

Fort Bragg, California
August 8, 2005
Town Hall

The Agency Members of the Fort Bragg Redevelopment Agency met in regular session on the above date at the hour of 7:23 p.m., in Town Hall, southwest corner of North Main and Laurel Streets (363 North Main Street), Fort Bragg, with Chair Dave Turner presiding.

ROLL CALL as acknowledged by Chair Turner

Present: Agency members Dan Gjerde, Brian Baltierra, Doug Hammerstrom, Jere Melo, and Chair Dave Turner.

AGENDA REVIEW

CHAIR'S RECOGNITION AND ANNOUNCEMENTS

1. PUBLIC HEARING

2. CONDUCT OF BUSINESS

A. Receive Presentation from Acton Mickelson Environmental Regarding Status of Georgia-Pacific Mill Site Environmental Assessment and Remediation Project

Mayor/Chair Turner called the Fort Bragg Redevelopment Agency into joint session with the Fort Bragg City Council at 7:23 p.m.

Presentation: Carol Stephens of Georgia-Pacific (GP) thanked the Mayor and City Council for allowing time on the agenda and thanked the community for continued interest and input in the mill site redevelopment and remediation. She introduced the team present this evening: Michael Acton and Jeff Hagley from Acton Mickelson Environmental; Julie Raming, Manager of Environmental Affairs, Georgia-Pacific's Atlanta office; Dr. Kay Johnson, Principal Toxicologist and Dr. Ted Donn, Principal Ecologist from Tetra Tech; and Craig Hunt, Civil Engineer/Project Manager and Cody Walker, Project Geologist from the Regional Water Quality Control Board (RWQCB). **Michael Acton** reviewed his PowerPoint presentation titled "Project Update – Proposed Foundation Removal, Additional Site Assessment, and Interim Remedial Measure Activities at the Former Georgia-Pacific Mill Site" and **Dr. Kay Johnson** reviewed the "Human Health and Ecological Risk Assessment Process for the Former Georgia-Pacific Mill Site" PowerPoint presentation. **Julie Raming** then reviewed the "Next Steps" listed in the "Human Health and Ecological Risk Assessment" document/PowerPoint presentation.

Discussion: The following issues were noted during discussion of this item:

- Both water and sediment testing will occur at four locations in the mill pond. Council/Agency Member Hammerstrom expressed concern with the limited testing and the assumption that the entire pond is homogenous. Acton stated that additional locations could be tested if something is found in each of those four locations but if nothing is found in any of the locations they feel that would be a fair representation of the entire mill pond.
- OEHHA evaluates the work plan and analysis prepared by the consultants; they do not prepare their own analysis.
- Dr. Johnson explained that they also look at "exposure pathways" as contamination can be found in a location (such as 30' below the surface) that has no risk of exposure. Council/Agency Members expressed concern with this concept since there have been some conceptual plans for reconfiguration or elimination of the mill pond, along with excavation of some of the fill in that location, that could cause contaminants to be exposed. This could also occur with construction of streets and artificial contouring of land to create a wind buffer. Dr. Johnson stated that they need to be made aware of this information so they can include it in the work plan. Raming noted that the data will be made available for the City/Agency when planning redesign of the mill pond and infrastructure improvements. Craig Hunt explained that deed restrictions will be required on the property where contamination that doesn't present an exposure risk is left in place.

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- Hunt stated, in response to a question by Mayor Pro Tempore/Vice Chair Gjerde, that they do look at previous owners if there is a known contamination but that they also look at the current owner as being responsible for clean up. Gjerde suggested that the plan for the mill pond should be finalized before the clean up is completed in order to assure that the clean up is sufficient. Dr. Johnson stated that she has seen a summary of the mill pond concepts but not the detail; she will be working on getting those. Raming noted that if the City has a design in mind prior to the remediation the excavation can be done to meet both those goals at the same time. She noted that until the data is obtained there is no way to know what is actually there. Community Development Director Ruffing stated that the information collected during the assessment will be useful in determining the best solution for the mill pond in terms of grades and creation of a self-sustaining wetlands.
- Stephens stated that in situations where deed restrictions are placed on the property they (GP) cleans the property to a level acceptable to the regulators and the future landowner would then be responsible if they chose to do something different later.
- In response to a question by Mayor Turner, Dr. Johnson stated that the length of time a chemical can last in the soil if it is undisturbed depends on the chemical. She noted that their risk assessment is generally not concerned with degradation of the chemical; they use the assumption that the concentration measurements will stay there forever.
- Georgia-Pacific's hope is that the Remedial Action Plan (RAP) will be started in June or July 2006 and finished so they can begin the remediation by the end of 2006.

Public input on this agenda item was received from: Thais Mazur, Judy Parker, Mike Helm, Margaret Paul, Jim Tarbell, Carrie Knecht, and George Reinhardt.

The following responses were given to questions asked by the public:

- The transit pipe will be removed by a contractor experienced with handling asbestos.
- There are no plans at this time to do tissue sampling of the wildlife in this area; the risk assessment will first look at whether or not the wildlife is being exposed to any contamination.
- There will be testing of the clinker and ash piles for dioxins. The ponds will also be tested for dioxins.
- No soil testing of the ocean bottom or testing of marine life is scheduled at this time.
- There will be sampling at the locations of geophysical anomalies.
- The community's visioning of the site will be looked at during the assessment but the consultants will not restrict their analysis to just those uses; they will provide broader answers so that changes to the proposed uses can be considered as development occurs.
- Interim remedial measures will be taken as necessary during foundation removal and additional site assessment. This will consist of testing surrounding soil if contamination is discovered and removal of the soil as needed.
- Testing of contamination will be conducted by an independent laboratory certified by the State of California.
- Demolition of the third mobile equipment shop foundation is not planned as that structure has potential future use. Further testing around that location will be conducted.
- Dr. Johnson clarified that their analysis will not be looking at past exposure but will be looking at the site as it exists now.
- Bioremediation, rather than removal of contaminated material, was recommended by community members. Acton noted that due to time constraints the "dig and haul" method is often the most expeditious way to deal with the issue but they do use other methods of remediation as well.
- Dr. Johnson noted that they are already looking at the possibility of future vegetable growth on the property and will consider that during their analysis.
- There are currently 30 monitoring wells on site and there are plans to add 8 more during the next phase. Quarterly reports will be made to the RWQCB and made available for public review.

Additional discussion by panel: The following additional information was provided:

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- Hunt explained that when a final Remedial Action Plan (RAP) has been presented to the RWQCB for review there will be a public input period that will include a public forum. He encouraged comments from the community.
- Ruffing reported that the Redevelopment Agency will be issuing a Request for Proposals for an environmental consultant to review the risk assessment and RAP in order to assist the Agency Members and staff to understand the information. She stated that she expects the consultant's work to respond to questions from the Agency Members, staff and public on how to establish standards for the end uses that have yet to be determined. There will be a lot of opportunity for the public to give input and ask questions.

Discussion: Council/Agency Member Melo suggested GP and the consultants use the local public access channel, MCCET, as a means to get information out to the public. He also noted that the recent Western Cities Magazine has an article on converting brown fields that people might want to read.

Mayor/Chair Turner recessed the Fort Bragg Redevelopment Agency at 9:13 p.m., reconvening at 9:49 p.m.

3. COMMENTS ON NON-AGENDA ITEMS

- A. Staff Comments
- B. Public Comments

4. CONSENT CALENDAR

Mayor Turner noted that amended minutes were presented to the Agency earlier this evening.

Moved by Melo, seconded by Hammerstrom, to accept the Consent Calendar, as amended, with the actions noted, namely:

- A. Matters from Committees
- B. Approval of Minutes
(1) Minutes of July 25, 2005.

VOTE: Ayes: Agency Members Gjerde, Baltierra¹, Hammerstrom, Melo, and Chair Turner.

5. MATTERS FROM AGENCY MEMBERS

6. CLOSED SESSION

Chair Turner adjourned the meeting at 9:51 p.m.

DAVE TURNER, Chair

ATTEST:

Cynthia M. VanWormer, CMC
Secretary

INDEXED: _____(____)

IMAGED: _____(____)

¹ Agency Member Baltierra abstained from voting on the portion of the July 25, 2005 minutes for which he was absent from the Redevelopment Agency meeting.