

**McClellan Restoration Advisory Board (RAB) Meeting  
Lionsgate Hotel and Conference Center  
Thursday, December 10, 2015, 6:30 – 8:30 pm**

**AGENDA**

<b>TIME</b>	<b>TOPIC</b>	<b>LEAD</b>
6:30 – 6:35	Welcome, Introductions and Purpose	Facilitator, Bill Davis
6:35 – 6:40	Agenda and Ground Rules	Facilitator, Bill Davis
6:40 – 6:45	Comments on Aug 2015 Minutes	Facilitator, Bill Davis
6:45 – 6:50	Community Co-chair Update	Community Co-chair Gary Collier
6:50 – 7:20	<b>Air Force Cleanup Projects Status Update</b> <i>Goal: Provide an update on each active cleanup project</i> <i>Process: Presentation and Q&amp;A</i>	Air Force, Steve Mayer
7:20 – 7:25	<b>Regulatory Update</b> <i>Goal: Provide an update of regulatory agency items of interest</i> <i>Process: Presentation and Q&amp;A</i>	Regulatory Agencies
7:25 – 7:30	<b>Local Reuse Authority Update</b> <i>Goal: Provide an update of Local Reuse Authority activities</i> <i>Process: Presentation and Q&amp;A</i>	Sacramento County
7:30 – 8:00	<b>Privatized Cleanup Status</b> <i>Goal: Update the RAB and community about the privatized cleanup projects, and discuss issues as necessary</i> <i>Process: Presentation and Q&amp;A</i>	TetraTech Valerie Walker
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, more time may be allowed as necessary and available.</i>	Facilitator, Bill Davis
8:15 – 8:30	<b>RAB Members Advice, Comments, &amp; Announcements</b> <i>Goal: Solicit advice from each RAB member for upcoming agendas, and provide an opportunity for RAB members to express brief comments and/or make announcements</i> <i>Process: Around the table for each member; comments will be recorded and will form future agendas</i>	RAB

## **MEETING GUIDELINES**

### **Ground Rules**

- *Be respectful – no personal attacks*
- *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*

**McClellan Air Force Base (AFB)  
Restoration Advisory Board (RAB) Meeting Minutes - DRAFT  
December 10, 2015 -- McClellan, California**

Time: 6:30 PM  
Place: Lionsgate Hotel  
North Highlands, California

**RAB Member Attendees**

<u>NAME</u>	<u>AFFILIATION</u>
CAROLYN GARDNER	MCCLELLAN PARK RESIDENT
BOB FITZGERALD	U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)
STEVE MAYER	AIR FORCE CIVIL ENGINEER CENTER; CO-CHAIR
STEPHEN PAY	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCE CONTROL
JAMES TAYLOR	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD
GLENN JORGENSEN	NORTH HIGHLANDS COMMUNITY
TINA SUAREZ-MURIAS	ENVIRONMENTAL COMMUNITY
ALAN HERSH	MCCLELLAN BUSINESS PARK
DANA BOOTH	SACRAMENTO COUNTY
GARY COLLIER	PARKER HOMES COMMUNITY, CO-CHAIR
PAUL PLUMMER	BUSINESS COMMUNITY

**I. Welcome, Introductions and Agenda**

Mr. Bill Davis welcomed everyone to the meeting and introduced himself as the meeting facilitator. Attendees signed the sign-in sheet, and picked up available handouts. Mr. Davis went over the agenda and the general format and ground rules of the meeting, including how to be recognized as a speaker during the meeting and when to ask questions.

Mr. Davis invited the RAB members to introduce themselves and the stakeholder groups they represent. He then invited members of the audience to introduce themselves and state if they had any questions or concerns they would like addressed at the meeting. Mr. Davis also went over the meeting guidelines for the RAB, focusing on being respectful to each other and progress-oriented.

## **II. AUGUST 2015 Minutes**

Mr. Davis invited the RAB to review the August 2015 minutes.

There were no changes to the minutes from the RAB. The minutes are considered approved.

## **III. Community Co-chair Update**

Mr. Gary Collier mentioned that he participated in the pre-RAB meeting Dry Run and found it interesting, and tonight will be an interesting meeting because there is a lot to talk about. He also said he takes pride, as everyone should, in what has happened here at McClellan over the past few years.

Mr. Collier also suggested that perhaps the wildlife area might be of interest to local schools, as opposed to being turned over to the base, as he would like to see it be used for educational purposes.

Mr. Hersh replied that the area Mr. Collier is referring to is nature preserve, and they have put funding into an annuity of about \$1million that will manage the preserve. There have been discussions with the third-party management entity, which is approved by US Fish and Wildlife Service, to incorporate educational opportunities.

## **IV. Air Force Cleanup Update**

Mr. Mayer provided an update on each active cleanup project, including the current Field Activities, the Follow-on Strategic Sites, Old Magpie Creek Channel, AOC 314, and Hexavalent Chromium, and Property Transfer (see Attachment 1).

### *RAB Discussion*

Mr. Jorgensen asked about “retained condition” and what the significance of that was. Mr. Mayer explained that through privatization, there was a special condition for radium cleanup, and the Air Force retains responsibility to clean up the radium for that sites as part of FOSET #1 privatization. This past summer the second round of cleanup for that site was conducted, but there is still some residual contamination at the site, so the Air Force will need to obtain more funding to finish the work in the next year.

### *Questions from the Public*

A member of the public asked if we share information with the water purveyors, such as Sacramento Suburban Water District and Rio Linda Water District, and how the cleanup impacts these agencies

Mr. Taylor replied that there are regular meetings with the water purveyors and Sacramento Groundwater Authority and through these meetings and other communications, water purveyors in the area are provided with updates about McClellan cleanup.

A member of the public asked for clarification on the sampling data and results for off-base hexavalent chromium sampling, and questioned the information presented that the levels are as low as 14 and 16 parts per billion. She stated she has seen Air Force results showing much

higher levels. Mr. Mayer explained that those higher levels are from the source areas in the middle part of the base, which is being treated by the pump-and-treat system, whereas the levels he mentioned earlier during the presentation was near the edge of the base and other locations not near the source areas.

The member of the public suggested that groundwater moves and off-base production wells draws the contamination off base. Mr. Mayer said while it is certainly true the groundwater moves, our system of extraction wells capture the contamination, and the extensive system of monitoring wells confirm this capture is occurring, both laterally and vertically.

The member of the public acknowledged the Air Force has invited her to meet and to go over the sampling results in greater detail. She also said she has talked with the Air Force and they will provide her with the sampling data for hexavalent chromium, and once she has had a chance to review that, she may request a meeting to discuss the results.

A member of the public asked about the treatment technology for hexavalent chromium. Mr. Mayer explained that we have an ion-exchange system in place, but have not had to use it because the effluent is below the discharge limits. The member of the public asked about the disinfectant by-products that was found in the City of Sacramento that are cancer-causing. Mr. Mayer said that is related to municipal water treatment, and not applicable to our groundwater treatment.

A member of the public made a comment that sampling at the low levels being discussed are so minimal, the people worried tonight are simply trying to get money from the government.

A member of the public asked what the impact to the Coast Guard will be relating to the upcoming transfer of the airfield. Mr. Hersh explained that they are a tenant of the airfield, so there is no impact. The Coast Guard doesn't pay rent for the the building, and airfield operations are paid through surcharges on fuel.

A member of the public asked about disposal of the radium soil removal, and if it had to go out of state. Mr. Mayer explained that the Air Force used to have to ship it out of state, but the consolidation unit build on base now is where the soil is disposed of.

A member of the public made a comment that he used to measure radiological background levels higher than what is being removed and suggested this cleanup effort was to benefit McClellan Park, but not really required, similar to the scam at Building 252.

## **V. Regulatory Update**

There were no regulatory updates.

## **VI. Local Reuse Authority Update**

Mr. Booth wanted to use his time on the agenda to allow Mr. Hersh to update the community what is going on with regards to the redevelopment and McClellan Park. Mr. Hersh pointed out that he appreciates the discussion and questions about the groundwater cleanup and thanked the members of the public and Air Force for having the conversation.

Mr. Hersh updated the community about the Watt Ave “business improvement district” that taxes themselves to provide additional services. More than \$400,000 annually will be raised for security and patrol for criminal activity and cleanup. The concern, however, is that the criminal activity will just move to other locations, so McClellan Park is also increasing its security efforts. He said he believes this is a great thing for the community.

A member of the public asked who had influence or voted on the business improvement district, and how it impacts the Twin Rivers School District and if there were meetings where this was discussed. Mr. Hersh said the businesses themselves decided to do it and there is no real direct impact to the school district.

Mr. Hersh pointed out their employees and donors, through its “McClellan Cares” program, raised \$36,000 for baskets for school within the community to help families.

Mr. Hersh said that as far as leasing activity, overall it is good for the industrial and airfield activities, but not so much for office space. Overall, there is about 7.5 million sq. ft. leased at McClellan and about 15,000 employees, and McClellan Park is very pleased to be out here and part of North Highlands.

Ms. Gardner asked about the signs for the retail center and what the intention is for this location and if or when they might be rented out, along Peacekeeper and Watt?

Mr. Hersh said they’ve been marketing it for quite some time, and retail is a funny market. When the retail income market becomes sufficient, tenants will know and come.

## **VIII. Privatized Cleanup Update**

Mr. Hersh and Mr. Booth provided the presentation (attachment 2).

### *Questions*

Mr. Collier asked about the food service entity would potentially be located. Mr. Hersh responded that it would be towards the southern part of the base, where all the logs essentially are currently being stored.

A member of the public asked about an area near Winters (pointed out at a map), a site where it appears that multiple cleanup sites are being combined? Mr. Hersh explained that when construction or utility line work has been done, this is where clean soil is stored, not contaminated soil. Since McClellan is a Superfund site, no soil can be removed off site unless it is to an EPA-approved disposal facility. This clean soil will be used to raise the level of the land in an area so it’s no longer a sump-like area.

A member of the public asked how much taxpayers are being charged for the use of tonight’s facilities, which McClellan Park received for free, and refreshments. Mr. Hersh pointed out Lionsgate is part of McClellan Park and is a for-profit entity, and clarified that they did not receive the facility for free and they have made significant investments into the property. One of the challenges of base reuse is improving the facilities so they can draw tenants and businesses to the area.

## VII. Public Comment

**Mr. Frank Miller:** You could throw darts at names in a phonebook and get more competent and much more capable people at random to get people to come here to represent the hardworking American taxpayer. This meeting is a ridiculous waste of taxpayer money. It is a joke. Hey, Restoration Advisory Board, what advisories have you proffered, how much taxpayer money have you saved, what have you accomplished? The answer is zero. Nothing. Mr. Plummer and Mr. Green, you say you represent business and education? Explain that. How does that work? That's just bullcrap. And what makes matters worse...*(interrupted by facilitator, and reminded to be respectful)*. And what makes matters worse are the stupid, corrupt, greedy government officials who act like useless muppets that they are. This meeting format is a failure. The RAB at Mather failed many years ago, as well as most others. Yet Steve Mayer and Brian Sytsma continue to hide that fact from the taxpayer. Steve Mayer and Phil Mook, you should be ashamed to pander to this group of useless poodles. How much money *(interrupted again for being disrespectful towards community RAB members)*.

## XI. RAB Members' Advice, Comments, and Announcements

Mr. Booth wished everyone a happy holiday season.

Mr. Pay thanked everyone for coming out to the meeting and asking questions.

Ms. Gardner pointed out that she has recently lost members of her family, and wanted to let everyone know she appreciates being able to be here at the meeting, and thanked everyone.

Mr. Mayer said there has been a lot accomplished over the past year and much coming in the following year. He said this is a good group of people and he appreciates the members of the public coming out and participating in the meeting and the cleanup process.

Mr. Jorgensen thanked the members of the public for coming to the meeting and appreciates their questions and concerns. He also mentioned that addressing the Old Magpie Creek channel cleanup is something that perhaps could have easily been overlooked, and commended the Air Force for this.

Mr. Collier thanked the Air Force for addressing questions he had outside the meeting and getting the answers. He appreciates being able to call the Air Force and get answers to the questions he has.

Mr. Fitzgerald thanked everyone for attending, and reminded everyone that next year there will be an important opportunity for public input with the privatized cleanup with a proposed plan public meeting.

Mr. Taylor appreciates the community's input and looks forward to hearing more discussion at the next meeting.

Mr. Plummer said he is very proud that McClellan Park and everyone here as worked so hard to get where things are today. He knows where this thing started at years ago, and is very happy to see things today.

Mr. Suarez-Murias said she was pleased to see a few children here, and this is a great opportunity to provide a good example to them.

The meeting adjourned at 8:30 p.m.



# ***Air Force Civil Engineer Center***

---

*Integrity - Service - Excellence*



## **McClellan Restoration Advisory Board Meeting**

**December 10, 2015**

---



# Agenda

---

<b>6:30 – 6:35</b>	<b>Welcome and Introductions</b>	<b>Facilitator</b>
<b>6:35 – 6:40</b>	<b>Agenda and Ground Rules</b>	<b>Facilitator</b>
<b>6:40 – 6:45</b>	<b>Approve Minutes (August 2015)</b>	<b>Facilitator</b>
<b>6:45 – 6:50</b>	<b>RAB Co-chair Update</b>	<b>Community Co-chair</b>
<b>6:50 – 7:00</b>	<b>Community Co-chair Election</b>	<b>Facilitator</b>
<b>7:00 – 7:15</b>	<b>Privatized Cleanup Status</b>	<b>Tetra Tech</b>
<b>7:15 – 7:20</b>	<b>Regulatory Update</b>	<b>Regulatory Agencies</b>
<b>7:20 – 7:25</b>	<b>Local Reuse Authority Update</b>	<b>Sacramento County</b>
<b>7:25 – 8:10</b>	<b>Air Force Cleanup Projects Status Update</b>	<b>Air Force</b>
<b>8:10 – 8:15</b>	<b>Public Comment</b>	<b>Facilitator</b>
<b>8:15 – 8:30</b>	<b>RAB Members Advice, Comments, &amp; Announcements</b>	<b>RAB</b>

---



# 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)
- Be respectful
- 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’ experience
- 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



# Purpose of the RAB

---

- **DoD installations require local community input into cleanup program**
- **RABs enable people interested in the cleanup to exchange information**
- **RAB membership includes the Air Force, regulatory agencies, redevelopment agencies, elected representatives, and local community volunteers**
- **RAB members do not need technical experience or education, but rather an interest in learning about the cleanup and being active in their communities**



# Minutes

---

## ■ August 2015



---

# Community Co-chair Update



---

# Privatized Cleanup Status

**Valerie Walker**  
**Tetra Tech**



---

# Regulatory Agency Update

**Regional Water Quality Control Board**

**CA Dept of Toxic Substances Control**

**US Environmental Protection Agency**





---

# Local Reuse Authority Update



---

# **Air Force Cleanup Update**

**Steve Mayer**

**Air Force Civil Engineer Center**



# Field Update

---

**BRAC Cleanup Team (BCT) Handout – 19 Nov**



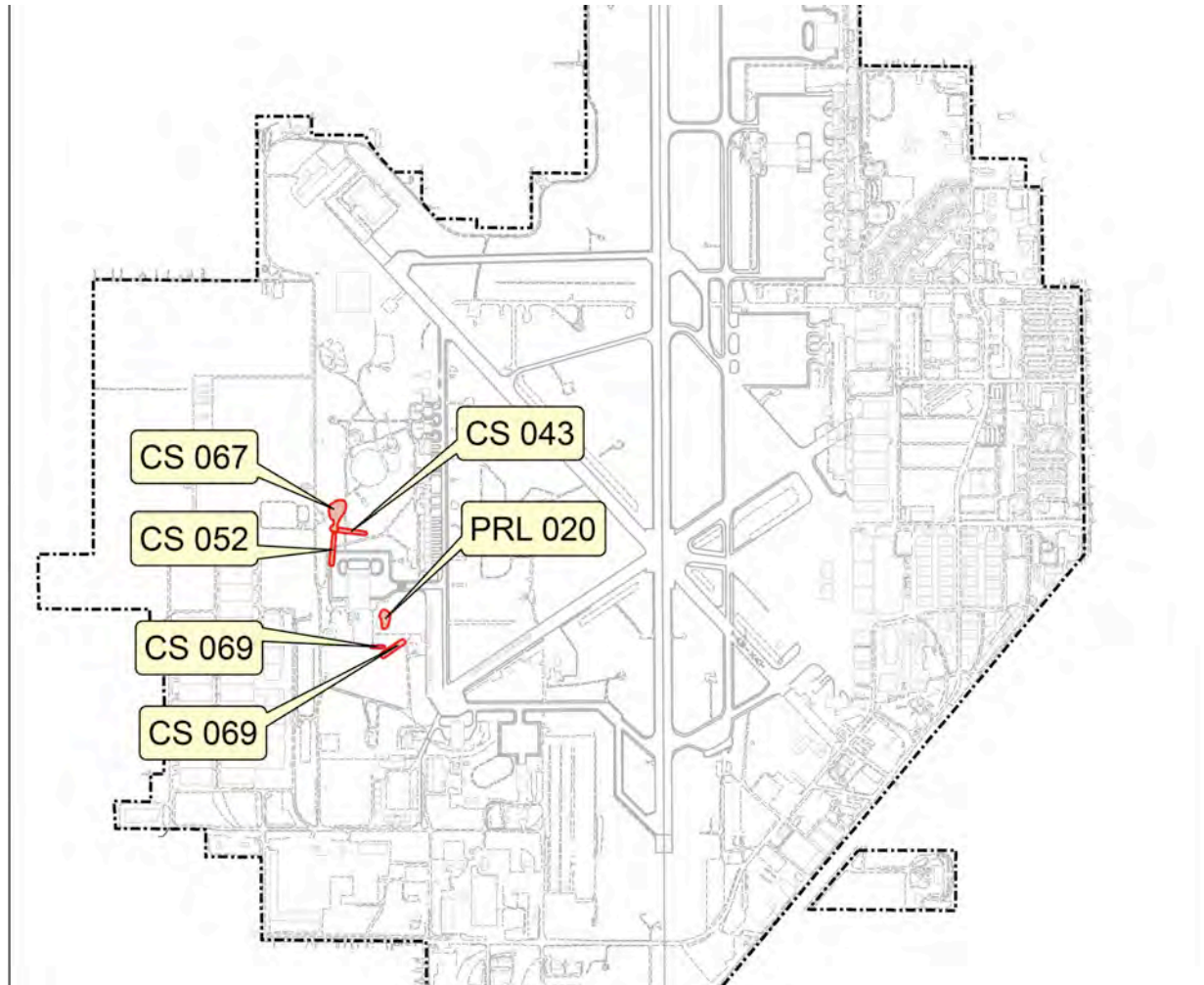
# Field Activities

---

- **Work plan has been finalized for site excavation on five FOST sites.**
- **Estimated soil removal volumes**
  - **PRL 20 = 3,000 cubic yards (CY)**
  - **CS 43 = 32,170 CY**
  - **CS 69 = 54,080 CY**
  - **CS 67 = 22,760 CY**
  - **CS 52 = 22,420 CY**
- **Excavation will begin next field season.**
- **Project will take approximately two years.**
- **Soil will be placed in CU.**



# Follow-On Strategic Sites





# Old Magpie Creek Channel

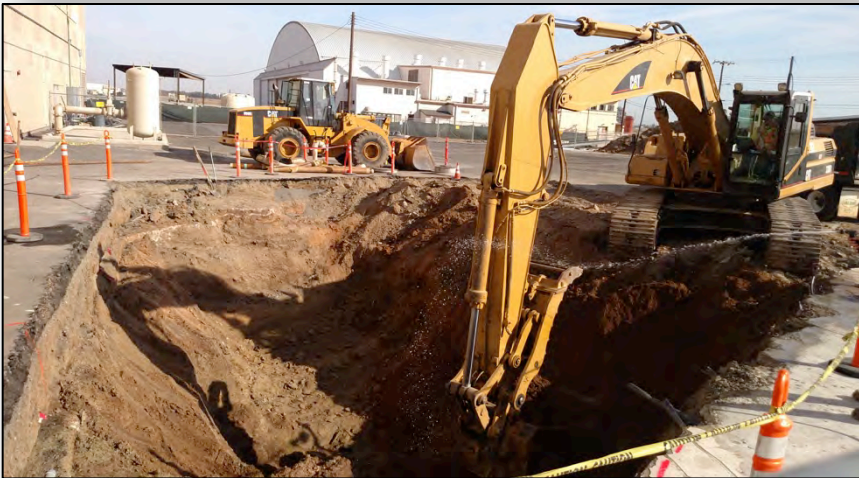
---

- Completed slot removal on east side of main excavation area.
- One sample from Trench 1 floor was at 2 pCi/g. Excavated an additional 10' by 10' scrape of hardpan on Dec 1.
- Backfilled Trench 3 on Dec 7. Will restore asphalt when Trench 1 area is restored.
  - Sample results show preliminary estimates at 31.4 pCi/g.
- Backfilled and restored Trench 2 Nov 30.
  - Sample results show preliminary estimates at 67.3 pCi/g.
- Scheduled borings inside Building 690 for Dec 21 – 22.





# Old Magpie Creek Channel







# Old Magpie Creek Channel



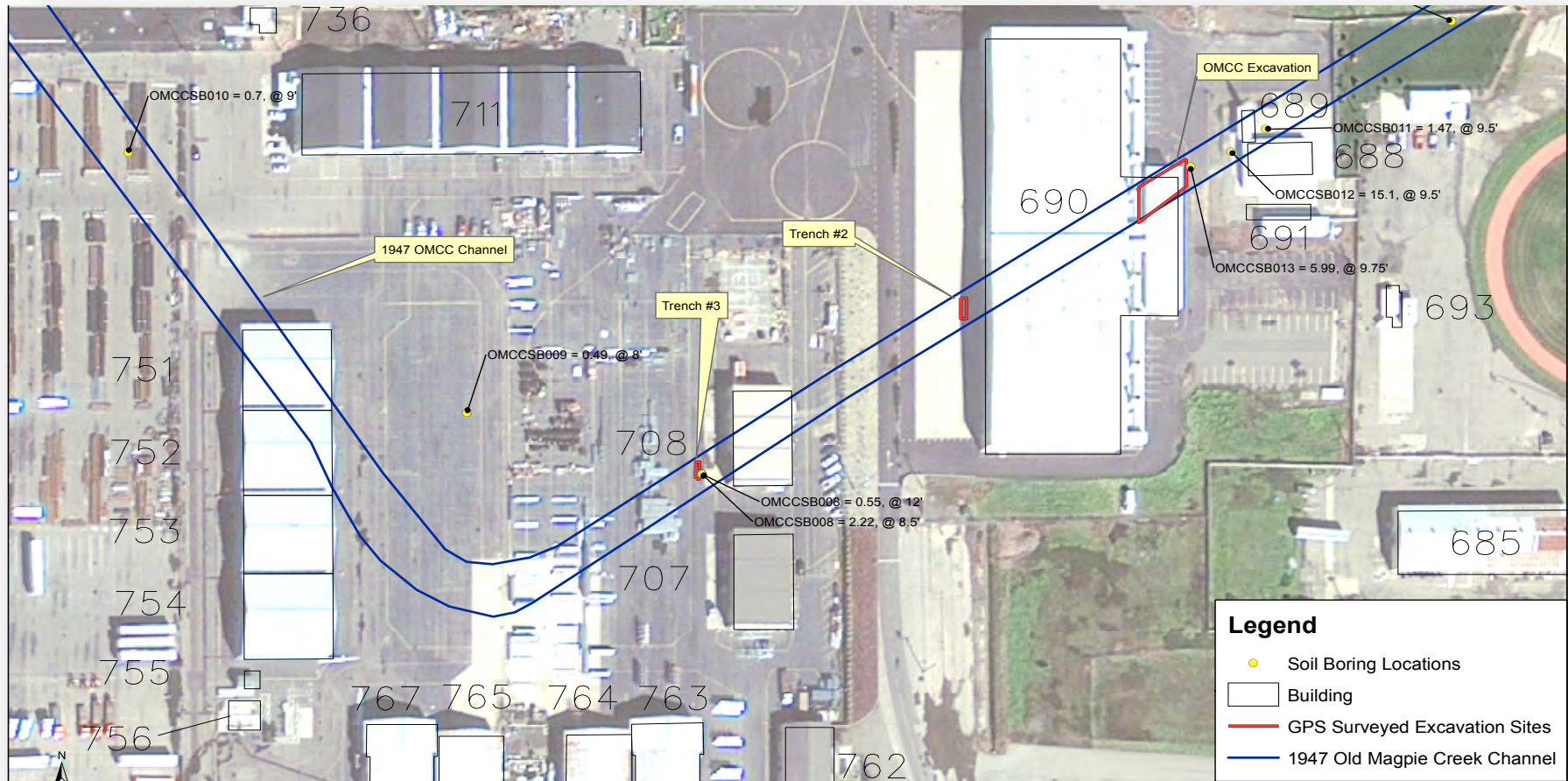
*Integrity - Service - Excellence*





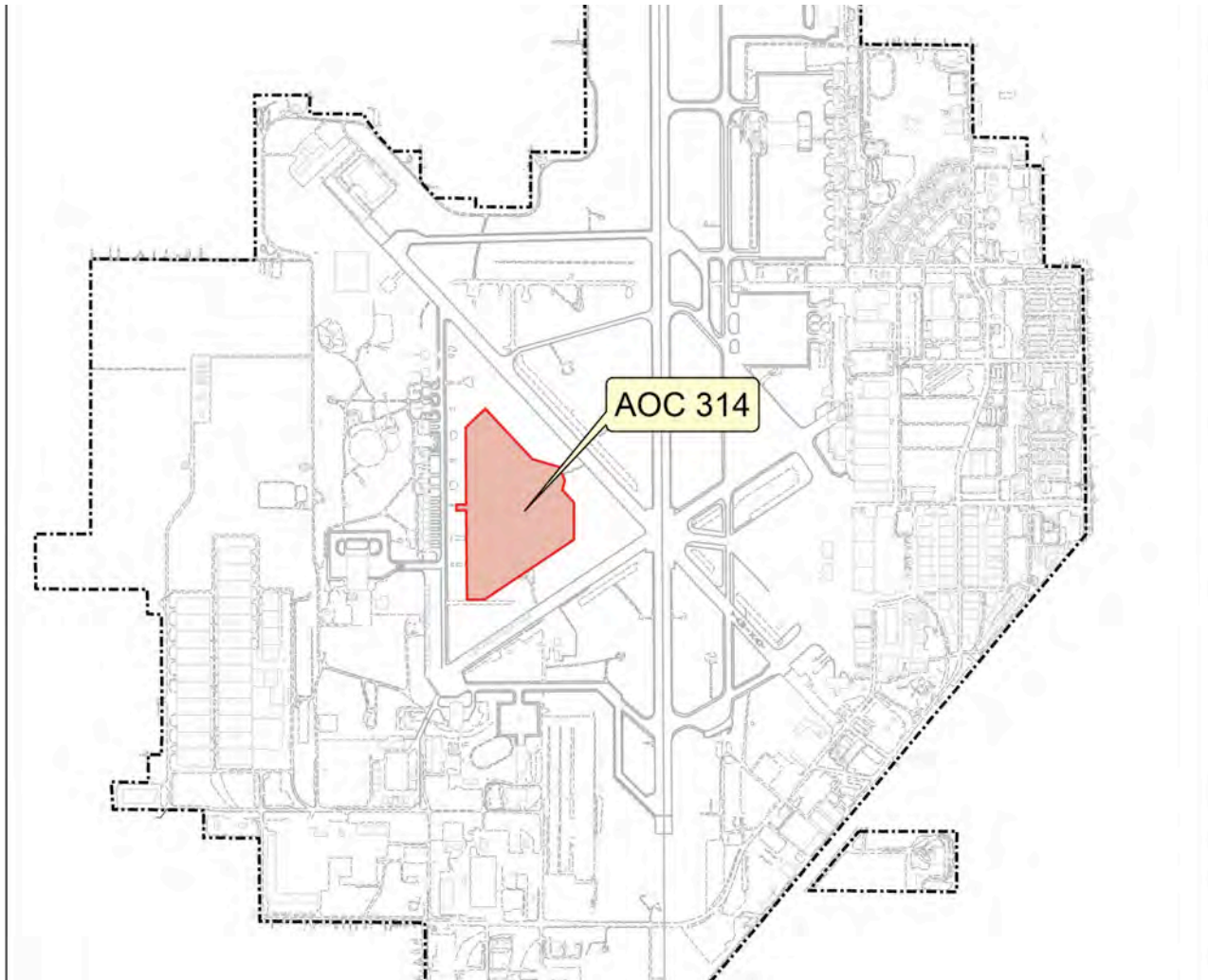
# Old Magpie Creek Channel

## Current Aerial of Old Magpie Creek Channel





# AOC 314





- **Non-Time-Critical Removal Action.**
- **Third round of excavation has been performed.**
- **Field results indicate that cleanup levels have probably not been achieved in at least one location.**
- **Soil samples were taken and sent to an off-site lab.**
- **If it is confirmed that cleanup levels have not been met, more excavation will be required.**



# Hexavalent Chromium

## Completed steps

---

- **Determined background of HexChrome at McClellan.**
  - Finalized HexChrome background tech memo.
  - Established background levels at 14 ppb.
- **Conducted additional off-base sampling.**
  - Results ranged from non detect to 16 ppb.
  - Only one of the sample results exceed the background threshold limit (BTL) of 14.
  - That exceedance is in an area of no known source and wells between it and the base are well below the BTL.



# Hexavalent Chromium

## Future Activities

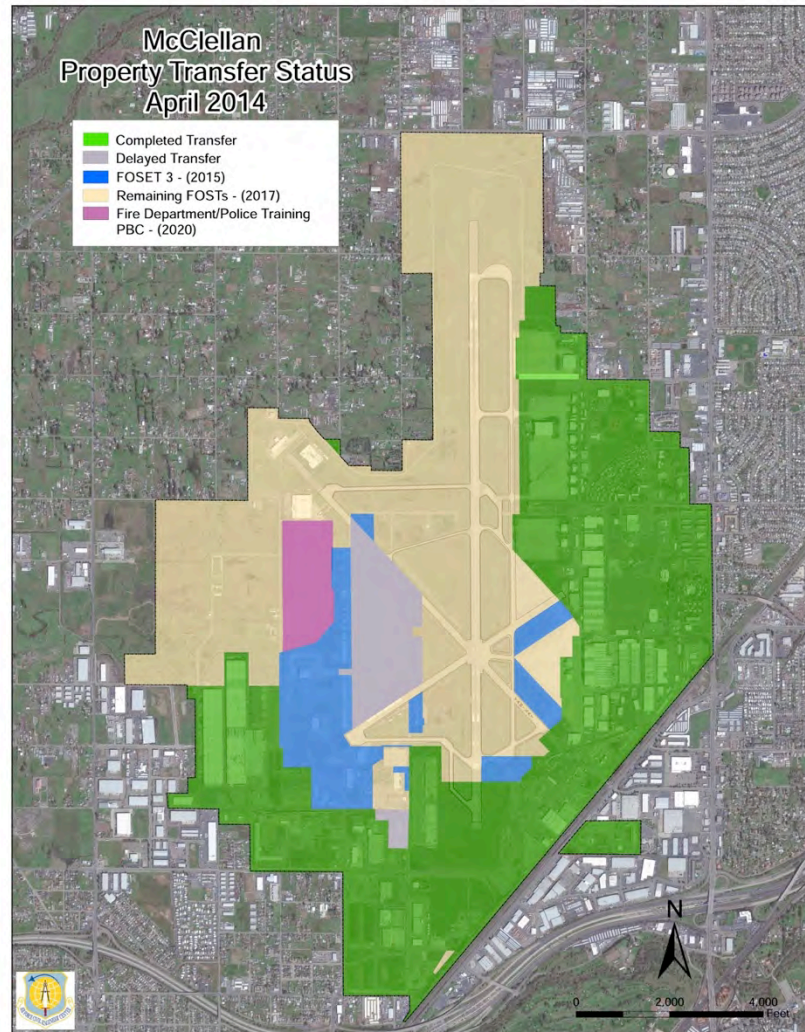
---

- **Update Record of Decision GW (ROD) with Explanation of Significant Difference to incorporate new State cleanup levels.**
- **Optimize existing pump and treat system as needed to meet new standards.**
- **Continue rigorous sampling and data collection/analysis.**
- **Air Force and Regulators will ensure continued protection of human health and environment.**
- **Cleanup time and treatment methods will not be affected**





# Property Transfer





## ■ Airfield Findings of Suitability for Transfer

- The final Airfield FOST is in preparation.
- Should be final by the end of Jan.
- 900+ acres to be transferred to the County.

## ■ Ecological Sites DRAFT FOST in Feb.

### ■ 350 acres include:

- West Nature Area
- CS 24
- Small Arms Firing Range (SAFR)



# Questions





# Public Comment

---

Goal: Provide opportunity for members of the public to comment.

Process: Public members fill out a comment card indicating they want to speak. The facilitator will call each person to the microphone. Statements will be timed and are limited to 3 minutes for each speaker. The timer will notify the speaker when they have 30 seconds remaining and when they have reached 3 minutes.



# RAB Advice, Comments, and Announcements

---

Goal: Solicit advice from each RAB member for upcoming agendas, and provide an opportunity for RAB members to express brief comments and/or make announcements.

Process: Round the table for each member to offer top suggestions for agendas, comment, and announcement; comments will be recorded and will form future agendas.