

Galena Technical Project Team
Meeting # 23
November 16-17, 2006
Fairbanks Marriot Springhill Suites

TPT Members

March Runner	Louden Tribe
Marvin Yoder	City of Galena
Harry White	Galena Schools (absent)
Dave Hertzog	Air Force (AF)
Colin Craven	Dept.of Environmental Conservation (DEC)
Darren Mulkey	Dept. of Transportation (DOT)
Phil Koontz	Louden Tribe
JoAnn Grady	Grady and Associates-Facilitator

Support Staff and Invited Guests

Patrick Haas	P. E. Haas and Associates
Collen Brownlow	Earthtech
Steve Keller	USKH

Summary Comments

November 16

Galena RI/FS and Risk Assessment Update

Colin Craven began the morning's discussions with a review of the resolution of the outstanding comments from the Galena risk assessment document. He reported that resolution had been reached regarding:

- The justification of the removal of outliers from the RA calculations. DEC and the AF agreed to a process to justify the exclusion of the outliers from the RA calculations. This led to the identification of relatively few outliers compared to the preliminary outlier list.
- Million Gallon Hill/Missile Storage Area (MGH/MSA). The issue of depth to ground water calculations on these two sites has been resolved. While previously the sites had been joined into one risk calculation, the DEC had stated that because of the nearer proximity of the MSA to groundwater, the risk calculation should be different than the calculation for MGH, which, because of its elevation, would be farther from the groundwater. While the MGH/MSA sites will remain tied together in the RI, two separate calculations will be provided one for each site, in the RA.
- TCE toxicity values. The DEC had previously stated that the toxicity values used by the AF in the Risk Assessment were different from the approved and more conservative EPA provisional value that is both accepted and used by the DEC. The agency and the AF worked collaboratively to address the issue. Mr Hertzog stated that the AF will analyze risk using two sets of toxicity values and will report the findings of both in the RA. DEC concurred with this approach but stated that site recommendations will be made considering the more conservative toxicity values. In

the meantime, AF will continue to seek policy clarification on whether this approach will be acceptable.

August 2006 data presentation and finalization of RI/FS

Mr. Hertzog reported on the results of the recent field season sampling events conducted in Galena in August of this year. He reported that unexpected results from the sampling show that the newer wells, which had been placed at deeper depths at the MGH/MSA, JP-4 Fillstands and South POL sites, both registered benzene contamination at depth. It has been previously thought that both the plumes had been adequately characterized. The new data represents a change in understanding of the level of contamination and opens questions regarding the extensiveness of the contamination and also which type of treatment should be pursued. Mr. Hertzog stated that the AF planned to begin air sparging pilot tests at the edge of the plumes in order to attempt to reduce the level of benzene. Darren Mulkey stated he understood that air sparging is shown to be fairly useless at that depth and would be a futile undertaking. He suggested that instead of air sparging, the AF pursue installing a more thorough well network at both sites in order to characterize the plumes adequately and proceed with treatment then.

The team undertook lengthy consultation to discuss the situation and possible way to address the problem, the summary of which included the following:

- Expand the source remediation activities.
- After delineation of the plume, at the least, run a feasibility pilot test to see if air sparging would influence the depletion of the benzene
- Address and discuss the issues with the community, specifically the question regarding the possibility of the plume reaching the Yukon River, and the ramifications of such a scenario.

Mr. Craven stated the RI/FS will continue to the path to a final document and that the new information discovered can be documented in a technical memo to the DEC. He stated that many key components in the RI/FS do not change given the new information.

Mr. Hertzog questioned whether the DEC would sign the ROD for the sites if the plume parameters remain in question. He suggested that if that became the case, an “active” ROD might be pursued; one in which the new data would be included along with a detail of the additional work which may be needed at the sites. Mr. Craven stated his apprehension regarding that type of ROD, but stated that discussions and ideas regarding the decision documents on the sites would be considered.

The team commended Mr. Hertzog and the AF for proactively pursuing the team recommendations to address the situation.

In addition to the above-mentioned sites, the AF reported on the installation of replacement vapor monitoring points at the GAVTC. Results demonstrate that the system is protective and vapors are not entering the building.

November 17

Compliance sites - Prioritization, Investigation and Proposed Schedule.

Mr Hertzog began the morning with an overview of the compliance sites at Galena. While the TPT has been responsible for oversight of the IRP sites at the base, the compliance sites will also need to be addressed and will parallel the remediation process which will be concluded by Sept 30, 2008, the date the AF is scheduled to close the base.

Mr. Hertzog stated the AF is in the information-gathering phase on the 35 compliance sites. He explained that compliance sites include underground storage tanks (UST), landfills, oil and water separators, lead-based paint and other types of contamination not included in the current RI/FS.

Mr. Patrick Haas, consultant for the AF, explained to the team how clean up decisions on the compliance sites are prioritized. They include:

- User demand for the buildings in the transfer
- Environmental condition at the sites
- Confirmed contamination (determined through early screening activities)
- ADEC underground storage tank inventory
- Petroleum or priority pollutants present

Galena BRAC Update

Marvin Yoder joined the meeting along with Mr. Steve Keller, architect from USKH. Mr. Yoder reported that the Galena Economic Development Committee (GEDC) has been working on developing the reuse plan for the base. Mr. Yoder reviewed three reuse scenarios with the team that are currently being considered.

Scenario 1 – Maximum Development

- Little demolition will take place in this scenario and a good number of the existing school buildings will be used and included in an expanded campus design. Under this scenario, a master developer may be involved and considerations for using other existing buildings may be expanded. Mr Yoder reported that General Campbell had visited the Galena base in recent weeks to evaluate the base facilities for future use as a military academy.

Scenario 2-Intermediate Development

- An outside master developer is NOT involved with this scenario. It does still consider the development of a military academy by the AF and most of the buildings would be used by local agencies, i.e. the Alaska Department of Fish and Game, the Bureau of Land Management, and the Alaska State Troopers. Additional buildings would be added to the demolition lot.

Scenario 3 – Minimum Development

- In this scenario the redevelopment of the base is kept to the minimum. The plan envisions, in part, a small school design. Questions regarding utility downsizing will need to be addressed and demolition would be extensive.

Mr. Yoder reported there will be a community meeting November 20-21 and members of the GEDC will solicit ideas from the general public regarding reuse. He also mentioned the GEDC has set up a web site in order to keep the public informed on land use plans and to solicit input. The address is: <http://galena.iialaska.com/index.shtml>

Mr. Yoder mentioned, and Mr. Hertzog confirmed, there is still confusion regarding whether the City of Galena or the Department of Transportation (DOT) is the legal entity with regards to the reuse plan. The AF understands that the state DOT is the landowner and until such time that the City of Galena is named the legal reuse authority, the AF is bound to work through the DOT. Mr. Yoder stated that a meeting between the legal council of the AF, the State and the City of Galena is scheduled for the first week of January. At that time they will make the decision regarding legal authority. In the meantime, the AF stated they are committed to integrating cleanup and reuse schedules with both the State and the GEDC.

Land Use Controls (LUCs) Discussion

Mr. Hertzog began the discussion on LUCs explaining that while the AF is moving ahead with the final version of the RI/FS, the questions regarding details and implementation of the LUCs that will be left in place in Galena remains. He reviewed the LUCs planned by the AF:

- **MGH/MSA**

- Notification of environmental condition of the property over time.
- USAF access to monitoring wells and remediation systems.
- Restriction of shallow well installation.
- Notification of special dig zones.
- Construction of new buildings in accordance with ASHRAE Standard 62 or Ak Building Energy Efficiency Standard, and local building codes to prevent vapor intrusion.*

* **Mr Craven stated that in order for AF to receive DEC concurrence on this LUC, the new J&E modeling for the MSA area will need to find unacceptable risk for future risk scenarios.**

- **TCE Area**

- Notification of environmental condition of the property over time.
- USAF access to monitoring wells and remediation systems.
- Restriction of shallow well installation.
- Notification of special dig zones.
- Construction of new buildings in accordance with ASHRAE Standard 62 or Ak Building Energy Efficiency Standard, and local building codes to prevent vapor intrusion.*

* **Mr. Craven stated that in order for AF to receive DEC concurrence on this LUC, it must include demonstration of no vapor intrusion if new construction occurs.**

- **S POL Tank Farm**

- Notification of environmental condition of the property over time.

- USAF access to monitoring wells and remediation depressurization system during occupancy and until response complete.
 - Restriction of shallow well installation.
 - Notification of special dig zones.
 - Construction of new buildings in accordance with ASHRAE Standard 62 or Ak Building Energy Efficiency Standard, and local building codes to prevent vapor intrusion.*
 - * **Mr Craven stated that in order for AF to receive DEC concurrence on this LUC, it must include demonstration of no vapor intrusion if new construction occurs.**
- **JP-4 Fillstands Proposed LUCs**
 - Notification of environmental condition of the property over time.
 - USAF access to monitoring wells and remediation depressurization system during occupancy and until response complete.
 - Restriction of shallow well installation.
 - Notification of special dig zones.
 - Construction of new buildings in accordance with ASHRAE Standard 62 or Ak Building Energy Efficiency Standard, and local building codes to prevent vapor intrusion.
 - **Fire Protection Training Area**
 - Notification of environmental condition of the property over time.
 - USAF access to monitoring wells and remediation depressurization system during occupancy and until response complete.
 - Restriction of shallow well installation.
 - Notification of special dig zones.
 - No build zone.
 - **Southeast Runway Fuel Spill**
 - Notification of environmental condition of the property over time.
 - USAF access to monitoring wells and remediation depressurization system during occupancy and until response complete.
 - Restriction of shallow well installation.
 - Notification of special dig zones.
 - No build zone.
 - **Wilderness Hall**
 - Notification of environmental condition of the property over time.
 - Notification of special dig zones.
 - **Control Tower Drum Storage Area**
 - Notification of environmental condition of the property over time.

Mr. Mulkey of the DOT requested that information on LUCs being planned for the Galena sites be sent to him for distribution to pertinent DOT personnel. He suggested the AF map the location of all LUCs so the DOT, DEC and others working in the area have easy access to information regarding the controls. He mentioned that one way to provide access to the map would be on a web site.

Military Munitions Response Program (MMRP)

Mr. Hertzog reviewed the draft version of the MMRP findings with the TPT. The findings have been presented in a draft report which is out for review. Mr. Hertzog stated the AF contractor researched historical records and followed up on reports of a bazooka range and ordnance in the Campion area. After investigation, the site was not discovered. Mr. Hertzog asked the TPT to review the report and send any comments. A final document will be produced at a future date.

Next TPT meeting schedule

The next TPT is tentatively scheduled for January 16-17 and will be held in Galena. The confirmation of the meeting dates and the agenda will be forthcoming.