

McClellan Air Force Base (AFB)  
Restoration Advisory Board (RAB) Meeting Minutes FINAL  
21 Sept 2010 -- McClellan, California

Time: 6:30 PM  
Place: North Highlands Recreation Center  
North Highlands, California

**RAB Member Attendees**

<u>NAME</u>	<u>AFFILIATION</u>
DANA BOOTH	LOCAL REDEVELOPMENT AUTHORITY (LRA), SACRAMENTO COUNTY
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
YVONNE FONG	U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)
CAROLYN GARDNER	MCCLELLAN PARK RESIDENT
GLENN JORGENSEN	NORTH HIGHLANDS
JOHN HARRIS	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)
ALAN HERSH	MCCLELLAN BUSINESS PARK
STEVE MAYER	AIR FORCE REAL PROPERTY AGENCY; CO-CHAIR
TINA SUAREZ-MURIAS	ENVIRONMENTAL COMMUNITY
JAMES TAYLOR	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

**I. Welcome and Introductions**

Brian Sytsma welcomed the group to the meeting and introduced himself as the meeting facilitator. He stated that the previous facilitator, Gaelle Glickfield has taken another job, and he will now be facilitating RAB meetings. Attendees signed the sign-in sheet (Attachment 1), and picked up available handouts.

Mr. Sytsma invited the new RAB member, EPA remedial project manager, Bob Fitzgerald, to introduce himself. The remaining RAB members introduced themselves and the stakeholder groups they represent. Mr. Sytsma invited everyone in the room, including community members, to introduce themselves.

**II. Agenda and Comments on May 2010 Minutes**

Mr. Sytsma went over the agenda (Attachment 2) and the general format of the meeting, including how to be recognized as a speaker during the meeting and when to ask questions.

He asked if there were any comments or changes to the May 2010 meeting minutes. Mr. Jorgensen requested that future minutes be distributed as PDF files.

### III. Community Co-chair Update

There was no community co-chair update.

### IV. Air Force Cleanup Update

Mr. Mayer referred the RAB to the *BRAC Cleanup Team and Stakeholders Field Review* (Attachment 3). Only information and comments not presented in the attachment is recorded in these minutes.

Under the Petroleum, Oil and Lubricants Program, Mr. Mayer noted that several underground storage tanks were identified during summer development field work. Those have been removed and follow up sampling will be conducted to determine if additional work on the sites is necessary.

Regarding Building 252, decontamination will begin by the end of September and is scheduled to be completed by the end of the year.

Mr. Mayer next discussed the *Key Documents* (Attachment 4). Only information and comments not presented in the attachment is recorded in these minutes.

#### *RAB discussion*

Mr. Collier asked for elaboration on Building 252 regarding the cost and why it can't be demolished as is.

Mr. Mayer explained that when the base was active, the building was slated for reuse as a conference center and was gutted in preparation of that, although the project was never completed. There also was some cleanup of radium and mercury contamination in the building. Since then, additional scanning has shown some small remaining spots of radium. Those spots have to be cleaned before the building can be released for unrestricted use or for demolition and removal as clean waste. Mr. Mayer said he will get back to him on the cost figures.

Ms. Gardner asked if a decision has been made regarding the vernal pools and creeks.

Mr. Mayer said the Proposed Plan, in draft stage, proposes some "dig and haul" work to remove some soils and sediments, such as a portion of Magpie Creek, some of the tailings piles, and limited removal of some of the vernal pools. He explained that must be balanced with the potential impacts to the sensitive habitat, and there may be some mitigation requirements.

Mr. Jorgensen asked where the "Action Memo – Non-time Critical Removal Action" is in the CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) process.

Mr. Mayer said those sites are part of the Small Volume Sites and are currently in the remedial investigation/feasibility study phase. He said it is likely they could get through the record of decision and remedial design before funding becomes available; however, the intent of the non-time critical removal action memo is to position the projects to be ready if funding should become available. While they are currently in the CERCLA process with all the Small Volume

Sites, should funding become available, they would be pulled out of that process and ready to move forward through the non-time-critical removal action process.

Mr. Hersh noted that McClellan Park and the County have been pushing hard to get those funded to move forward quickly as redevelopment grant dollars are at stake.

## V. LRA Activities

Mr. Dana Booth referred to a slide of the McClellan Gateway Improvement Projects for his presentation (Attachment 5). He reported that the Forcum Ave. and Bell/Dudley improvements project is nearing completion. It is the last infrastructure project this summer. Next summer the County will begin additional Dudley Ave. improvements, including a small area impacted by radiological contamination. Removal of that contamination through the non-time-critical action is necessary for this project to continue as planned.

Mr. Hersh reported that field work on the 5-year sewer improvement project, including construction of approximately 24 miles of sewer line, will be complete by end of month. He noted that they encountered very little unexpected contamination during the project.

In other construction activity, Mr. Hersh reported that McClellan Park has been working with FEMA (Federal Emergency Management Agency) to create more storage capacity in the area of Gateway 8 to remove it from the FEMA floodplain designation. On the west side of the former base, McClellan Park has installed a solar-covered parking area, and the Veterans' Affairs has also installed solar covering over part of its parking lot.

Regarding leasing activity, Mr. Hersh reported that Blue Diamond has signed for an 80,000 square foot storage facility and is in negotiations for another 80,000 square foot facility for manufacturing. Several other smaller transactions totaling approximately 100,000 square feet have been recently completed as well.

The installation of wireless internet hotspots and security cameras, through grant funding, is approximately 50 percent complete. Crews will be installing cameras on top of water towers while the scaffolding is there for maintenance.

Mr. Hersh noted the Business Expo is scheduled for Sept 29. It is a free networking opportunity showcasing businesses at McClellan.

Mr. Hersh reported that McClellan Park is working with the Air Force and the U.S. Fish and Wildlife Service on long-term plans for the West Nature Area. McClellan Park hopes to use it as a mitigation bank to generate funds to operate and maintain it in perpetuity. He noted that the Air Force this summer hired goats to graze on plants in certain areas to restore the wetlands and that it has improved the wetlands significantly.

### *RAB discussion*

Mr. Collier asked what route the sewer line follows. Mr. Hersh said the sewer lines follow the roadways as indicated on the map (Attachment 5). He also noted that if the radiological work isn't complete in time next summer along Dudley Blvd., McClellan Park and the County have come up with a temporary workaround.

Mr. Collier asked if there is a plan to soften the curve on Dudley. Mr. Hersh said yes, the radius will be softened and railroad crossing arms will be installed there as well.

Ms Suarez-Murias asked for clarification that the sewer and storm water systems are separate. Mr. Hersh said yes they are. She asked to where the storm water is directed. Mr. James Taylor said the County operates the storm water system through its general permit. Runoff from base is decanted into the existing creeks. She asked if there are any retention areas. He said there used to be but they are not used on a regular basis. Two are maintained on standby.

Mr. Hersh noted that all new drainage projects are designed to current city and county standards whereby all runoff is directed through the landscape to flush out contaminants before it gets into the creeks. In the south area, a significant retention area will probably be constructed.

Mr. Booth reported that the Freedom Park Drive project is through the design phase and should be in construction in 2011. Mr. Hersh said the project incorporates smart growth development including mixed use, high density infill development. A median will be constructed in the middle of the road. It will be pedestrian friendly with limited parking on the street. The Freedom Park area is viewed by the County as the center of the North Highlands community, and it will create a better connection between Community Center and Freedom Park.

## VI. Parcel C-6 Early Transfer with Privatized Cleanup Status Update

Ms. Fong gave an update on the activities at Parcel C-6 (Attachment 6). Only information and comments not presented in the attachments are recorded in these minutes.

Mr. Harris requested clarification of what contaminants the thermal desorption unit will be treating. She replied that the primary contaminants are polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs).

Mr. Frank Miller asked if the excavated areas were paved with asphalt, and if so, why wasn't that done initially to save the money spent on excavation. Ms. Fong explained that there were contaminants below the asphalt. Mr. Harris noted that the initial asphalt cap was an interim action, not a final remedy. The asphalt cap was insufficient protection for the long term.

Mr. Miller said it seemed like a lot of work and money spent without much gain.

Mr. Hersh repeated that the cap was an interim cap and as a developer he could not put the property back into productive reuse until the contaminants beneath the cap had been removed. With the privatization and guarantee of funding for cleanup, the property has been sold to a company that will build a half-million square foot facility.

Mr. Miller asked where is the eminent threat to human health if a building is going on top of it.

Mr. Hersh replied that the company, that no company would have bought the property with the level of contaminants that were present.

Mr. Sytsma reminded Mr. Miller that the cleanup decision has been made and there was a public comment period before the decision was made. If he would like more information about that he can talk with the regulators after the meeting.

### *RAB discussion*

Mr. Jorgensen asked when they expect to complete cleanup at the site. Ms. Fong said soil treatment should be completed by end of October; then excavated areas would be filled in, followed by site closure.

Mr. Jorgensen asked where the off-site disposal will be. Ms. Fong replied Grassy Mountain in Utah. Mr. Jorgenson asked who he should talk with when he can't find a document in the library. Ms. Fong replied either she or Ms. Viola Cooper at EPA could help with that.

Ms. Carolyn Gardner asked if there is any Air Force or EPA responsibility for ensuring that properties aren't contaminated after they are transferred or sold. Ms. Fong stated that the lead agency conducts 5-year reviews to evaluate the protectiveness of the remedies. She noted that McClellan Park is responsible for annual reviews of institutional controls to ensure they are being followed.

Mr. Hersh said the company buying the property, US Foods, will not close on the sale until a Remedial Action Completion Report is complete.

Mr. Collier asked if the floor of the DRMO building will be opened for excavation. He also asked if the soils in the interim consolidation area on the site are being shipped off site because they are too contaminated.

Mr. Hersh noted that the building has been surveyed and there was no record of spills or activities that would have lead to contamination beneath the building. Cuts may be made in the floor for storm drains or other uses, but not for contamination.

Ms. Fong said the soils in the interim consolidation area have a mixture of contaminants that make it untreatable; therefore it does have to be shipped to a landfill.

Mr. Hersh said McClellan Park views the privatization project as very successful and wants the privatized cleanup model to continue for future transfers. If anyone on the RAB or in the audience has any questions, he would be happy to discuss it further.

Mr. Sytsma reminded the RAB and the audience that the RAB meetings are primarily for the RAB and the public is invited to ask some clarifying questions through the meeting but to please hold comments to the public comment period.

Mr. Miller asked why the RAB's questions take precedence over the audience's questions.

Mr. Sytsma replied that it is a RAB meeting open to the public and while the RAB tries to accommodate all questions and comments as time allows, it is a meeting primarily for RAB members.

## VI. FOSET 1 Privatized Cleanup Status

Ms. Fong referred to a base map (Attachment 7) showing the parcels included in the just-completed FOSET 1 transfer. She said the transfer included 81 sites, previously grouped into 3 groups:

IP 2 – 15 sites. The ROD was completed by the Air Force. McClellan Park will complete remedial design and remedial action.

IP 3 – 51 sites. The Air Force completed the feasibility study. The EPA will develop the proposed plan and select remedies for McClellan Park to implement.

Group 4 – 15 sites. These sites still need some investigation work before a remedy can be selected.

As with Parcel C6 and Air Force cleanup sites, Ms. Fong said there will be opportunities for public involvement and comment, and the EPA will continue to brief the RAB on the status of the sites.

Ms. Fong reported that David Stensby with EPA will be working with her on the FOSET 1 sites, as well as the same state regulators who worked on the Parcel C-6 project: James Taylor with the Central Valley Regional Water Quality Control Board, and Frank Lopez with Department of Toxic Substances Control.

### *RAB discussion*

Ms. Tina Suarez-Murias asked if “sites” refers to a specific point of actual contamination or to a parcel. Ms. Fong said “sites” generically means a defined building or area within a larger boundary. The entire area in pink on the map of FOSET 1 is not contaminated, but rather individual areas with spaces in between them. Mr. Hersh noted that some of the 81 sites are only suspected to be contaminated and are still under investigation.

### **VIII. Regulatory Update**

Mr. Taylor reported that he has been working through review of the key documents reported by Mr. Mayer as well as a working with the contractor for Parcel C-6 to review raw data collected from the site. The regulators have reviewed and provided written approval for 62 data packages since May, and still have several more to go.

Mr. Harris reported that he is reviewing the Small Volume Sites and groundwater documents and Mr. Stephen Pay with DTSC is reviewing the Follow-on and Focused Strategic Sites. He is coordinating with the California Department of Fish and Game for Ecological Sites Proposed Plan and with the California Department of Public Health on radiological issues.

### **VII. Focused Strategic Sites Record of Decision**

Mr. Mayer pointed out to the RAB members that a presentation (Attachments 8 and 9) on the Follow-on Strategic Sites is included in their packets. Originally this presentation was scheduled for this evening, however, in the interest of time, it was decided to forego the presentation and include the information in the packet and follow up with a tour of the sites and a discussion at a future RAB meeting.

Mr. Mayer gave a presentation (Attachment 10) on the McClellan Focused Strategic Sites Record of Decision. Only information and comments not presented in the attachments are recorded in these minutes.

Mr. Sytsma delayed the RAB discussion until after the public comment period.

## VIII. Public Comment

Mr. Miller: With reference to this publication that I'm holding up – the Proposed Plan Fact Sheet for Skeet Range dated July 2010. You have several alternatives listed here and they're all within a \$3 plus million to \$5 plus million box. It seems everybody was thinking within the box; within that \$3.5 million to \$5.5 million box. I'm suggesting that there is another alternative that hasn't been considered. And that would be to, on the skeet range, to take that area and just plow it under. Use an agricultural practice and plow it under and revegetate the area. Now I'm not suggesting that that's what should be done. I'm only saying that's another alternative that has been overlooked. And when I say plow it under, revegetate and use restricted use of it thereafter, that is a much lower cost to the taxpayer and there is no eminent threat to any adults that would be out there. And I would like some sort of response to that.

See Attachment 11 for the Air Force response.

## VII. Focused Strategic Sites Record of Decision

### *RAB discussion*

Mr. Booth asked what are the “reasonably high levels” of radiation.

Mr. Mayer said they have seen levels as high as 30,000 picocuries/gram. In that case, it was a “commodity” meaning a small button or a piece of equipment and was already disposed of offsite. The next highest one was about 500 picocuries/gram.

Mr. Booth asked if the pre-treatment concept is to try to segregate out the high, small volume pieces before consolidating the vast majority of the soil. Mr. Mayer said that is correct.

Ms. Suarez-Murias asked what is background level for radium outside the base in the immediate area.

Mr. Harris said that for the base it probably starts at about 0.7 picocuries; in the general Sacramento area he guessed it would start at about 0.5 to 0.7 although he doesn't have anything to base it on.

Ms. Suarez-Murias clarified that means there is some background radium in the area due to the natural geology, however, the background at McClellan is high due to past activities. She said she is curious to know how that compared to other regions in which there are higher levels of naturally occurring radium.

Mr. Mayer suggested she was referring to regions with radon gas that tends to occur in areas with higher concentrations of granite. The Sacramento soils are silts and clays so radon is not as much of an issue. Mr. Mayer said a typical background range in this area is from 0.5 to 2 picocuries.

Mr. Jorgensen questioned why the Air Force will be licensed to leave radiation in place if it will be cleaned to background levels?

Mr. Mayer responded that the consolidation unit would be used to store the contaminated materials on base, rather than shipping offsite, so that unit would not be cleaned to background

levels. Rather the remedy would be an engineered facility in which to put the materials for safekeeping. Smaller sites would be cleaned to background or cleanup levels and would be cleared for unrestricted use. However, other larger sites, or landfills, would be capped with an engineered cap and the Air force would seek approval to leave the materials in place and transfer the property. Each site will be evaluated individually and each remedy would be specific to that site.

Mr. Jorgensen questioned how materials can be left in a landfill that hasn't been sealed from below and can just a cap placed over the top be protective?

Mr. Mayer said in this case, yes it is protective because the groundwater is 100 feet below the surface so groundwater interaction is not an issue for these remedies at McClellan and the materials in the landfill are very stable. They have been in place since the 1950s with native soil on top of them. Extensive sampling and testing has not shown any materials getting out of those landfills. No radioactive materials have been found in the groundwater. Putting an engineered cover over the top of the disposal areas is the EPA presumptive remedy for landfills, with long-term monitoring of the cap. These are industry practices and proven successful.

Mr. Taylor clarified that landfills built after 1984 do have to have a liner under it before it can be capped. Older "legacy" landfills, pre-1984, under certain conditions, can be capped in place.

Mr. Jorgensen asked if there is testing to determine if PCBs or other contaminants are leaching out? Mr. Meyer confirmed that there is extensive sampling and testing to determine the mobility of the contaminants. The materials in these landfills—radium, PCBs, PAHs – tend to adhere to the soil and stay in place. Over 60 years, with an average of 2 feet of rainfall per year, the contaminants have not moved down into the groundwater.

Mr. Collier said he is concerned that the groundwater may be rising? In addition, he asked why Bldg 252 can't just be demolished and put in CS-10?

Mr. Meyer said the building will be demolished, but the radium contamination has to be removed first to limit disposal costs. Selectively removing the radium and disposing of a small amount of contaminated material reduces the cost of disposing of tons and tons of what would be contaminated concrete. Once cleaned, the building can go as construction debris. Then the soil under the building can be removed and disposed of in a licensed landfill.

Ms. Gardner asked what would be done with the CS-10 site after the landfill is closed and capped, and will there be restrictions on its use.

Mr. Mayer said the area is currently used for fire training activities and other emergency service training. The long term reuse is to continue for fire and emergency training. With the area capped in place they can continue that training. The long-term monitoring will go in perpetuity by the Air Force. He noted the Air Force has a 25-year history at McClellan with monitoring and maintaining a protective cap on the OU D landfill.

## VII. RAB Members' Questions, Advice, Comments, and Announcements

Mr. Booth reported that he will at the December meeting he will give a presentation on the County's proposal to repeal the prohibition zone on the west side of the base.

Ms. Gardner said she is very curious about the whole funding process and how it is affected by today's economy.

Mr. Jorgensen expressed his appreciation for the information presented. He asked for additional information on how the mitigation will be handled for the ecological sites. How it will be done and who will be in charge.

Mr. Collier asked for a map showing which sites are under EPA as lead agency and which sites are still under Air Force, and what lands still have institutional controls.

In response to Ms. Gardner's question regarding the funding process, Mr. Mayer noted McClellan budgets are fully funded a year or two in advance. McClellan tends to dominate the agency's budget and in general it is moving on schedule. Sometimes additional funds become available as other bases/projects are completed.

Mr. Mayer announced the next RAB meeting will be the Holiday Social on December 7 at 5:30 p.m. in the same location.

Ms. Mary Hall announced there will be a RAB tour of the Follow-on Strategic Sites on Oct. 19.

The meeting adjourned at 9:12 p.m.

Please Sign In

Attachment 1

McClellan RAB - Sept 21, 2010

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**McClellan Restoration Advisory Board (RAB) Meeting  
North Highlands Recreation Center  
Tuesday, September 21, 2010, 6:30 – 8:30 pm**

**AGENDA**

<u>TIME</u>	<u>TOPIC</u>	<u>LEAD</u>
6:30 – 6:35	Welcome & Introductions	Facilitator
6:35 – 6:40	Agenda & Comments on May Minutes	Facilitator
6:40 – 6:45	RAB Co-chair Update	Community Co-chair Paul Green Jr.
6:45 – 7:00	<b>Air Force Cleanup Update</b> <i>Goal: Provide an update of current field activities and key documents.</i> <i>Process: Presentation and Q&amp;A</i>	Air Force Steve Mayer
7:00– 7:10	<b>Local Reuse Authority Activities</b> <i>Goal: Provide an update of Local Reuse Authority activities.</i> <i>Process: Presentation and Q&amp;A</i>	LRA Dana Booth
7:10– 7:20	<b>Parcel C6 Early Transfer with Privatized Cleanup Status</b> <i>Goal: Update the RAB and community about the Parcel C6 privatized cleanup project, and to discuss issues as necessary.</i> <i>Process: Presentation and Q&amp;A</i>	EPA Yvonne Fong
7:20 – 7:30	<b>FOSET 1 Privatized Cleanup Status</b> <i>Goal: Update the RAB and community about the FOSET 1 privatized cleanup project, and to discuss issues as necessary.</i> <i>Process: Presentation and Q&amp;A</i>	EPA Yvonne Fong
7:30– 7:40	Regulatory Update	Regulatory Agencies
7:40 – 8:00	<b>Focused Strategic Sites Record of Decision Update</b> <i>Goal: Provide an update regarding the Focused Strategic Sites Record of Decision</i> <i>Process: Presentation and Q&amp;A</i>	Air Force Steve Mayer
8:00 – 8:15	<b>Public Comment</b> <i>Goal: Provide opportunity for members of the public to comment.</i> <i>Process: Public members fill out a comment card indicating their desire to speak. The facilitator will call each person to the microphone. Speakers are asked to limit their comments to 3 minutes, however, more time may be allowed as necessary and available.</i>	Facilitator
8:15 –8:30	<b>RAB Members Advice, Comments, &amp; Announcements</b> <i>Goal: RAB member provide input for upcoming agendas, and express brief comments and/or make announcements.</i> <i>Process: Around the table for each member to offer agenda suggestions, comments, and announcements; comments will be recorded and will form future agendas.</i>	RAB

## **MEETING GUIDELINES**

### **Ground Rules**

- *Be progress oriented*
- *Participate*
- *Speak one at a time*
- *Be concise*
- *Use "I" statements when expressing opinions*
- *Express concerns and interests (not positions)*
- *Focus on issues not personalities*
- *Focus on what CAN be changed (not on what can not be changed)*
- *Listen to understand (not to formulate your response for the win!)*
- *Draw on each others' experiences*
- *Discuss history only as it contributes to progress*

### **Facilitator Assumptions**

- *We are dealing with complex issues and no one person has all the answers*
- *Open discussions ensure informed decision making*
- *Managed conflict is good and stimulates creativity and innovation*
- *All the members of the group can contribute something to the process*
- *Everyone is doing the best they can with the knowledge they have now*
- *Blame is unproductive and dis-empowering*

**BRAC Cleanup Team and Stakeholders Meeting  
22 September, 2010**

**FIELD REVIEW:****Groundwater Program Activities****a) McClellan Ground Water Treatment System (GWTS)**

The GWTS was operating until Monday at 1341 gpm with the following 9 wells shut down because VOC concentrations are less than the MCLs: OU B EW-284 (A zone), EW-364 (BC), OU D EW-86 (AB), OU A EW-435 (AB), EW-336 (A/B) OU C EW-137 (B), EW-446 (A), EW-456 (A/B), and OU H EW-454 (AB). These wells are being monitored for rebound. Wells EW-247, EW-308, and EW-383 were shutdown on 22 January 2009 to evaluate their effect on nearby well VOC concentrations. *All Extraction Wells in OU A, OU B, OU G, OU H, and most of OU C were shutdown on 20 September for relocation of the main Ground Water Treatment System (GWTS) influent conveyance pipeline in support of the Patrol Road 100 year Flood Plain Project.* The CERCLA treatment system is operating normally, although no water has been treated since 28 April. The ion exchange system is operating normally.

**b) Ground Water Monitoring Program (GWMP)** The 4Q10 monitoring and sampling event is scheduled to begin on 4 October.

**c) Davis GWTS** - The Davis GWTS is shut down. The EVO injections have been completed. *Fall 2010 GW sampling event is scheduled for the week of 18 October. Removal of former radio antenna tower foundations is pending with contractor coordination on ingress and egress routes.*

**Soil Vapor Extraction (SVE) Program Activities****d) Soil Vapor Extraction (SVE) Systems**

(7 of 14 SVE systems are operating, removing vapors from 6 of 19 SVE sites). System uptime is calculated from 21 June 2010 through 6 August 2010.

- 1) IC 1 SVE is operating normally. (100% uptime)
  - 2) IC 7 SVE is operating normally. (100% uptime)
  - 3) IC 19/21 Flameless Thermal Oxidizer (FTO) is operating normally, treating vapors from IC 19 only. (100% uptime)
  - 4) IC 19/21 VGAC is not operating. System was shut down for a rebound study on 21 April 2008.
  - 5) IC 23 SVE system is not operating. System was shut down for a rebound study on 21 April 2008.
  - 6) IC 25/29/30/31/32 SVE is not operating. The system was shut down for a rebound study on 11 January 2008.
  - 7) IC 34/35/37 FTO system is not operating. The system was shut down for a rebound study on 17 July 2008.
  - 8) IC 34/35/37 VGAC is not operating. The system was shut down for a rebound study on 27 May 2008.
  - 9) IC 42 SVE is not operating; the system was shut down for a rebound study on 11 July 2007.
  - 10) OU C1/PRL 66B FTO is operating normally, treating vapors from OU C1 only. (100% uptime)
  - 11) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study on 17 July 2008.
  - 12) OU D VGAC is operating normally. (100% uptime)
  - 13) OU D Thermal Oxidizer is *operating normally. The oxidizer system was shutdown on 12 August in support of the McClellan Park Sanitary Sewer System Replacement Project. The oxidizer system was restarted on 30 August. (23% uptime)*
- B243 (PRL S-015 and PRL S-008)/PRLS-039 SVE is operating normally, treating vapors from PRL S-008 only. (100% uptime)

**e) IC-34 Area** - Four SVE wells (one extraction and three piezometers) in the IC-34 area North of B475A (Veneer Stone Yard) were damaged or covered by debris from the MBP tenant activities. MBP hired Dolver to make repairs however the tenant has again piled debris upon the EW.

**Petroleum, Oil, and Lubricants (POL) Cleanup Activities****f) POL Program:**

- 1) Biovent (PRL S-040) system - System operating normally. The contractor has issued a schedule and projects field work for the system expansion (1 new injection well, 4 VMPS, necessary piping

*NOTE: Italicized text represent update changes*

BCT & RPM Field Activities Update 22 Sept 2010

*Margin or Underlined text represent corrective changes*

- to connect to the blower) for October of this year. A *Draft Quarterly O&M report for 2QCY10 has been issued.*
- 2) The Basewide Fuels Investigation – The Bldg 4 system has been restarted following indoor air sampling at the adjacent Bldg 7. Preliminary results of the indoor air sampling have been received and letter report is pending. The bldg 1036 system is also operating. *Quarterly soil gas sampling will have take place the week of 20-24 September. The incumbent contractor will also familiarize the new O&M contractor with the Bldg 4 and 1036 biovent systems.*
  - 3) Building 343 UST – The tank was removed on April 20<sup>th</sup>. The Technical Report of the Removal of the Underground Storage Tank at B/343 has been received by AFRPA and *has been sent to Sacramento County and the Water Board.*
  - 4) Building 347 UST – The tank was removed on 13 April 2010. The Technical Report of the Removal of the Underground Storage Tank at B/347-D Bay has been received by AFRPA and *has been sent to Sacramento County and the Water Board. The Air Force has programmed follow-on fuels site investigation for this site in FY11.*

### **Radiation Program Activities**

#### **g) Radiation Program.**

- 1) CS-10 – Site inspections are conducted weekly.
- 2) **Building 252 Remedial Investigation** – Work plan *approval from AF Radioisotope committee was received 10 September. The kick-off meeting is scheduled for 23 September. Mobilization will occur on 27 September and commencement of contamination removal is slated for 1 October.*

### **Soil Remediation, Investigation and Management Activities**

- h) OU B1 Drainage Ditch and OU D Cap O&M Update** The O&M contract for the OU D Cap award has been awarded. The OU B1 O&M contract has officially been turned over to MBP under the 600 Acre Privatization. *The AF contractor removed the top 3 inches of sand from the upper and lower cells in the Austin Media and replaced with clean medium on August 23 and 24. The Quarterly OU D Cap Inspection will take place on 23 September.*
- i) Sanitary Sewer System Replacement Project** Area B/C (OU-C) Area B *excavation and installation of new sanitary sewer pipeline is complete in all but CWS BC-2-4. Construction is ongoing in BC-2-4, with planned completion of mainline excavation next week.*
- j) Industrial Waste Collection System:** The investigative survey of the IWCS is complete. Additional unknown service connections were discovered from the camera investigation and MBP notification of those connections have been relayed to allow them to begin planning modifications in time for IW decommissioning beginning in 2011. During the removal of the former engine test cell building (431) IWL service lines was discovered and the data collected is being reviewed as part of the Small Volume Sites. *MBP demolished a former wash pad at the north end of Bldg.652 (IC-7) in August. The AF removed the related IW line below; CH2M Hill monitored for contamination and sampled soils below but found no evidence of contamination.*
- k) Small Volume Sites Investigation:** The Draft Final document was submitted on 2 July. *The AF has received comments from the Water Board and is waiting on DTSC and EPA comments.*
- l) Follow-On Strategic Sites- Sampling.** Sampling has been completed. The Draft RI/FS was issued April 22, 2010. Regulatory agencies have asked for a 120 day extension to complete their review.
- m) Skeet Range Site Investigation** – *The Draft Record of Decision was distributed on 10 September 2010.*

### **Wetlands/Habitats Management Maintenance and Miscellaneous Activities**

- n) Airfield mowing** has commenced and is ongoing.
- o) Ecological Sites Proposed Plan** *The letter report for thallium sampling results at AOC F-1 and F-2 was distributed on 30 August 2010. An extension to 13 October 2010 was requested by DTSC on the Agency Review Draft Ecological Sites PP.*
- p) West Nature Area Maintenance** – Livestock grazing (goats) to eradicate invasive plants and debris clean up and general maintenance is ongoing in the southern portion of the WNA. We anticipate project completion by 31 October.

NOTE: *Italicized text represent update changes*

*Margin or Underlined text represent corrective changes*

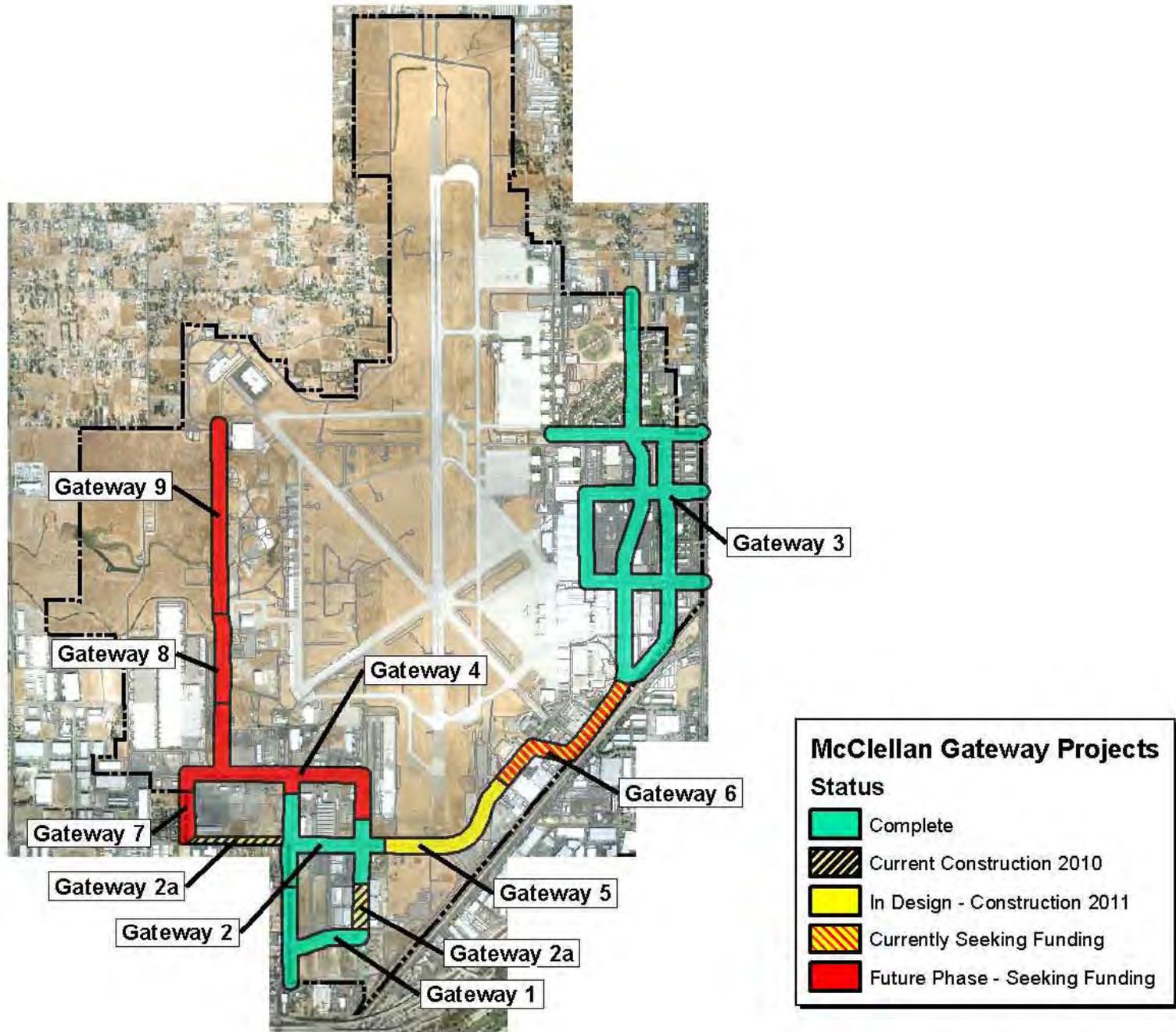
BCT & RPM Field Activities Update 22 Sept 2010

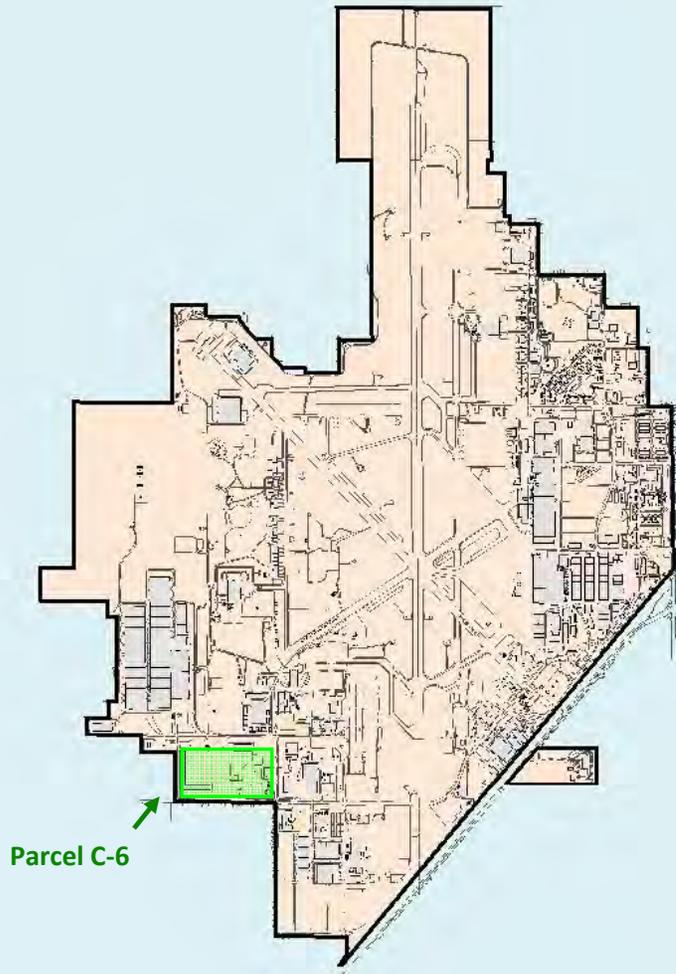
## Key Documents and Events of Interest to the RAB

### 21 September 10 RAB Meeting

	Document	Document Description	Status	FOSET
1	FOSET #1 (Finding of Suitability for Early Transfer)	Documents the environmental restrictions in support of an early transfer of property associated with IRP sites in the LRA Initial Parcel ROD #2 and ROD #3	Completed! Property transferred August, 2010	FOSET #1
2	Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study	Details investigation results and evaluates cleanup alternatives for 93 sites. Originally was 91 sites; 2 sites recently added from Bldg 252.	Draft final in agency review. Proposed Plan anticipated in Winter 2011.	FOSET #2
3	Action Memo – Non Time Critical Removal Action	Defines removal action plan in advance of ROD. Pulling the 6 Small Volume Sites with radium forward for removal action to move more efficiently through property transfer.	Funded for FY12, however possibility of funding in FY11.	FOSET #2
4	FOSET #2 (Finding of Suitability for Early Transfer)	Documents the environmental restrictions in support of an early transfer of property. Includes 95 sites (primarily from Small Volume Sites ROD and Building 252).	Begin revising for Privatization late 2010. Anticipate completion 2011.	FOSET #2
5	Follow-On Strategic Sites Remedial Investigation Characterization Summary/Feasibility Study	Details investigation results and evaluates cleanup alternatives for additional landfill and soil sites (108 sites).	Draft released for agency review late April. Awaiting agency comments due in October.	FOSET #3
6	Focused Strategic Sites ROD	Documents cleanup decision for 11 sites, including firing training area, small arms firing range, and large landfills	Agency comments received on Draft. Air Force preparing response to comments and Draft Final. Expect to issue in October.	FOSET #3
7	Ecological Sites Proposed Plan	Presents Air Force's preferred cleanup alternatives for ecological sites including creeks, vernal pools, and tailings piles.	Draft submitted for agency review in August. Final and public comment period anticipated for late 2010 or early 2011.	FOSET #3
8	FOSET #3 (Finding of Suitability for Early Transfer)	Documents the environmental restrictions in support of an early transfer of property. Includes 133 sites.	Awaiting completion of FOSET #2 and strategy review.	FOSET #3
9	Skeet Range Proposed Plan	Presents the Air Force's preferred cleanup alternative.	Final issued July 2010. Public comment period held July 8 through August 9, 2010.	
10	Skeet Range Record of Decision	Documents cleanup decision for Skeet Range.	Draft issued September 2010. Agency comments due October 2010.	

11	Parcel M FOST	Finding of Suitability for Transfer document for approximately 25 acres, including Freedom Park and Aerospace Museum.	Signed. Transfer will be completed by fall 2010.	
12	Parcel L2/L3 FOST	Finding of Suitability for Transfer document for approximately 4.2 acres.	Final signed by Air Force in April. Air Force submitted additional sampling data in September and requested EPA's concurrence on FOST.	





# McClellan Parcel C-6

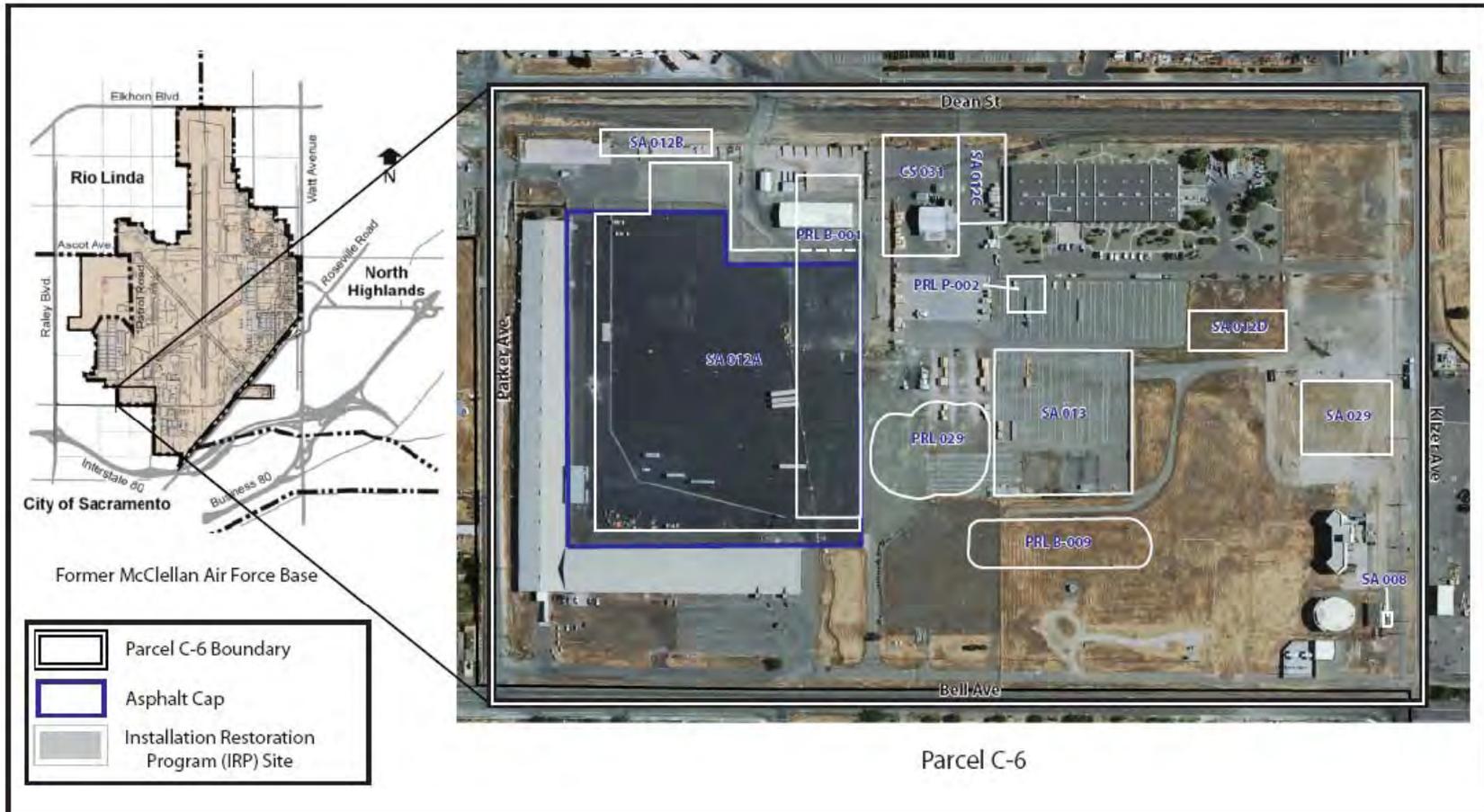
(Former McClellan Air Force Base)

## Update

## September 21, 2010



# Parcel C-6



# Where are we now?



## Activities conducted/being conducted:

- Sampling
- Soil excavation
- Off-site disposal
- Early site restoration

# Sampling



# Excavation

PRL 029



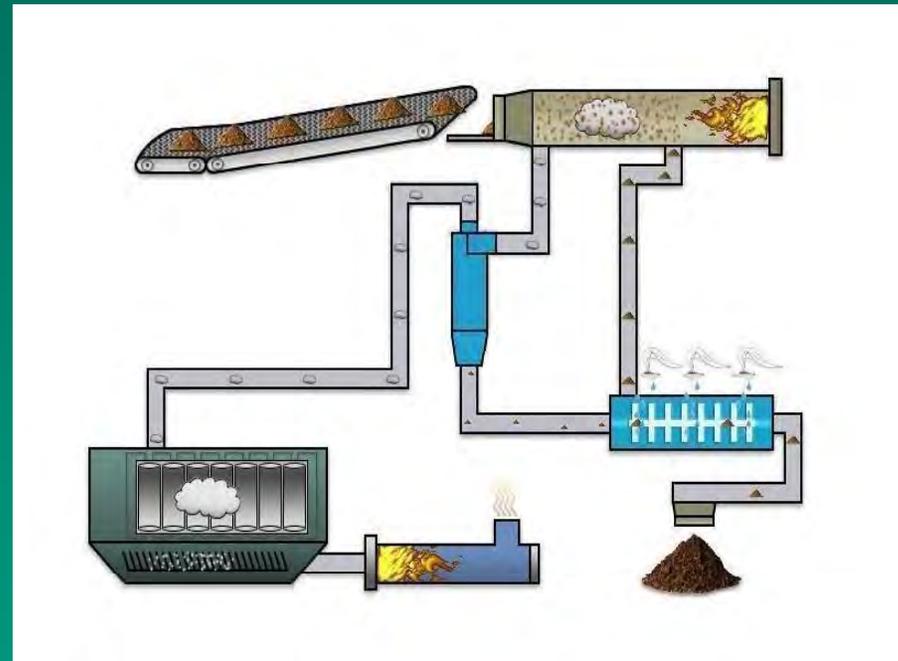
SA 012A/PRL B-001

# Soil Staging & Site Restoration



# Activities to be Conducted:

- Low Temperature Thermal Desorption



- Off-site disposal
- Site restoration

# Information Repositories

**EPA Region 9  
Superfund Records Center**  
95 Hawthorne Street  
San Francisco, CA 94105  
(415) 536 -2000

Hours: Mon– Fri, 8 am – 5 pm

**North Highlands – Antelope Library**  
4235 Antelope Road  
Antelope, CA 95843  
(916) 264-2700

Hours: Mon and Wed, noon – 8 pm  
Tues and Thurs, noon – 6 pm  
Friday, 1 pm – 5 pm  
Saturday, 10 am – 5 pm  
Sunday, CLOSED

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[Site Overview Webpage](http://www.epa.gov/region09/McClellanAFB)

[www.epa.gov/region09/McClellanAFB](http://www.epa.gov/region09/McClellanAFB)

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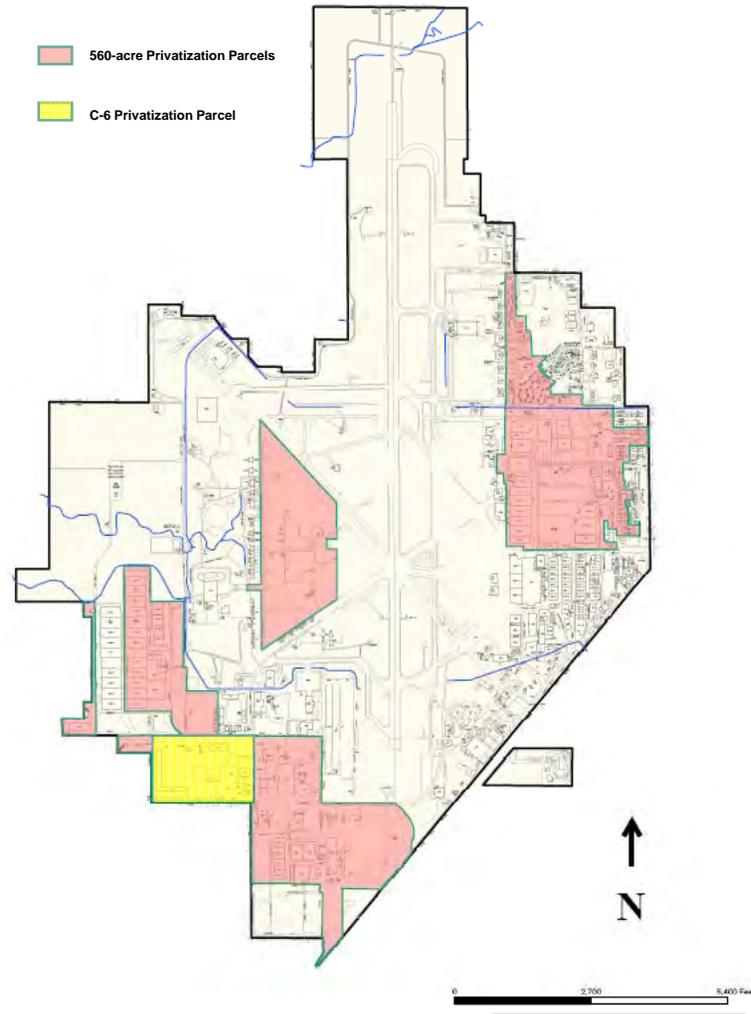
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### McClellan AFB Property Undergoing Privatized Cleanup



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# McClellan Follow-on Strategic Sites

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Air Force Real Property Agency  
Steve Mayer  
Base Environmental Coordinator



21 September 2010

## Follow-on Strategic Sites



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- 108 Sites
- Contaminants in soils and shallow soil gas
- Groundwater contaminants addressed in 2007 Groundwater Record of Decision

## Contaminants of Concern



- Shallow soil gas contaminants: Volatile organic compounds (VOCs)
  - TCE
  - Carbon tetrachloride
  - Chloroform
  - PCE

## Contaminants of Concern



- Soil contaminants: Non-volatile organic compounds (non-VOCs)
  - Heavy Metals
    - Cadmium
    - Lead
  - Total Petroleum Hydrocarbons (TPH)
  - Semi-volatile organic compounds (SVOCs)
    - PAHs: naphthalene, benzo(a)pyrene
    - PCBs
  - Radium

## Follow-on Strategic Sites RI/FS



- Presents data collected over 17 years
- Analyzes risks to human health and the environment
- Establishes cleanup goals
- Evaluates cleanup options to be carried forward to Proposed Plan
- Recommends some sites as “no action”

## Site Screening for Further Evaluation in FS



- Each site considered independently
  - Estimated risks based on maximum concentrations
  - Extent of contamination
  - Background concentrations
- 49 sites included in Draft Feasibility Study
- 59 sites recommended as No Further Action

## Cleanup Goals



- Protect human health
- Protect surface water and groundwater quality
- Protect the environment

## General Remedial Alternatives



Action	Remedial Technology
No Action	None
Institutional Controls	Governmental controls - zoning, permits Proprietary controls - easements, covenants Enforcement and permit tools - Administrative order, Federal Facilities Agreement Informational devices - Deed notice, advisories
Monitoring	GW/Soil Gas Monitoring
Engineered Controls	Physical restrictions - fencing Access monitoring - alarms Surface controls - cover Vapor collection/ removal Sediment collection

## General Remedial Alternatives

Action	Remedial Technology
Containment	Capping Surface controls - sealing, revegetation Dust and vapor suppression
Removal	Excavation
Storage	Temporary storage
Treatment	Ex situ - physical, chemical, biological or thermal In situ - physical, chemical, biological or thermal
Disposal	Offbase landfill Onbase reuse Resource recovery Onbase consolidation Land Application

## Alternatives Evaluated

- No Action
- VOC2 Institutional controls (ICs) to prohibit residential use
- VOC3 Engineered controls to mitigate shallow soil gas
- VOC4 Soil vapor extraction (restricted land use)
- Non-VOC2 Engineered controls, ICs, and monitoring (restricted land use)
- Non-VOC3 Bioventing (restricted land use)
- Non-VOC4a Excavation and disposal (Restricted land use)
- Non-VOC4b Excavation and disposal (Unrestricted land use)

## EPA Evaluation Criteria



Each site evaluated independently for all applicable alternatives

- Overall protectiveness of human health and the environment (including groundwater)
- Compliance with state and federal environmental requirements
- Long-term effectiveness
- Reduction of toxicity, mobility or volume of contaminants through treatment
- Cost
- Short-term effectiveness
- Implementability
- State acceptance
- Community acceptance

## Next Steps



- Draft Feasibility Study in regulatory review
  - RAB participation encouraged during FS process
- Final Feasibility Study: Spring 2011
- Proposed Plan of Air Force's preferred alternatives
  - Public comment period: Summer 2011
- Record of Decision: Early 2012



Questions  
and  
Discussion





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# McClellan

## Focused Strategic Sites

### Record of Decision Update

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Air Force Real Property Agency  
Steve Mayer  
Base Environmental Coordinator



21 September 2010



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## Focused Strategic Sites

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- 11 sites with largest volume of soil, major cost driver for McClellan's cost-to-complete
  - Disposal pits
  - Landfills
  - Fire training area
  - Small arms firing range
  
- Remedies used on these sites will help determine appropriate remedies for other sites
  - Follow-on Strategic Sites
  - Small Volume Sites

## Contaminants of Concern



- ❑ Volatile organic compounds (VOCs)
- ❑ Semi-volatile organic compounds (SVOCs)
- ❑ Total petroleum hydrocarbons (TPHs)
- ❑ Heavy Metals
- ❑ Dioxins/Furans
- ❑ Polynuclear Aromatic Hydrocarbons (PAHs)
- ❑ Polychlorinated Biphenyls (PCBs)
- ❑ Pesticides
- ❑ Radionuclides

## Proposed Plan - October 2006



- ❑ Five alternatives considered
  - ❑ No action
  - ❑ Composite caps
  - ❑ Excavation/on-base consolidation
  - ❑ Excavation/pre-treatment/on-base consolidation
  - ❑ Excavation and off-base disposal
- ❑ Public comment period
  - ❑ October 30, 2006 to January 16, 2007
  - ❑ 12 comments received

## Record of Decision (ROD)



- 2007 – ROD delayed to resolve question of jurisdiction of radiological waste cleanup oversight
  - 2008 – Nuclear Regulatory Commission ruled EPA has lead oversight role, NRC will monitor activity
- 2008 – In response to public comments, Air Force changed remedy for CS 024 from capping to excavation/on-base consolidation
  - Supports Redevelopment Zone, south end of base
- Jan 2010 – Draft ROD released for Agency review, Draft Final version expected Oct 2010

## ROD Issues Being Resolved



1. Background levels for radionuclides, primarily radium, and agreed upon cleanup level
2. Radiation license and land ownership
  - How to transfer property when radiation is left in place (EPA certification of remedy and Department of Public Health approval of waiver of license requirement)?
3. Site CS 022 remedy
  - Air Force proposes modified capping in place. Protective and most cost effective.
  - EPA proposes excavation/segregation and off-base disposal of incompatible wastes/pre-treatment and consolidating remaining soil in on-base Consolidation Unit (CU).

## ROD Issues Being Resolved



4. CU regulations regarding soil treatment prior to disposal
  - Establishing acceptance criteria for soils being placed in CU (segregate incompatible materials)
  - Characterize, then stabilize soils exceeding criteria, “principal hazardous constituents” ( $>10^{-3}$  cancer risk or Hazard Index (HI)  $\geq 10$ )
5. Designation of Principal Threat Waste
  - Waste with an unusually high risk range
  - Evaluate feasibility and effectiveness of treatment before consolidation



## Discussion

## Response to Public Comments from the 21 September 2010 McClellan Restoration Advisory Board (RAB) Meeting

Commenter	Comment	Air Force Response/Action
Frank Miller	<p>With reference to this publication that I'm holding up – the Proposed Plan Fact Sheet for Skeet Range dated July 2010. You have several alternatives listed here and they're all within a \$3 plus million to \$5 plus million box. It seems everybody was thinking within the box; within that \$3.5 million to \$5.5 million box. I'm suggesting that there is another alternative that hasn't been considered. And that would be to, on the skeet range, to take that area and just plow it under. Use an agricultural practice and plow it under and revegetate the area. Now I'm not suggesting that that's what should be done. I'm only saying that's another alternative that has been overlooked. And when I say plow it under, revegetate and use restricted use of it thereafter, that is a much lower cost to the taxpayer and there is no eminent threat to any adults that would be out there. And I would like some sort of response to that.</p>	<p>The Final <i>SR401 Skeet Range Remedial Investigation/Feasibility Study</i> analyzed a number of cleanup technologies and processes for potential implementation at the former McClellan Skeet Range. The Comprehensive Environmental Response and Compensation Act (CERCLA) lists nine specific criteria that an alternative must meet before it can be selected and implemented at a CERCLA site. The first two of these: Overall Protectiveness of Human Health and the Environment; and Compliance with State and Federal Environmental Requirements, are "threshold criteria." They must be met for an alternative to be eligible for selections. The Feasibility Study does not analyze any technologies or processes that would not meet those threshold criteria, other than the "No Action," alternative, which is required by CERCLA as a baseline for comparison against other alternatives.</p> <p>With that in mind, to have considered any alternatives, such as plowing the contaminants under, that do not meet the threshold requirements, would not have been a wise use of limited taxpayer dollars. The Air Force examined a wide range of potential technologies and processes that would meet the minimum "threshold" criteria as established by CERCLA. The analysis of those processes and technologies is presented in the <i>SR401 Skeet Range Remedial Investigation/Feasibility Study</i>. The Air Force carefully considered the level of contaminants across the former Skeet Range in developing the preferred alternatives. Only those areas with contaminants above industrial use levels will be excavated; other areas with lower levels of</p>

<b>Commenter</b>	<b>Comment</b>	<b>Air Force Response/Action</b>
		<p>contaminants will have institutional controls for protection of human health and the environment.</p> <p>As described in the <i>SR401 Skeet Range Proposed Plan and the Proposed Plan Fact Sheet</i> dated July 2010, a 30-day public comment period for the Skeet Range cleanup was held from July 8 through August 9, 2010. This is the stage in the CERCLA process during which public input into a cleanup decision is most beneficial. Additionally, the Air Force presented a briefing on the Skeet Range RI/FS to the RAB at its Feb. 16, 2010 meeting, with the goal of receiving input from the RAB and community about the alternatives being considering during the Feasibility Stage (prior to the Proposed Plan).</p>