

**Detailed Meeting Notes
Hamilton Army Airfield Restoration Advisory Board
Novato Police Station Meeting Room
Novato, California
July 12, 2006**

Attendance

RAB Members Present:

Ed Keller; Lance McMahan; Karole Ward; Marucia Britto; Preston Cook; Jeff Johnston; Patricia Eklund; James Sullivan; Richard A. Draeger; Joan Dekelboum; Matthew J. McCarron

RAB Members Absent:

Jim McAlister, Manuel Mier; Theresa McGarry; Naomi Feger; William McNicholas; Ross Millerick; Sue Lattanzio; Sabrina Molinari

Others Present:

Joy Lanzaro; Hugh Ashley; Shannon Morris; Travis Williamson; Peter Theran; John Kaiser; Christine Theran; Tom Gandesbery; Brian Thompson; Jan Dawes; Brenda Pedersen; Marie Hoch; Mary Ann Parker, Jim Davies

Welcoming Remarks- Matthew McCarron

Matthew McCarron welcomed the community to the July 12, 2006 meeting of the Hamilton Army Airfield Restoration Advisory Board (RAB). The meeting began at 7:12 p.m.

Army Environmental Clean-up Update- Ed Keller

Documentation

Ed Keller gave his contact information that will be good for another couple of months. Since the last meeting, BRAC requested a site closure for POL Hill (Petroleum Oil Lubricants). The last three rounds of monitoring met residential clean up roles, and BRAC is waiting for a written confirmation from the Regional Water Quality Control Board (Water Board) that the site can be closed.

Out Parcel A-4

Parcel A-4 was previously cleaned up to commercial standards and has a covenant for residential use on the property. The developer who owns it, Barker Pacific, conducted additional remediation for residential standards and there is a new amendment to the deed, placing the property under unrestricted use. The current plan for the property is to build 27 homes in the area.

Matthew McCarron- What did Barker Pacific do to bring it from commercial to residential standards?

Ed Keller- They dug out more soil. There was residual petroleum contamination left over from the fuel line that was underground on the site. Soil was disposed of off-site, and now the three different locations meet residential cleanup goals.

Jim Davies- Soil that was added to Parcel A-4 came from a stock pile between hangers 8 and 9. This soil was chosen because it showed low residual standards.

Ed Keller- Jim Davies did this restoration work for Barker Pacific on the soil between hangers 8 and 9.

Field Work

The fire/testing range

This site is located along the outboard levee. Excavation and back fill at the site is now complete with confirmation samples showing an effective removal. There were a few islands left to the end that needed additional treatment at the landfill. In order to bring the site back up to grade, BRAC was required to do compaction-density testing to make sure compaction requirements were met for the levee. The site is now completed with soil transported off-site. Most of the soil went to Kettleman City, a Class I landfill and a small portion went to Altamont, a Class II landfill. Gravel was then placed to make a driving surface on top. Additional samples were taken per the Water Board's suggestion. From the additional sampling, BRAC removed another 6 inches of soil from the area. Overall, of the 1200 foot long excavation, an area of only 100 feet still showed contamination that needed removal.

POL Hill

At POL Hill there are nine monitoring wells currently in place. BRAC will be removing seven of them; two have been requested to stay on site to be used to monitor landfill conditions. Removal is scheduled to be done next week. A drill rig and a support vehicle will be needed to do this work and it should last about three days. Well casings will be disposed of off site.

The next step for BRAC is finishing paperwork from the DDT sites, Testing Range site, Skeet Range site, POL Hill, and the Coastal Salt Marsh. All the physical work is completed except for the removal of wells on POL Hill.

The last item is the closing of the BRAC office. The field office BRAC currently reports back to is also closing so a new contact in the Pentagon will be provided in the next newsletter.

Joan Dekelboum- Are photos going to be sent to Washington D.C. or kept here?

Ed Keller- We have a library of photos, from historical photos to construction of the base in the 1930's. These will not be thrown away and will end up in archives somewhere,

whose archives we don't yet know. Also, many of photos from the sites are tied into the documents as photographic evidence of the work.

Marucia Britto- Could the historical photos be donated to the Hamilton Museum?

Ed Keller- Someone in the Army will make this decision, they have their own historic archives.

Marucia Britto- Does that mean some photos could be sent far away?

Ed Keller- The photos are Army property and will be sorted through by Army historians to see what they want to keep.

Marucia Britto- Can you see if the Army will donate them to our museum?

Ed Keller- Yes, but if the Army historians want them, they are Army property. Another possibility is to take a photo and make a photo from it. Pacific Aerials in Oakland borrowed some of our photos from the 1930's and made negatives of them. These could already be available to the public, but for a price.

Matthew McCarron- We still have a website from these proceedings and it will continue for some time, which FUD's will maintain. Some photos could be scanned and added to the website.

Ed Keller- When we were doing research on the airfield, Joy received electronic photos from the 1940's and these are already scanned and could be ready to put on the website.

Matthew McCarron-What did we work out with the Water Board on Alternative 3 sites?

Ed Keller- We are still working on it. We issued a document that assesses Alternative 3 sites to see if the Wetland Project can handle this or not. The early assessment determined the sites are going to be covered by three feet of fill. Soil was excavated from some of those locations and some are going to be managed on site. There is a document on this in draft form; it's just a matter of finalizing it. There are also discussions going on with the Wetlands Project and Water Board.

Christine Theran- The RAB website doesn't have meeting minutes that go back to 1994, are there any plans to add these to the site?

Ed Keller- That's because we started posting on the website in 1998. Before I came to this RAB, all meetings were transcribed verbatim, creating a single large document that most people would not want to go through. Since then, we've moved to summary notes, but it is not out of the question to get the earlier transcriptions online.

Christine Theran- It would be helpful to see what was said and when. If you are able to, please send these to me on disc and others might be interested.

Ed Keller-The minutes are already scanned so as long as there is space on the site, we could post them.

Matthew McCarron- I think it's a good idea to have them. I received a call from Washington D.C. on Monday morning regarding a comment I made on one of these transcripts. It'd be good to have a complete archive of what we've been through.

Ed Keller- We are currently going through and scanning all of our documents in order to have a permanent record of all of our files on Hamilton. It's our hope that when this is done we can go to the library and give them CD's to free up their shelf space.

John Kaiser- What are the logistics involved in closing the office, is there a time frame?

Ed Keller- Our time frame is to be out before the building is demolished, which the Wetland Project has slated for this year. Right now we are finishing up any final documents, and scanning and boxing files. Hard copies of our files are going to the Army Environmental Center in Maryland. Sets of files are also going to the library and one to the Sacramento District. So far the Sacramento District has held onto hard copies, but I don't know that if once they receive all the documents in an electronic format they will hold onto the hard copies; it's a pretty sizable library.

Marucia Britto- When will the office be officially closed?

Ed Keller- Joy and Hugh are both contract employees with their contracts ending September 31, 2006. I'm a Federal employee and so my employment has been extended to the end of the fiscal year.

Joan Dekelboum-Is this your last meeting?

Ed Keller- Yes, this is the last Army BRAC Hamilton meeting, unless we get pulled into a project later down the road. The RAB is transitioning to the FUDS program and Karole Ward will be taking over. I'm not sure of the specific wording of the charter, but it is currently signed by the Army and Navy so should be modified to include a FUDS signature.

Karole Ward- This should be put on the agenda for the next meeting to revise the bi-laws.

Patricia Eklund- The Subcommittee should start working on that.

Ed Keller- I just want to remind everyone that this is also a membership year so solicitation of new members should be looked at as well.

Matthew McCarron- A subcommittee should start working with Karole to make sure everything is lined up for next meeting.

Patricia Eklund- For bi-laws, membership, or both?

Matthew McCarron- Bi-laws first.

Ed Keller- I also wanted to note that we have to elect new chair members in December, but the next meeting isn't until January so keep that in mind. I also would like to say thanks to Joy and Hugh for all their work over the years.

McCarron- You all have done a fabulous job, attested to by the size of the bookshelves. If you look at what we've been through, most of it's been luck funding wise, and hasn't been perfect, but it's better than what other bases are going to get. Other bases can learn from this one. Because of the Army's and Ed's efforts, the FUDS program is coming along well, and we should tip out hats to them for that.

Formerly Used Defense Sites Update- Karole Ward

Karole Ward is assuming the Project Management responsibilities from Jim McAlister

Landfill 26 and North Antenna Field update

Landfill 26

For the June quarterly ground gas monitoring, probe number 30 was at 39 percent. This level is not unusual because there is naturally occurring methane in this area, plus this time of year the ground warms and the salt marsh decomposes causing additional methane release.

There were three trench vents that contain concentrations between 0.1 and 0.5 % methane. All others were below 0.1%, showing that the trench is functioning as it should, keeping methane from flowing out of the landfill into the surrounding areas. Jim mentioned that the results have been the same for several years; should I continue showing them or only when they change?

All: Continue showing them.

The Water Board is in the process of updating the waste discharge requirements for the landfill. The five year review on the landfill cap and a soil gas feasibility study is coming up.

Todd Road

There is a maintenance man who is going to come to Todd Road and cut the grass on Monday. The grass is a fire safety hazard right now and this will take a couple days of labor. Please call me if they are too noisy, going to fast, etc.

Joan Dekelboun- Are they going to leave the grass there once it's cut?

Karole Ward- I assume they will just mulch it in.

The Corps is also continuing to do water and soil gas monitoring in the area, which just involves a few people going out at a time.

In December another ground water monitoring well is going to be installed. This is based on a study conducted in January that showed one more probe is needed to adequately monitor the site. Adding another monitoring well will include a five-ton truck with drill bit and a two-ton flat bed truck, not to mention cars to carry people.

Patricia Eklund-Where will this be?

Karole Ward- It's going to be on City property so we're working with the City for rights to put them in there.

North Antenna Field

The risk assessment dates have been pushed out a few months due to contracting. Most of the things listed, minus preconstruction removal, are all investigative activities so effects on Todd Road would be minimal. It would basically be people driving around and looking at things, and this wouldn't happen until after 2008, possibly in December.

John Kaiser- On your slide it states that during and after 2008 remedial activities will require large haul trucks. That's under the presumption that extensive excavation will

need to take place because of residuals, assuming investigative activities shows a problem. Naomi Feger from the Water Board conducted a cursory review of initial data and it seems that extensive excavation might not be needed. The haul trucks are under the context that excavation needs to occur.

Karole Ward- It all revolves around the feasibility study. A remedial investigation was done to categorize the site under DTSC approval, and from that we can take the results and delineate areas of concern. We could stabilize them, or dig them up and haul it off, there are many alternatives. We mention haul trucks under the assumption we have to haul it. This might not have to happen, but it could be the case so we want to let the public know.

The FUD Program is a volunteer program that Congress doesn't have to fund. If the Corps gets to 2008 and don't have a way to get out there and back one option is to wait for the road to be built, which will be in about three years.

Lance McMahan- The Department is open to anything that will make it so the Wetland Project can come out and do their work; if that means we have to wait until that road is constructed, that's fine. Concerning the haul off, what the Water Board said tonight is slightly different from a letter they sent me in the past; this will have to be worked out.

Christine Theran- Lance, I'd like to know your opinion on that matter. Is the dirt going to have to be hauled off? I have read documents saying that it should be.

Lance McMahan- There are some requirements that would need to be looked at. The skeet range and firing range area have lead contamination that far exceeds criteria for bringing up the dirt. In rough calculations, about twenty acres exceed this level, which is about 280 ppm.

Another area, the fire practice area, is shown in historical records as being a dump. The military came in and brought in rubbish and had fire practice training on top. We've found uxo, a pyrotechnic flare, and also ammonia on site. There is concern of hazards being present, but the sampling has been very spotty. The area is extremely heterogeneous; we've found mercury up to 30 ppm and DDT at 2ppm. So far it looks like there will need to be off-site disposal because lead levels exceed standards for a wetland environ. There is a feasibility study that has to be written, commented on, and approved before anything can be decided.

Patricia Eklund- Does the Coastal Conservancy play a role in evaluating the results from the testing to see if off-site disposal is necessary?

John Kaiser-Yes, and Fish and Game and Fish and Wildlife. I think the differences you will see in what we say and what the Coastal Conservancy says is in spatial differences and these are not that unusual to have. Again, the level and type of excavations that BRAC dealt with are different. We're talking about a different level entirely.

Patricia Eklund- What about Encapsulation?

Karole Ward-That is an alternative.

Lance McMahan-The field doesn't have a wide-spread DDT issue like there was at Hamilton, but lead contamination far exceeds the number allowed to be left on site for a

wetland criteria. We're working with the Coastal Conservancy, and a design would have to be coordinated to determine topography; what would stay there and what the cover material would be. This could fall under FUD work, but would need to be in coordination with the Wetland Project.

Navy Update –Travis Williamson-Battelle Consultant/Navy BEC

Travis Williamson introduced the Navy's new BRAC Environmental Coordinator (BEC), James Sullivan. Mr. Sullivan has been with the Navy since the early 1990's and currently serves as the BEC at other Bay Area Installations such as Treasure Island and Crows Landing.

NEX Gas Station

The Navy conducted groundwater and surface water sampling in May and is in the process of preparing a Semiannual Site Status Report (SSR) that will present data and summarize activities conducted from December 2005 through May 2006. The groundwater Biosparging system was restarted on March 15, 2006 based on an agreement between the Navy and Water Board with the objective being to further reduce MTBE concentrations. So far system operation has been very successful. The May 2006 data shows that the average reduction of MTBE is 94 percent, down to an all time low from 82 percent measured just before the system was turned back on.

Documentation

The Navy is working on a Human Health Risk Assessment Update specific to the land that is planned to be transferred to the Novato Unified School District. The Navy has submitted responses to DTSC comments on the original October 2005 document and it will be finalized as soon as possible.

The upcoming SSR will be finished by July 31 and will be available at the public library when it's completed.

Patricia Eklund- When will the property transfer to the Novato School District occur?

Travis Williamson- That is uncertain. They have to work through issues with real estate documentation before anything can happen.

The MTBE plume map presented in the upcoming SSR shows that high concentrations of MTBE that were located in the biosparging treatment area have been significantly reduced by the system since it was started in 2002. Reductions are to a point where in the May 2006 sampling event there were no MTBE concentrations above 10,000 parts per billion (ppb) and we're starting to see many wells below 1,000 ppb. The plume is still elevated in some areas of the site, but overall the biosparge system has been very effective at reducing the areas of higher concentrations.

Jim McAlister- How long will the systems be on?

Comment [MSOffice1]: I think Jim Davies asked this question. Jim McAlister wasn't at the meeting?

Travis Williamson- The Navy is planning a technical meeting with the Water Board and DTSC for August 9, 2006. At that meeting we'll work out the details, but for the time being the system will be on indefinitely

Matthew McCarron- I was looking through the DTSC risk assessment comments and the Navy's responses to those comments and am wondering what concentration level you need to get down to in order to have fruit trees and back yard gardens?

Travis Williamson- There is a lot of uncertainty as to whether or not there is an actual risk associated with ingestion of fruit from fruit trees that may overlie the MTBE plume: the roots of the trees may not come into contact with groundwater, the fruit trees may not take up MTBE, and MTBE may not accumulate in the fruit. There is no way to define a limit that is safe value because there is so much uncertainty surrounding the question of whether there is an actual risk. Mr. Williamson indicated that he was unsure of how the fruit tree issue would be resolved..

Matthew McCarron- Does anyone have a sense of a number, like 100 ppb?

Travis Williamson- The Navy is being held to the numerical cleanup criteria that is associated with designated beneficial uses (for example, domestic or municipal) for groundwater.

Matthew McCarron- Is getting deed restrictions off those homes an ultimate goal?

Travis Williamson-Yes.

Before the biosparge system started in September 2002, MTBE on the site was at about 13,000 ppb. Significant reductions were seen in the first year of biosparging. In March 2005 the Navy reached an agreement with the Water Board, and turned off the system for a one year period to see how concentrations behaved without the system. During that time the Navy saw no significant changes or rebound in MTBE concentrations, which was good news. The system was started up again in March 2006 and during the May 2006 sampling event there was a significant reduction. One reason for the reduction could be that there are seasonal fluctuations of MTBE, with lower concentrations during the wet seasons, during this particularly wet spring of 2006. Another reason could be that the Navy started operating the system by pulsing air in for short periods of time, multiple times a day to increase the mixing of air and groundwater. This technique introduces the oxygen that is in the ambient air more efficiently into the groundwater. Through testing the Navy found the optimal time to inject air is for 1.5 hours. Blowers are turned on for 1.5 hours, off for 2 hours, and on again for a total of six different 1.5 hour injection periods per day. The mixing effect is more efficient than if one is to just continuously injecting air. Since March there have been about 800 hours of injection and there's been significant reductions MTBE of concentrations.

Preston Cook- What kind of area is the biosparge system on, geographically?

Travis Williamson- I'm not exactly sure how many acres, but the system seems to cover an area about 300-350 ft north to south and 50-75 ft at the narrowest width east to west.

Preston Cook- Is the biosparging system operating at the former NEX gas station site?

Travis Williamson- There was an active treatment system that consisted of air sparging and soil vapor extraction on the former NEX gas station property in 1998 and 1999, and

it resulted in significant reductions of MTBE concentrations. MTBE levels were at 200,000 ppb before the system was started and they are now down to 1,300 ppb. This concentration continues to decrease over time, demonstrating that natural attenuation is occurring. The Navy is trying to promote the same level of natural attenuation in the biosparging treatment area by reducing the elevated concentrations of MTBE and then providing just enough oxygen to the subsurface to support natural attenuation.

Patricia Eklund- The gas station has been cleaned to commercial use standards?

Travis Williamson- Yes, the gas station was found to be acceptable for its planned future use, which consists of commercial/industrial.

Patricia Eklund- Is anyone looking at additional clean-up at a higher standard for the gas station site, perhaps to residential standards?

Brian Thompson- We were contacted by a developer and have talked about additional cleanup to unrestricted use, but this all depends on whoever decides to develop the site.

Patricia Eklund- When broached with that subject will you give public notice?

Brian Thompson- Yes, and I think this forum would be best for the public participation aspect.

What about MTBE concentrations off-site towards Hamilton meadows, have those decreased as well?

Travis Williamson- Yes, treated water that has moved off-site is in better condition than prior to biosparging.

Brian Thompson- The Water Board is not in total concurrence with some of the percentages and interpretations at this point, that's why we've scheduled a meeting. Concentrations can be deceiving. The percentages for the biosparging system itself, 94 and 82 percent are not significantly higher than concentration decreases that had already occurred since sources have been treated. Additional information for effectiveness is needed. Downgradient portions of the plume have increasing concentrations in some wells, and we're still waiting to see what effects decreases in the biosparging treatment area have on the downgradient portion of the plume.

Patricia Eklund-Travis, can you make your graphics larger for the next meeting so we can better see what the concentrations are?

Travis Williamson- Yes. I can put in stand-alone portrait sized and 11x17 pages in the report that comes out.

Peter Theran- What's the status on the north east corner leading edge?

Travis- We're working on a report that incorporates a significant amount of data collected in the area of Landfill 26 by the Army Corps detailing the geology of the area. Information from this report will be pulled into our conceptual 3D model block representing the geologic and hydrogeologic conditions at the site to see why we are seeing the trends we're seeing. This isn't done yet, but there might be a deep sand channel there, meaning there's no oxygenated water to support aerobic degradation. Attenuation isn't significant enough to overcome the anaerobic environment. This update to the conceptual 3D model will be a major point of discussion at the Navy's upcoming meeting with the regulatory agencies.

Patricia Eklund- Since the north east corner is near homes, are you looking at other alternatives, like maybe putting in a biosparge system in that area?

Travis Williamson- It's a possibility, but we're not there yet. First we need to find out what the conditions really are in the area, and if something needs to be done. After this we can get into an alternatives analysis if necessary.

Ballfields Parcel

The Navy is currently preparing an internal draft version of the Finding of Suitability to Transfer (FOST) document to facilitate property transfer of the Ballfields to the California Coastal Conservancy. The document is being reviewed by the Navy's counsel and is slated to go out for a thirty day public review period starting in early September. An public notice will be made in the local newspaper as to timeframe of the public review period and the location that the FOST can be found. It is the Navy's hope that the FOST can be finalized in November 2006 so as to allow the property to be transferred to the Coastal Conservancy.

Upcoming Activities

The Navy will perform quarterly monitoring at the gas station site in August. Biosparging will continue and the Navy will meet with regulatory agencies in August to discuss the future of the biosparging system and the conditions at the leading edge of the MTBE plume. The Human Health Risk Assessment Update will also be finalized. The Navy is also planning to continue making progress on the FOST for the Ballfields Parcels. Jim Sullivan, the Navy's new BEC for Novato, can be contacted with any questions.

CA State Coastal Conservancy Wetlands Project Update- Tom Gandesbery, CSCC

Tom Gandesbery- coastal conservancy-- no overheads

Construction is going on in the southern area of the Project site. There is a berm planned to be built that will run parallel to the existing levy. The berm will look like a levy to most people, but will be a giant cell to contain dredge material. There is already one cell up in the northern area. A Contractor is building the cells and there is a contract in process with the Army to construct more of the berm.

The wildlife corridor berm contract is using on-site soils for construction. Levy equipment will have to be brought in, but some of this equipment is already there from the previous contractor. Todd Road will be used in the next couple months for access to the berm in order to put gravel on top of it. This will not be permanent gravel, but enough to allow travel on it to get things around. This is the way the dredge will be put into the cells. There won't be any driving on the City's levy, so that workers will be farther away from homes. The gravel will also be coming from off-site.

Preston Cook- What is going in between the existing levy and what's being built?

Tom Gandesbery- A 200 ft buffer will be between the levy and the tidal wetlands to build a wildlife corridor. Additionally, the berm grade goes very gently down to the Bay. Dredge material will come from Port of Oakland because they happen to have sand that we need.

Preston Cook- How far is this from the existing berm?

Tom Gandesbery- 200 ft, pretty consistent the entire way.

Preston Cook- Similar to the existing levy, the dredge material will be used as fill between the levies?

Tom Gandesbery- Yes, a truck will drag a hose through the site, and the dredge material will come out of the hose in slurry.

Joan Dekelboum- What kinds of noise will this make?

Tom Gandesbery- A slight gurgle noise. The slurry will be 9 parts water and 1 part sediment. Then there will be bulk fill which will be mostly mud.

Patricia Eklund- How long will it take to fill in between the berms?

Tom Gandesbery- It'll take months, the water on top of the slurry then decants off into the drainage ditch.

Patricia Eklund- Do you have a tape so we hear what kind of sound it will make? There are homes very close to the levies. Are there going to be lights shining down so workers can see the hose moving? There might be some problems with this.

Tom Gandesbery- There are noise constraints and noise restrictions for this kind of work. The biggest foreseen problem is the beeping noise that will come from the truck backing up. I don't have details on the use of lights or generators. The Montezuma Project is a prototype for the Hamilton Project, I can get a video from the sediment off-loading for a sound prototype. The homes at Montezuma are across the River and facing the Project and we didn't receive any noise complaints, and there was off-loading from the barges right there.

Patricia Eklund- Can you follow up on information about the lights and generator?

Tom Gandesbery- Sure, does this group have an email list or is snail mail better? There are very specific restrictions on sound for this.

Patricia Eklund—Before dredge material is applied there ought to be a notice sent to people who live around the levy explaining what's going on with a number a person can call 24 hours a day if there is a complaint. A copy of the notice should also be sent to the City and Police Department. Some people who live around here still might not know about this Project.

Tom Gandesbery- Yes, the Corps has a public relations contractor who is helping to get the word out and there'll be a neighborhood meeting held before there's a major contract.

Patricia Eklund- There are two forums you should use; the Home Owners Association meeting and the Hamilton Forum, David Brewer can schedule you. You also have to go house to house in order to be sure everyone knows what's going on.

Tom Gandesbery-Yes, all of this is part of our public relations contract.

Marucia Britto- A newsletter should also be sent. I also want to add that I'm not concerned with the noise levels.

Tom Gandesbery- The levy a good noise barrier, the sound is barred more than on Todd Road.

Marucia Britto- It won't be that noisy when sludge is being brought in. Night time will be another issue; however, I do live right up against levy and am not worried. I've scheduled a visit for July 29th to the Sonoma Bay lands, which is a similar Project that was built in 1990-1994. I'm going to do a hike to see what the area looks like, if anyone is interested contact me.

Patricia Eklund- Marucia, do you hear the activity on the airfield from your house now?

Marucia Britto- No, but I'm not there during the day.

Joan Dekelboum- I can hear it and don't live right there.

Preston Cook- You should let everyone know in advance every detail of the Project in order to minimize problems. The more input provided the better. The entire process should be outlined, making clear the timing and degree of noise.

Tom Gandesbery- Last year there was no public relations person. The silver lining was Todd Road and the Corps got the message. The Corps now knows they have to do this now on every aspect of the project. The Conservancy can't do this for the Corps.

Patricia Eklund- Why isn't the representative here then?

Tom Gandesbery- The person is sick today.

Jeff Johnston- I've been a homeowner from the beginning and am the president of the Homeowners Association. The Homeowners Association also had a Board meeting tonight and I chose to attend this meeting instead because of the heightened sensitivity over Todd Road. It's disconcerting to me, and others, that in this and other meetings each agency expressed great deal of uncertainty. When people asked questions, no one could give numbers. It's not good enough; please take the time out to get the information on things important to the quality of our lives. The City allowed homes to be built in Hamilton and maybe they shouldn't have, especially around Todd Road. In the end, the homes were built, and we still need more information and certainty. All agencies should become more prepared and have all the answers for these meetings.

Peter Theran- Tom, I would like to give some perspective on the community's standpoint as to what happened last night, should I wait until you are done?

Preston Cook- What's the timing now? You're building the berm and filling it in? Is this a 24 hour a day operation?

Tom Gandesbery- Building the berm will take a number of months. Some uncertainty is in hiring a contractor. Things happen, there's a period of performance that lasts a couple of months, and we got the contract so late in the year, they might have to finish in the spring. We hope the cells will all be completed and filled with sludge by the end of next year. We are hoping to start using the big pump in February with a period of performance of 400 days. This could go shorter, could go longer, we leave it up to contractor. There is also some uncertainty as to how much material will be needed and if the Corps will allow for a little more drilling. The initial plug was for up to 2.4 million yards of material, but there could be around 2.1 million yards more needed, we need to get detail on that.

Christine Theran- You should discuss with the public and the Homeowners Association the details of the contracts. The contract last year allowed workers to drive a truck during Thanksgiving. The public should know if that kind of thing will happen again. You say there is about 7 miles of piping coming in? Is the contractor bringing in piping any way they like?

Tom Gandesbery- I can't see that happening. The pipe is already in from the shoreline to the middle of the Bay. There is some flexibility in bringing in the rest of the piping, but it's in the order of half a mile, not seven. You'll never see it because most of the seven miles of piping will be coming in from barge. The Coastal Conservancy is looking to add to the small pump, which is about ten inches in diameter, by putting more piping in from the north lagoon. Constructing a pipe across the property site is already being prepared with a contract awarded for taking the sediment. The Coastal Conservancy is currently advertising for a dredging contract. The site of this work is a low area with a couple-foot berm around it, about 200,000yards. The Port of Oakland can supply about a third of the sediment, but the Coastal Conservancy still needs about 5 million yards. Some of this sediment will come from the Community Service District, with maintenance material coming from the Corps and the Port of Oakland. There's no schedule for this work yet, but the goal is for the fall. The project could take up to three months.

Marucia Britto- And you'll notify residents, perhaps give a tour of the area?

Tom Gandesbery- That's all part of the public relations plan. We have a plan!

Peter Theran- Is the equipment already on site for the small dredging project?

Tom Gandesbery- No, that equipment will come from the contractor. The contractor brings in pipe. The government doesn't want to own pipes

Peter Theran- Is it specified if dust control measures will apply?

Tom Gandesbery-Yes, in the past we didn't do such a good job, but there are more controls in the current contract. I'm looking for the Corps approval to create a page that talks about controls and distribute it.

Peter Theran- What about diesel trucks?

Tom Gandesbery-Yes, CSD is underway.

On other matters, there's a fiscal contract to demolish buildings. All the buildings need to be removed this fiscal year in order to get funds from this project, we have to move fast to get that done. The Corps is working on this in-house and it might happen in the fall. We are leaving an option to recycle building 82, if anyone needs a 9600 sq ft building, talk to me or Ed. Hopefully we can recycle it or it can go for scraps. That building and others will get hauled off by a semi-truck. There is no volume estimate on this, but these buildings aren't that big and can be compressed down pretty small. I'm assuming it won't take a huge number of trucks.

Design work

Remaining levy segments are not constructed or paid for this summer. There is a delay between the geotechnical engineering and civil design. The project is now in the civil design, preparing plans for the levies. This goes back to the Corps and a third party

review, which could take another two to three months. By the time the plans are ready it'll be raining. The Coastal Conservancy is pushing to award a contract for the work anyway and are hoping it'll be a dry fall so some of the levy can be constructed, but it probably won't happen until the spring. Looking at the track record and the way the Corps works, funding doesn't get finalized until the President signs for it. Given the time it will take to figure out the budget and get it signed it will be past Christmas. Once the levies are constructed, the buildings gone, and the berm contract done, then the airfield will be ready to be filled, on 500 out of 644 acres.

The Ballfields will become a seasonal wetland and another cell will be made for the sediment. There's not as much information known on this because the property transfer is lagging behind the Army.

Will there be a berm around the ball fields?

Tom Gandesbery- Yes, we envisioned a seasonal wetland around the ballfield site, but we need ownership of the fields in order to make a berm. There are still a lot of logistical issues that need to be worked out. However, it was good to hear the ballfield was approved for investigation; that works with the Coastal Conservancy's schedule.

-What about the pump station at bay side?

Tom Gandesbery- That pump will stay and water will be pumped over the levy, right now it goes though the levy. The pipe might have to be moved up to prevent sediment buildup. These plans are still in the conceptual design phase. I will try to put the design plans online, I'll see if the Corps can do it as part of the public relations. The design document is still only an internal document and is not yet done, that's why it's not available yet.

Preston Cook- What will the slurry look and smell like between the berms?

Tom Gandesbery- There are two ways to dredge. A suction dredge is used to get the slurry off the barge 3 miles off shore. This is muddier material mix with bay water, about a 10-1 ratio. With sandy material it's a little different. What you would see is muddy water coming out of the hose, maybe a pile of shells where heavier material will fall out.

Marucia Britto- There was a lot of shell in Montezuma, and there was no odor.

Tom Gandesbery- Most dredging sites are maintenance dredging. The Port of Oakland is digging down to sediment that has never seen sunlight. Because of this there will be an odor when the sediment is dug up, but this will be gone by the time it gets off the barge.

Preston Cook- What about standing water?

Tom Gandesbery- The water will be monitored and top water will be decanted off, but we still want to keep the sediment moist. It'll look like a shallow pond which will bring in a lot of bird life because of the invertebrates that will be coming in with the slurry. The pond will be no more than 2 feet deep and will be managed for mosquitoes by slightly varying the elevation of the water.

Preston Cook- What about plantings?

Tom Gandesbery- In tidal wetlands, plants come in on their own pretty quickly. There will be an oversized breach to facilitate tidal action and sediment will be broken up. The seed source for the tidal plants will all come from the Bay. There will be vegetation on the fringe in the first year and within five years you'll start to see bigger stuff. Marinas on the Bay have essentially become wetlands, a huge problem for them because plants come in really quickly.

There's a wetland buffer right above high tide and the biology team is looking at how vegetation will be planted there. We are also still looking at how the seasonal wetlands will work. The buffer and seasonal wetlands will take a lot of planting; we might have to set up a green house and a volunteer program. It may be a massive effort that means volunteer weekends or hiring companies to do the planting, the details are not worked out yet. We are not planted right away, but there can't be too much of a lag time because weeds come in quickly.

There is also going to be a second layer of material between the levy and berm I don't know if it will be sand, clay, or silt, we won't know until we get it and to what elevation we will be going up to. All of this is being discussed and planned.

--Are you going to be keeping what's already on top of the levy?

Tom Gandesbery- What's on top of the levy belongs to the city and I'm not sure if it would consider tampering with FEMA design if we touched it. It'll probably be buried or taken off. The material came from a quarry in San Rafael and I'd like to see it re-used.

Patricia Eklund- Is there a section in the contract requiring odor monitoring?

Tom Gandesbery- No, odor hasn't been a problem with other projects. The Conservancy itself hasn't done a project with houses so close, but other organizations have.

Patricia Eklund- Would it be possible to amend the contract to do some odor monitoring the first 30 days. Then if there is a problem you could extend the monitoring time period? I know municipal sludge smells and the City did some spraying of the material to counter the odor. It's important to find these things out.

Tom Gandesbery- Ok.

Soil was moved around, areas that had potential for tidal scour moved up, and levies were built out of on-site soils. To my surprise, we've run out of places to get dirt on the airfield. We'd like to take soil from antenna field because it's part of the Project area and it's been tested for geo technical properties. Taking soil from antenna field would give enough soil for construction of the levies, which is a couple hundred thousand yards.

Navy site

The Coastal Conservancy is working with real estate, going through the processes that need to be gone through. The Coastal Conservancy has to go through the Department of Services for an assessment. It could take up to 2-4 months and anyone who has been involved in the Navy site may get a phone call or be called in for an interview. A public relations plan is being created involving an interactive website and contact information.

The plan is to include rangers that can do interpretations of the site and work with the Bay Model staff to get community more involved through field trips, school programs, curriculum, signage and interpretation of the levy. This would not fall under the public relations contract, but rather something else. The idea is to have customized signs, which are expensive and take time so they not done immediately.

Patricia Eklund- Is there outreach to the Novato Schools in the Bay Model contract?

Tom Gandesbery- Yes, it will include the Novato School District.

Patricia Eklund- I've mentioned this to the City Manager, but I think there's value to having the Coastal Conservancy come to City Council meetings periodically during the public comment period because it's televised and a lot of people watch. It'd be good to inform the rest of Novato, perhaps an update every quarter? This is an exciting project everyone should know about it

Tom Gandesbery- Yes, we can do that.

Peter Theran- I just want to give a little perspective on what happened last night at the City Council Meeting. There was a lot of frustration on the community's end that did not concern the Wetlands Project. What it had to do with was that residents had no idea that trucks would be on Todd Road. When directly questioned we found out Todd Road was built as a haul road for city trucks and the City Council had no idea about this. City lawyers said this was not disclosed to residents, but the City built it for this purpose. Before the conditions of approval for homes to be built there was a proposal for a park and Todd Road would be incorporated into the park. Residents want to close Todd Road and agencies can't do it. Physicians were saying homes should be 500 ft away from diesel use, and right now Todd Road is not compatible for this use. No one raised their hand when asked who would have bought their home on Todd Road if they knew its intended use. Most people hold the City responsible for not disclosing this information although it was clear to them that that was the purpose. Councilmember Leland delayed truck traffic for the next month and is looking quickly for a resolution. Senator Boxer is looking for funding for an alternative road. Councilmember Woolsey is looking at getting an alternative road found fast to get trucks off Todd Road as soon as possible.

Tom Gandesbery- Thank you that was a good summary. The Coastal Conservancy is going to work with the Corps and City on this; we've offered a facilitator to help out. To add a bit of perspective, Novato is a small town and dealing with a base closure being incorporated into the town is a lot for a town this size to take on. When the Coastal Conservancy was approached in 1998 and asked if we would like to do the project, we were told Todd Road was the access road without a lot of specificity. We produced our EIR with what was available and there were no other roads there. We heard the same about it being a park. As our project evolved we assumed we were going to get an easement. It took years for Ed to get the area cleaned up and the whole time we had a memorandum of understanding with the Army, the Atlanta Field office, that we would get Todd Road as our access. In the meantime, houses were built and people moved in. It's unfortunate in restoration work that you need heavy equipment. It's a lesson to be learned that there are going to be impacts no matter what you do. You just have to try to work with everyone. For the long term, in the 2003 supplemental EIR we heard quite

clearly that Belmont would not be the access road. In the meantime a meditation center was put up there and we're seeing what our other alternatives are.

Christine Theran- You should keep in mind that we have seven cases of health issues from Todd Road usage.

Peter Theran- We want a cooperative solution, but it has to be quick. Diesel impacts are cumulative, everyone heard the pregnant mother speak on how scared she was that her house is so close to the diesel trucks. We don't want to drag on and delay things, we especially don't want lawsuits. We're very anxious to have everyone sit down quickly, and are pleased that Senator Boxer and Councilmember Leland are working fast.

Patricia Eklund- Does the Coastal Conservancy have an opinion on encapsulation? The DTSC feels different from the Water Board and hopefully the DTSC would listen if the Coastal Conservancy has feelings it would work.

Tom Gandesbery- This came up on the BRAC cleanup. It varies, containing and monitoring can work for low level stuff, but when you get to the hazardous waste level, you would have to construct a hazardous waste containment unit like the one at landfill 26. These are expensive and we are not designated for treating hazardous waste. This is not what the Coastal Conservancy or the Corps does. Money from Congress wouldn't cover it.

The Airfield worked in this way because soils with low level DDT can be used for building. Otherwise, it's a liability and our money is not meant to be spent on it. On this site, there aren't too many acres, I think 20-30 acres that would have to be dug, that's nothing compared to what Ed's done.

Ed Keller- We ended up doing a little less than 8 acres. (less than 8 acres all together for Ed).

Tom Gandesbery- Is there a summary of how much dirt was moved, how much money was spent, etc. Do you have a one page summary for the airfield?

Ed Keller- Money was not a problem, but we can put together a list.

Patricia Eklund- Memorialize the history in a short summary.

Regulator Update

The Water Board- Brian Thompson

The Water Board is currently working on waste discharge requirements for landfill 26 for closure. After it closes, the Board will perform a post-closure status report. DTSC things are being done; work is also being done because of soil gas. The Water Board document on soil gas is out of date so it's being reissued.

John Kaiser- There's been transition at The Water Board, Naomi Feger was promoted and so we will lose her from the project a bit. She's going to be in the advisory capacity for the Wetland Project and the Water Board will replace her with someone equivalent. Naomi will be at the planning division, which is still close by. She says hello.

Lance McMahan- For the North Antenna Field, I agree with what Tom said, in the need and opportunity to bring in slides as to what is at the North Antenna field. This can be a joint effort with Karole Ward.

Meeting wrap up and Adjournment

Christine Theran- Can I just mention that anytime I've called with a question, Lance has been great at answering me.

Jeff Johnston- My business is real estate and the stigma of Hamilton is challenging because of sensationalist news, which makes me frustrated as a home owner and real estate agent. I asked Ed to participate in a panel with 300 real estate people and he agreed, giving us the truth and diffusing some of the media sensationalism. To follow up with Peter on proper ways to mitigate for Todd Road, the only acceptable way to mitigate is by finding a new access road. How would you mitigate noise and exhaust when they're coming so close to people's homes, I believe it's impossible. Not to mention the stigma as a result of this gross negligence. I hope we can work in cooperation with the City and relevant agencies because the accountable agencies need to step up.

Matthew McCarron— I'd like to give some perspective from being on the Board since 1994. Failings of a project of this magnitude can be large and complex. Maybe if our site had ranked high enough to be categorized as a superfund, we would have had a more cohesive project and different project management. We were charged with a cleanup and restoration project at the same time. When funding was trying to get locked in place in 1996, we should have asked questions on how trucks would get in there, but no one could truly envision the project. No parcels were laid out yet, and all we had were guesstimates, at best. There ended up being no funding for the park, and Todd Road became the focal point with the City of Hamilton plus Wetland Project construction happening at the same time. We chose a path, as a community, to have the projects happen at the same time and now we have to work with it. Coordination between projects could have happened better, but it's hard to tell. Cooperation with forty-odd agencies would be crazy. RAB is suppose to be here as a repository of information, that's our goal. No one could have seen in 1996 the kind of impact this would be. Maybe they should have been able to see the impact this would have and the details of the project, but it's hard to have had that vision.

Christine Theran- That's why it's important to have everything about the project on the table, all information on the lights being used, generators, etc. Trucks were mentioned, but never Todd Road, we have to learn from this.

Patricia Eklund- Looking back over the past 12 years, what drove this project was the Federal government, and the different branches of military had different interests. The role RAB has played, in retrospect, was trying to provide feedback to regulatory agencies and lead agencies to the community's reaction to things. I think a failing since 1994 is that we've never received feedback back on our comments. We've had conversation on the fruit trees before as a big public issue, but never received feedback.

Matthew McCarron- I remember the Independent Journal article that set things off, Pat and I sat down with the editor at the time, we felt very misrepresented and wrote a letter describing the RAB process.

Patricia Eklund- It was an entire series in the Sunday paper. Thanks again Ed for all the cleanup and keeping RAB going.

Matthew McCarron- Now RAB is turned over to the Navy and Army Corps. Is there still going to be funding for RAB?

Karole Ward- I just put a contract in for the next three RAB meetings and am looking into next year. I'm confident they'll continue.

Christine Theran- Make sure we have you're home phone number so we can call you if we have problems.

Matthew McCarron- The next RAB meeting will be held on Wednesday, October 11, 2006.