

**Minutes**  
**Hamilton Army Airfield Restoration Advisory Board**  
500 Palm Drive War Room  
Novato, California  
January 10, 2008

**Attendance**

**RAB Members Present:**

Karole Ward, USACE Co-Chair, Matthew J. McCarron, Co-Chair, Richard Draeger, Patricia Eklund, James Sullivan, Navy, Ray Zimny, USACE, Marucia Britto, Theresa McGarry, DTSC, Lance McMahan, DTSC Linda Rao, RWQCB, Brian Thompson, RWQCB

**RAB Members Not Present:**

Sue Lattanzio, Jeff Johnston, Bill McNicholas, Ross Millerick, Manual Mier,

**Others Present:**

B.J. Baily, USACE, Travis Williams, Battelle Consultant, John Kaiser, RWQCB, Peter & Chrissy Theran, Dave Clark, Navy, Claus Von Koch, Allen & Elvera Berson, Mary Ann Parker, Parker Design

**1. Welcoming Remarks**

- **Introductions: Mr. Matt McCarron** - Called the Hamilton Army Airfield Restoration Advisory Board (RAB) meeting to order at 7:10 P.M.
- **Old Business:** The minutes from the October meeting were approved.  
The Hamilton RAB bylaws were approved
- **New Business:** Three RAB applications were submitted. Parker will make copies and mail them to the existing members for review. The members thought they could complete the review process via email.

**Presentations**

**2. Document Status Update:**

***Karole Ward, USACE, Program Manager***

Ms. Ward gave a PowerPoint presentation on the status of North Antenna Field Feasibility Study and MMRP Site Investigation.

**Draft Final Feasibility Study**

The Draft final Feasibility Study is ready for review. It was a complicated process that required 15 months to complete. Most studies of this type are done in 8-12 months.

At the North Antenna Field the CERCLA like clean-up process is being followed. The first three documents have been completed. Their purpose is to identify contaminants. They are the *Preliminary Assessment (PA)*; *Site Investigation (SI)* and the *Remedial Investigation (RI)*.

The *Feasibility Study* identifies the different measures available to cleanup the contamination and identifies the best alternatives. The process for finalizing the *Feasibility Study* will take about a year. It is a complicated process that starts with the review cycle on January 21, until the first of April. Incorporating the comments into the final document will require looking at and clarification of comments, and discussions and meetings with regulators. The Corps has scheduled incorporation of comments to take place during the period of April 7, until July 7 to complete. Final FS December 15.

### **NAF Feasibility Study Review Cycle**

Karole Ward presented a graphic that showed the steps in the review cycle for both the agencies and the RAB.

**Step 1:** The agencies have two weeks to review the document

**Step 2:** The Corps briefs the agencies.

- At this time the document is provided to the TRC
- The Corps briefs the TRC
- The RAB will be briefed in a public forum

**Step 3:** Agencies prepare draft comment

**Step 4:** Discussions between agencies

**Step 5:** Agencies develop final comments

### ***Open Discussion***

RAB members asked about when the Feasibility Study would go to for public review and to whom? Chrissy Theran, wanted to know when does John Kaiser, RWQCB get to review the Feasibility Study? Karole Ward: John and the RAB TRC will receive the document for review this cycle.

Matt McCarron: Who will be reviewing the document? Karole the RAB and the regulators

Richard Draeger: Will there be a public comment period?

Karole Ward: Yes. In the Decision Document there is a Proposed Plan that will go for public review. It has the preferred alternatives that have been worked out and all the agencies are in agreement.

### **Military Munitions Response Program**

The NAF also was used for training and three 44 mm practice grenades have been located.

Contractors originally were conducting MMRP studies at the North Antenna Field. Army Headquarters decided to move the studies into the National Program to better understand the extent of the DOD environmental liability on a national scale. They anticipate that all the Site Inspections will be completed and ranked by 2012.

### **How does this effect the clean-up of the North Antenna Field?**

The MMRP area overlaps the lead abatement area. The Corps can proceed with the planned clean-up activities using construction support. A UXO expert will be present in areas that may contain UXO. They will respond to any ordnance that is found or suspected.

### ***Open Discussion***

Chrissy Theran: What happens in the event munitions are found. Karole Ward: First the item is evaluated. If it inert it will be disposed of as scrap. If it is live it will be detonated.

Richard Draeger, wanted to know how moving the MMRP SI to the national program would impact the schedule. Ms. Ward, explained funding for the chemical clean up of the North Antenna Field had been

requested for this year. However since the NAF was such a low priority site it could be a few years before the site was cleared of UXO.

Matt McCarron, asked for a definition of the function of ranking, and how it works. Karole Ward: Ordnance is different, it isn't toxic. The danger comes from UXO coming into contact with humans.

Lance McMahan: The ordnance at Hamilton ranked rather high because the practice grenades are highly sensitive. Proximity to human activities and population in the area contributed to the high rank. Karole Ward: The contractor has national experience and will be doing the ranking. They will be comparing the Hamilton site to other sites across the country.

### **3. Landfill 26, September Groundwater Monitoring Report & Soil Gas Update** ***B.J. Baily, USACE***

Just finished Landfill 26 groundwater monitoring in September.

Purpose

- 1.) Monitoring keep a running tally activities and detect trends
- 2.) To monitor the location of the water
- 3.) Gas monitoring

All indications are that Landfill 26 is doing what it was constructed to do. There are no discernible trends detected.

#### ***Monitor Landfill Condition***

The perimeter of the landfill was inspected for evidence of seepage. No seepage was detected. Since no seepage noted there were no samples taken.

#### ***Groundwater Monitoring***

The large annual monitoring event is in September, when 21 monitoring wells are sampled. The objectives are to monitor and document changes to the groundwater. Identify trends.

#### ***Groundwater Monitoring Results***

TPH There was one hit of diesel detected above reporting limit. Concentrations continue to decrease.  
VOCs No change in location or concentrations; MTBE concentrations continue to decline since 2003;  
Dissolved methane remains localized and concentrations continue to fluctuate within historic values.  
METALS No trends noted; concentrations stable

#### ***Gas Monitoring Results***

Sampling is conducted quarterly. Integrity testing was performed prior to the current sampling events. Tested were 16 trench vents; 21 shallow gas probes; and 16 gas monitoring probes. No evidence that atmospheric leakage has impacted past results. GMP/SGP results are comparable with past sampling results. Only GMP-30 exceeded the regulatory limit of 5% V/V. Soil gas program remains effective. Trench vents remain within historic limits. Trench vents continue to be effective barrier to gas migration.

#### **Break**

#### **4. UST Site 957/970 Navy Update DoD Housing Facility Novato**

*James Sullivan, P.E. – Navy BRAC PMO and  
Travis Williams - Battelle*

**Mr. Sullivan** began the presentation for the Department of Defense Housing Facility by providing a brief introduction and an overview of the contents of the presentation: remediation site at the former NEX gas station at buildings 957/970; quarterly groundwater monitoring; biosparging systems operation; parcel 1A wash pad VOC investigation; Documentation; Upcoming activities.

In 1974 when Hamilton closed the Navy took over the operation housing facilities and public works area. They are in the process of transferring the property and completing the environmental phase.

Upon completing his introduction, Mr. Sullivan gave the presentation over to Mr. Williams. He identified sites on the map to be discussed.

##### ***Biosparging System Operation***

The system was restarted in March 2006. The system has been performing well and the Navy is currently working with the regulatory agencies on conditions that support the shutdown of the biosparging system and the initiation of a one-year monitoring program.

Due to the success of the active treatment of the Navy property, the MTBE source area has been significantly reduced and a majority of the dissolved MTBE mass is now present off Navy property.

##### ***The downgradient monitoring wells within the biosparging treatment system.***

Over time operational pattern have changed from continuous injection of air to a pulse injection, 2 hours on two hours off. Concentrations have decreased and have been steady at 98% for the last three quarters.

##### ***Former NEX Gas Station Site Status***

The November 2007 results indicate that the biosparging treatment system and natural attenuation mechanisms continue to be effective, with over 98% reduction in performance goal monitor

##### ***Objectives for Parcel 1A VOC Investigation***

As part of the school sites program USD conducted additional tests and got an unexpected VOC detection at one of their soil gas sampling locations. The suspected source is a concrete truck wash pad located at Building 965 in the Parcel 1A area. The Navy worked with DTSC and the Water Board in developing a Work Plan. The goal of the plan was to confirm the results, identify the source of contamination, soil or groundwater and determine if there is unacceptable risk.

The findings show the source of contamination isn't from ground water. General observation is the source of the VOC is the soil beneath truck wash pad. During that process some solvents were diluted with water and seeped through crack in the pad. The concrete wash pad acted like a cap, and stopped most infiltration not enough to transport to ground water.

##### **Documentation & Upcoming Activities**

Mr. Williams provided an overview of documentation and upcoming activities.

- September 2007: Issued Semiannual Site Status Report
- November 2007: Issued Draft Summary Report for Parcel 1A VOC Investigation

## **Upcoming Activities**

- GW Monitoring, perform quarterly groundwater/surface water monitoring event in February 2008
- Biosparging Operation, negotiate shutdown conditions for biosparging system and begin the one-year rebound monitoring program
- Documentation: finalize summary report for parcel 1A VOC investigation; issue annual site status report for 2007

### ***Open Discussion***

Richard Draeger: When can we expect a briefing on the leading edge? Jim Sullivan At the next RAB the Navy will be in a better position to brief the RAB in more detail. At present we are drafting a proposal letter to the regulatory agencies.

## **5. Hamilton Square Plan**

### ***Michael Marovich, Thompson Development***

Thompson Development is a Subsidiary of West Bay Builders a large public works contractor. They are a local business based in Bell Marin Keys. Ownership is based in Marin County. Thompson belongs to their real estate division.

Theresa McGarry, DTSC & Brian Thompson, RWQCB wanted Thompson to make a presentation to the Hamilton RAB because the project, is an example of a land use covenant in action. The developer has work with the different agencies in developing a *Soil Management Plan* that detail how they will manage issues like dust control, truck traffic.

When the Navy transferred the property, land use was restricted because of a plume and residual contamination under the plume, located bellow building 970. The Navy did extensive excavation, but they weren't able to remedied around the footings without compromising the integrity of building 970. A detailed account of how to premeditate will be included in the *Soil Management Plan*.

Thompson clarified, originally the property was going to be developed as residential, but because of issues with the City of Novato it was decided to develop it as a commercial property. It is a 30,000 square foot, office condominiums campus, consisting of five buildings for professional services with 115 parking stalls. This provides an opportunity for a small business to have an equity interest in their office.

Thompson Development has worked closely with the city. The planning commission and City Council have approved the design. At present they are in the process of acquiring the permits, and the *Water Board and DTSC are reviewing the Soil Management Plan*.

### ***Open Discussion***

Members of the audience voiced concern about dust control and wanted more information on how this issue would be handled. Mr. Marovich explained that dust was always an issue in construction projects like this. Thompson will place dust monitors around the perimeters and they will mist all excavation activities. Additionally they are scheduled to begin earth-moving activities during the rainy season.

Maucia Britto: There is Charter School in the area. Will construction take place while school is in session? And how will this impact the school? Yes. The construction schedule is for 14 months. In the *Soil Management Plan*, how the trucks will enter and leave the site is detailed. There is also a *Health and Safety Plan* that addresses health issues for the construction workers.

## **7. Suggestions for Next Meeting**

**Mr. McCarron** – Community Co Chair election

**Ms. Parker** – Develop and send termination letter to members that haven't been participating.

**Ms. Eklund** - Invite the Coastal Conservancy to participate in the meeting

## **8. Date of Next Meeting**

**Ms. Parker** suggested April 17, 2008; 7:00 P.M.

The meeting was adjourned about 9:20 P.M.