
7 TPH areas in Site 12. It could add a lot of value to
8 your remedial alternatives.
9 One last question was that, since we are not
10 addressing the TPH issues related to pipelines in Site
11 15, part of this program, where will that get
12 addressed?
13 CO-CHAIR SULLIVAN: That will be part of the
14 CAP for that IR site.
15 So where we have a UST or fuel line that's
16 basically part of the IR site, we are addressing it as
17 part of that IR site.
18 So it made better sense to do it that way
19 than to have the fuel line evaluated separately when
20 it was already within an IR site.
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1 So, basically, we take a holistic look at
2 everything within the IR box.
3 Okay. Well, thank you very much, Gene.
4 MR. BARRY: Thanks.
5 CO-CHAIR SULLIVAN: If we can ever get Gene
6 to come back, you get to go first next time.
7 CO-CHAIR HEHN: Well, as far as
8 organizational business goes, the issues that we have
9 on here, really, we've already probably covered the
10 CAC membership issues. So I think that's already
11 done.
12 Site 12 removal field trip, that's yet to be
13 determined, based on the schedules for the removal
14 action.
15 And, essentially, we don't have anything on
16 the RAB operating guidelines.
17 CO-CHAIR SULLIVAN: Yes. I'm still looking
18 for a copy of that.
19 That was actually about four years ago, so I
20 owe a copy to the RAB members as a RAB operating
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1 guideline.
2 CO-CHAIR HEHN: And, unfortunately, Pat had
3 to leave, so we don't have an update on what's
4 happening with the RAB newsletter. We will have to
5 wait on that.
6 So that's probably organizational business.
7 MR. BRENNAN: You were going to try to get
8 some successful TAPP grants so we could use those as
9 guidelines, just whatever they have, so we have a
10 target to aim at.
11 CO-CHAIR HEHN: And feedback on the other
12 TAPP grant, yes.
13 CO-CHAIR SULLIVAN: Okay. Well, our next
14 meeting is Tuesday the 18th of May.
15 The interim meeting is on the 5th of May,
16 and that would still be at PG&E.
17 The next BCT meeting is the 3rd of May, and
18 that's going to be down in San Bruno at EFA West.
19 And there was a Treasure Island Development
20 Authority Meeting today. I think they may have two
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1 meetings in May, but you should, I think all of you
2 are on their mailing list, so you will get a notice of
3 those meeting dates.

4 And then remember the end of the month is
5 the deadline for applications and letters of interest
6 to the Citizens Advisory Committee.

7 Okay. Thank you very much.
8 (The meeting adjourned at 10:00 p.m.)

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