

**BRAC Cleanup Team
(HTW BCT) Meeting Minutes
BRAC Conference Room
August 26, 2005**

Final Version

Attendees:

Stewart Black, DTSC	Bob Parkins, HGL
Dot Lofstrom, DTSC	Mike Bombard, HGL
Martin Hausladen, USEPA	Roy Evans, HGL
Grant Himebaugh, CRWQCB	Don Jones, HGL
Gail Youngblood, Fort Ord BRAC	Kara Romero, Ahtna
George Siller, USACE	Erik Appel, Ahtna
David Eisen, USACE	Derek Lieberman, Fort Ord BRAC
Marc Edwards, USACE	Susan Whitmey, Shea Homes
Peter Kelsall, Shaw E&I	Greg Hibbard, AIG-C
Tim Ault, Shaw/MCP	Doug Charlton, Shaw/MCP
Charlie So, Shaw/MCP	
Wayne Akiyama, Shaw/MCP	
Carlene Merrey, MACTEC	
Bill Mabey, TechLaw	

Agenda:

FFA Schedules	Status Update	
OUCTP RI/FS	Status Update	
OU2 and 2/12 Treatment Systems	Status Update	
Groundwater Treatment System Optimization	Status Update	
University Villages Development	Presentation	Provided by developers
Fort Ord Supply Wells	Status Report	
OU2 Landfill Gas	Status Update	
Site 3 Post Remediation Monitoring	Work Plan Status	
Basewide Range Assessment	Status Update	
Site 39 Eco Risk Work	Status Update	
Range 36A Closure Activities	Status Update	
East Garrison Ranges Interim Action	Status Update	
FOST/FOSL/FOSET Issued	Status Update	
Calendar Update	Update	
OU1 Groundwater Remediation	Status Update	

FFA Schedules

OU2 and Sites 2/12 Treatment Systems
See handout.

OU CTP RI/FS

Meeting with agencies on August 25 to clarify comments on the document. Will issue a new document schedule on 9/6/05.

Groundwater Treatment System Optimization

Air Stripper Design Evaluation Report issued and no comments received so will issue as a Draft Final.

Draft Workplan for an aquifer test – DTSC questioned if existing extraction wells in the vicinity will be operating and how they will be accounted for. Need to clarify this in the workplan. EPA and RWQCB had no comments. Shaw will proceed with the test.

Fort Ord Supply Wells

Low level detection occurred at FO-30. Resampled the well twice and results were non-detect. Marina Coast Water District reported to California Department of Health Services. New extraction well will be online in approximately 6 months and will help address this concern.

University Villages Development

A presentation was provided by Shaw and Marina Community Partners (MCP), Inc. (see handouts.) Questions and responses were as follows:

EPA – asked if new infiltration gallery would be above the plume, and did MCP understand EPA policy of no injection/ infiltration into a plume. Response was that the infiltration will be between the 2/12 and OU2 plumes, not above the plume.

CRWQCB – asked if the reduced treatment time results only from the proposed replacement wells. Response was that the improvement results primarily from installation of the air stripper, which will allow higher concentrations of contaminants to be treated

DTSC - expressed concern about protecting the wells during construction. MCP described the process in more detail, including various protective steps. Any damaged equipment will be replaced. EPA said they may request video logging if they perceive equipment has been damaged.

EPA suggested that Army submit a letter to the 2/12 and OU 2 RODs file documenting the activities and how they will improve the remedy, especially because reduction in treatment time is significant (approx. 40 years vs. approx. 12 years). Army will consider response.

MCP handed out a work plan for all these construction activities. Work won't start until litigation issues are resolved, hopefully in the first quarter of 2006. Work will take about 12 -18 months if all goes well. First retail operation should be open by fall of 2008.

OU2 Landfill Gas

Army will issue a field work variance for additional monitoring in some of the perimeter probes to address agency concerns about vinyl chloride. Handout presents a summary of the field work variance, including monthly monitoring for 5 months. Army will update the BCT monthly. EPA

suggested adding fixed gases to the sampling; Army responded that this is part of normal sampling procedure

EPA requested a list of documents for landfill gas. Army will provide. FOST 9 (last version) has most of these documents in the references section.

EPA requests a revision to the Emergency Response Plan to address landfill gas and VOCs in compliance probes. Army proposed that action levels in compliance probes need address only methane. EPA wants action levels to also address VOCS. EPA suggested that if the Emergency Response Plan does not address VOCs directly the justification could be provided in a separate letter. The letter could become an adjunct to the emergency response plan.

Shaw stated the thermal treatment unit for the expanded landfill gas extraction and treatment system would likely be installed at the end of the year.

Basewide Range Assessment

One range left to characterize, September. All reports have been issued except for this one range.

Site 39 Eco Risk Work

Agency comment issues are being resolved. Will need to adjust the FFA schedule. Focused Feasibility Study will follow and then a ROD amendment. Need cleanup levels (for the ecological portion) before proceeding however. Main volume (60,000 – 120,000 cubic yards estimated) of contaminated soils will be from Ranges 19 and 26. FS will address placing the soil in the landfill (sandwich above the existing cap and with a new cap on top.) Approach is based on position that the landfill is not technically closed. Army is still considering options and property issues.

Schedule for range cleanup is aggressive as Army would like to do the work in the 2006/2007 rainy season to reduce dust issues.

Army is also evaluating habitat restoration approaches; need a year lead time to grow the plants in a nursery from seeds collected in the vicinity.

Marina Heights development needs to mitigate their sand gilia impacts and are looking at 23 acres on the landfill. Early successional flora (annuals mostly) would likely be the types used, leaving out the taller, woody shrubs as discussed by California Fish and Game, RWQCB and the Army.

Discussed fire issues – fires would be fought and none intentionally set. The Emergency Response Plan contains a provision for fire.

Would like to continue to work on all these issues; the Army appreciates the agencies' assistance.

Site 3 Post Remediation Monitoring

Monitoring plan has been issued internally. Should go to the agencies soon. Would like to do the work this fall.

Range 36A Closure Activities

No changes to the status of the closure plan.

The Army took some samples from two of the three wells at Range 36A: the one well with enough water to bail was non-detect, the one well the Army could only get a grab sample from had an estimated detection of perchlorate (1.5 ppb) and the third well was dry. The samples were split and RWQCB submitted its splits for analysis. Based on these results, the Army and RWQCB agreed that it was not necessary for the Army to submit its splits for analysis and further investigation need not be conducted. All three monitoring wells were destroyed because they are 1) no longer utilized in the groundwater monitoring program at Fort Ord, 2) a potential liability as a conduit for contamination, and 3) of stainless steel construction, which would interfere with the geophysical instruments to be used during the munitions response portion of the closure activities.

East Garrison Ranges Interim Action

Interim action is complete, analyses indicate all results are below clean-up levels. Will be taking the soil offsite (likely to Kettleman.) Confirmation Report – internal draft should be ready by end of September. Part of FOST 10.

FOST/FOSL/FOSET Issues

See handout.

Calendar Update

Schedule for upcoming BCT meetings was discussed.

Community Relations Plan (CRP) update

1/1/2005 began a survey on community relations activities, 200 received. Information received by many means. Overall, people satisfied with current activities. Email indicated as a preferred info dissemination method. Info will be added to the CRP and will be issued in a month or so. Will continue to collect info and conduct tours. Preliminary Synopsis: TV, newspaper stories most used way to learn about the cleanup activities. Most think they are getting the right amount of information. Most interested in groundwater issues in terms of development and quality. Interests/ concerns – pace/ progress; recreational areas; health issues; safety issues; and water quality and supply.

OU1 Groundwater Remediation (see OU1 meeting minutes)