



Summary Meeting Notes

Meeting Topic: Lendrum Court Investigation Update
Where: Log Cabin - (1299 Storey Road, Fort Scott)
When: Wednesday, January 29, 2014
Time: 6:30PM to 8:30PM

Attendees:

North Fort Scott residents
Trust Staff: Eileen Fanelli; Ann Ostrander
John Stewart Co. Staff: Darin Delagnes
EKI staff: John DeWitt

Presentation slides are attached.

Background

The Trust Remediation Department received comments from the California Department of Toxic Substances Control (DTSC) on the draft report summarizing the results of site investigation and soil sampling at the Lendrum Court area (Site). The purpose of the meeting was threefold: (1) for the Trust Remediation Department to provide a status update including summarizing DTSC's direction in their letters and explaining sampling results at the Armistead Playground; (2) present conceptual temporary measures proposed to limit exposure to soil, and (3) provide an opportunity for tenants to provide feedback and ask questions. The Trust also presented a conceptual schedule for developing and implementing the temporary actions to minimize exposure and the final remedial action, both under DTSC oversight.

Key Discussion Topics/Comments/Questions

There were several questions regarding the extent of debris within the North Fort Scott area and if additional sampling would be performed. Other questions focused on the depth of the sampling conducted at the playground, and whether trenches would be dug to explore for debris at depth in the playground and other areas.

Trust's Response: Surface soils immediately below the play sand or the wood chips in the playground and bare soil on the adjacent hillside, were sampled since this is the soil playground users are exposed to. The samples were analyzed for metals and PAHs. The results indicate that no chemicals were detected above residential soil screening levels.

The extent of the debris in the Lendrum Court area has not been fully characterized. The Trust acknowledged that the sampling conducted in the playground was not conclusive as to whether there is debris at depth. The Trust will prepare an additional site investigation workplan to evaluate the extent of debris. The workplan will identify future sampling locations. Those locations will include the larger NFS neighborhood as necessary to delineate the extent of the waste and provide a high level of confidence that neighborhood soils do not pose a risk to human health or the environment. It is likely that multiple phases

of investigation will be conducted. The investigation will include excavation of trenches to visually inspect for debris at depth.

Residents asked if the Trust had evaluated the potential for contaminants in air (dust) at the site

Trust's Response: The Trust addressed this topic in its December 19, 2013 email to tenants. To summarize, the Trust conducted ambient air testing during lead-based paint remedial work when soil containing lead was being disturbed. No excess dust or lead was detected during this monitoring. During future remedial activities that include soil disturbance, the Trust will conduct air monitoring to insure remedial construction measures to limit dust generation are effective.

One resident asked if the Trust's remedial work would address air quality issues associated with Doyle Drive. Another questioned if the Doyle project would disturb soils associated with the former incinerator.

Trust's Response: Remedial work by the Trust would not include evaluation of air quality associated with vehicles on Doyle Drive. The Trust is working closely with Caltrans and the Doyle team on soil management during highway construction. To date no waste debris from the former incinerator has been encountered. The Trust meets weekly with the Caltrans construction team to review how soils are managed and insure any soil that contains contaminants such as aerial deposited lead (from vehicle exhaust), is removed and properly disposed of at an off-Presidio disposal facility. The Trust pointed out that Caltrans is very familiar with addressing this issue throughout the state. The Trust is reviewing the data from Caltrans' sampling of soil that is reused on site and that is imported to the Presidio.

The Trust presented conceptual temporary actions that it is considering to minimize tenant exposure to site soils, including fencing and installation of decomposed granite walkways in high traffic areas. There was general agreement with the conceptual layout. Additional comments from attendees included: improving lawns as a barrier to soils, continuing to trap gophers, and adding additional soil covering in the triangle area between Buildings 1278 and 1279, because neighborhood children tend to play there. Residents expressed appreciation for the Trust's effort to trap gophers, cleanup glass, and minimize dust generating activities.

Several questions regarding the final remedial solution were raised and specifically if the lawn areas would be restored.

Trust's Response: The Trust described how the landscape architecture firm RHAA, which has recently completed landscape improvements at Baker Beach Apartments, is contracted to develop a comprehensive neighborhood-wide plan for North Fort Scott. The landscape architect will work with the remediation engineering firm to develop a design that incorporates the neighborhood landscape design with the remedial design requirements to address the debris. The landscape architects will also coordinate with Caltrans' Doyle Drive team. The landscape architect's scope does not include addressing sound from freeway traffic.

A resident of Pilot's Row asked to be included in the communication, as children from their street use the playground. Dr. Scott Eagon expressed continued concern about dioxins and furans, and the level of soil testing; he also asked if local children had been tested for lead. One resident indicated

that her children had been tested twice for lead and no issues had been identified. However, they are still trying to get children tested for dioxins, but not able to find a lab yet. Dr. Scott Eagon asked if the neighbors would be allowed to comment on future sampling plans, and asked for Trust to test for dioxins in soil.

Trust's Response: The Trust recommended the residents contact Lori Koch and Dr. Kimiko Klein, DTSC's human health toxicologist, to provide comment on health risk associated with site contaminants. The Trust restated that DTSC approves all sampling plans and remedial action plans. That said, if neighbors had information or had observed debris or glass in specific areas to please let Trust Remediation know so we can incorporate that information into our workplans. The Trust indicated it would share proposed sampling plans with the neighbors and that we are going to include additional analysis for dioxins and furans.

Questions were raised about notifying future residents who may move into the neighborhood.

Trust's Response: Prospective tenants will be notified about the completed testing and presence of debris and ash and will be provided with the current draft report and other materials about the Site as they are produced. This process is currently underway. The Trust is still deciding on what communications, if any, may be warranted to former residents and will follow DTSC's recommendations.

Follow-up Activities

1. The Trust will prepare summary meeting notes and distribute to the neighborhood via email.
2. The Trust is revising the Investigation Summary Report to incorporate DTSC comments. The revised report will be submitted to DTSC in February 2014, and the tenants will be notified when the report is finalized and submitted to DTSC.
3. As requested by DTSC, the Trust is preparing a technical memorandum to identify actions to minimize exposure. The Trust will review proposed actions to minimize exposure with Lendrum Court residents. A meeting will be set up in the next several weeks.
4. The Trust will continue to implement the landscape-maintenance activities to minimize the potential for dust and to control gopher activity.



Lendrum Court Next Steps

North Fort Scott

Neighborhood Information Session

January 29, 2014

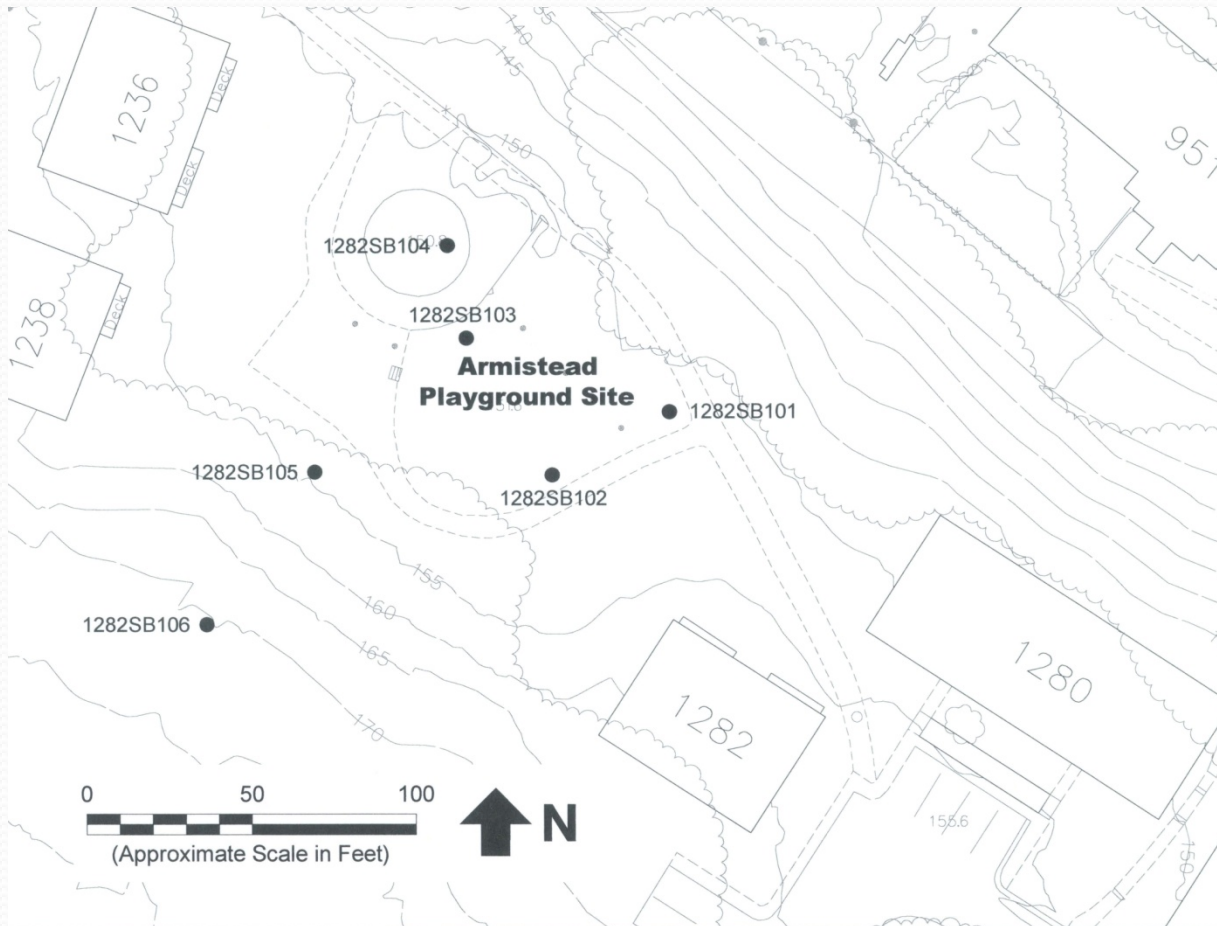
Agenda

- Welcome and Introductions
- Results of Playground Soil Testing
- Letters from DTSC
- Proposed Actions to Minimize Exposure
- Questions & Answers

Results of Playground Soil Testing

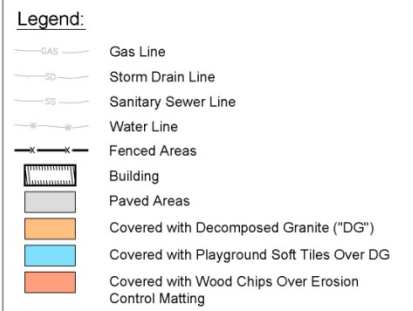
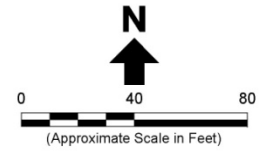
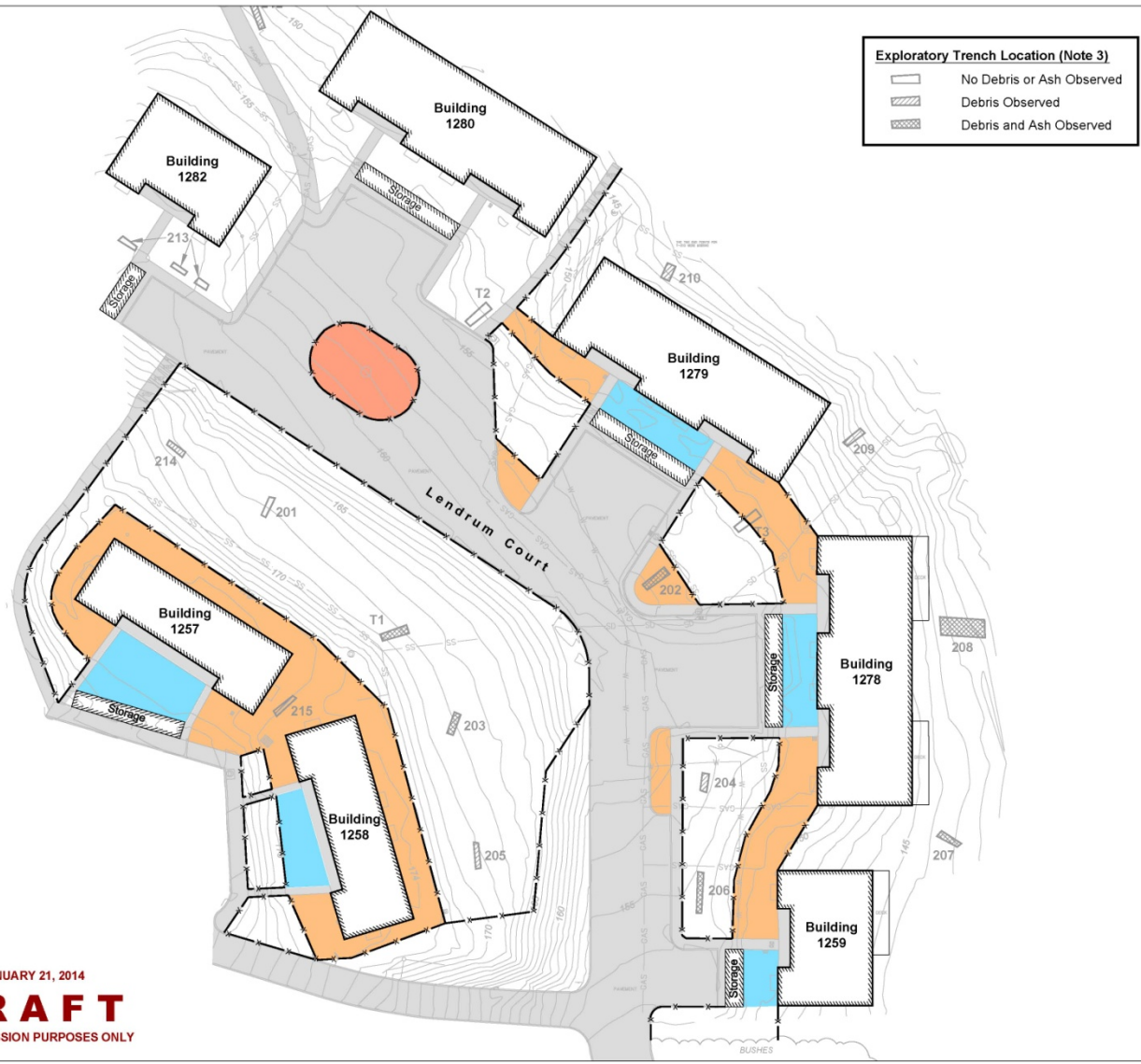
- The Trust collected seven soil samples from six locations and analyzed for metals and PAHs.
- All sample results are below residential human health and ecological soil screening levels.

Playground Soil Sample Locations



Two Letters From DTSC

- January 9, 2014 – Transmits DTSC comments on the November 2013 Investigation and Screening Evaluation Report
 - Add Summary of Community Concerns
 - Include Data from Playground Soil Sampling
 - Comments on PAH Screening Risk Assessment
 - Comments on the Limits of the Debris Area
- January 9, 2014 (2nd letter) – Requests Trust to submit a technical memorandum proposing action to minimize exposure while a final remedial action is developed



- Notes:**
- All locations are approximate.
 - Survey source: PLS Surveys, Inc., dated 9 July 2013. California State Plane Coordinates NAD1927.
 - Trenches 201 through 214 were excavated in June 2013. Trenches T1, T2, and T3 were excavated in October 2010 and were not surveyed.

Erler & Kalinowski, Inc.

Interim Fencing and Covering
at Lendrum Court



The Presidio Trust
 San Francisco, CA
 January 2014
 EK1 B00025.07
 Figure 1

JANUARY 21, 2014
DRAFT
 FOR DISCUSSION PURPOSES ONLY

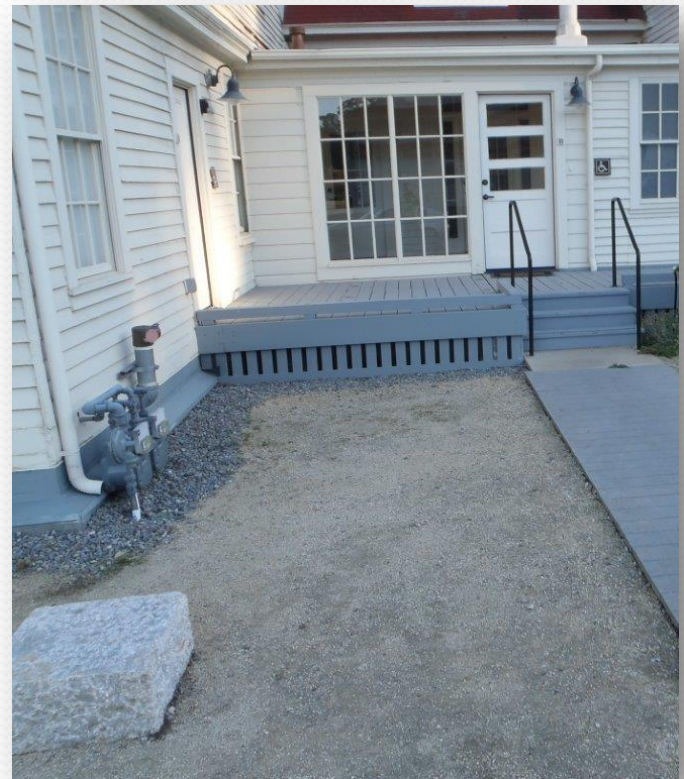
Proposed Actions to Minimize Potential for Exposure

- Alternatives evaluated include:
 - Post and cable fencing in large sloped areas, coupled with continued minimal maintenance activities
 - Decomposed granite cover in high traffic/use areas
 - Playground soft tiles over decomposed granite cover in select yard areas
 - Wood chips over jute erosion control blanket in landscaped areas

Post & Cable Fence



Decomposed Granite



Schedule for Actions to Minimize Potential Exposure

- Early February – Meet with Construction Contractor to Obtain a Proposal (Following DTSC Approval of Actions)
- Mid February – Trust Contracting and Contractor Obtains Materials
- Late February – Contractor Initiates Action
- Late March – Contractor Completes Action

Conceptual Schedule for Final Remedial Action

- Early Spring 2014 – Work Plan for Additional Investigation
 - Establish Limits of Debris
 - Confirm Site Chemicals of Concern
- Late Spring 2014 – DTSC Review Work Plan
- Summer 2014 – Implement Additional Investigation, Prepare Investigation Report, and Prepare Remedial Action Plan (RAP)
- Fall 2014 – DTSC Review RAP
- 2015 Implement RAP
 - Winter 2014-2015 – Prepare Plans and Specifications
 - Early Spring 2015 – Bid Project and Select Contractor
 - Summer 2015 – Construction begins

Project Contacts

- Remediation Related
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 - Lori Koch, DTSC Presidio Project Manager
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- Housing Related
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Questions and Answers