

McClellan Air Force Base (AFB)  
Restoration Advisory Board (RAB) Meeting Minutes FINAL  
16 February 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: SACRAMENTO COUNTY
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
ADRIAN DEWALD	TECHNICAL COMMUNITY; MCCLELLAN PARK BUSINESS
CAROLYN GARDNER	MCCLELLAN PARK RESIDENT
PAUL GREEN, JR.	EDUCATION COMMUNITY; CO-CHAIR
ALAN HERSH	MCCLELLAN BUSINESS PARK
STEVE MAYER	AIR FORCE REAL PROPERTY AGENCY; CO-CHAIR
RANDY ORZALLI	EDUCATION COMMUNITY
STEPHEN PAY	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL
PENNY REDDY	U.S. ENVIRONMENTAL PROTECTION AGENCY
TINA SUAREZ-MURIAS	ENVIRONMENTAL COMMUNITY
JAMES TAYLOR	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

**I. Welcome, Introductions, and Meeting Guidelines**

Gaelle Glickfield welcomed the group to the meeting and introduced herself as the meeting facilitator. Attendees signed the sign-in sheet (Attachment 1), and picked up available handouts.

The RAB members introduced themselves and the stakeholder group they represent. Ms. Glickfield invited everyone in the room, including community members, to introduce themselves and state if they have a particular topic of interest. Topics brought up by community members or RAB members, but not immediately addressed, will be added to a whiteboard “parking lot” to be

either addressed later in the meeting or captured in the minutes. No topics were identified in the introductions.

## II. Agenda and Comments on December 2009 Minutes

Ms. Glickfield 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.

She asked if there were any comments or changes to the December 2009 meeting minutes (Attachment 3). There were none; the minutes are considered adopted as is.

## III. Community Co-chair Update

Paul Green, Jr. presented certificates of membership to the RAB members.

Mr. Green reported that he participated in the RAB pre-meeting this month and appreciated the opportunity to provide input and that it was received graciously.

## IX. Community Co-chair Election Procedure

Mr. Green referred the RAB to the proposed Amendment 1 to the RAB Operating Instructions (Attachment 4). He explained that the proposed amendment last meeting was tabled so that RAB members could discuss the issue with their constituencies.

Gary Collier requested that the amendment be removed from the table and the discussion of the amendment be opened.

Ms. Glickfield read the proposed amendment and Mr. Green made a motion that the proposed amendment be adopted. The motion was seconded by Alan Hersh and Carolyn Gardner. Ms. Glickfield then opened the floor for discussion.

Mr. Collier stated he is very uncomfortable with the proposed amendment in which the regulators would have a vote in the community co-chair selection. He sees it as a conflict of interest and it is wrong. He stated for the record that he believes the Governor has abused the public trust in other means and he thinks it is wrong to give the regulators that opportunity as well. He has heard this concern from others in the community and has discussed this with some of the regulators and Mr. Green.

James Taylor said he personally believes this is the community's co-chair position and they should elect it. He would abstain from any vote.

Adrian DeWald said he agrees that the community members should be the ones to vote for the community co-chair.

Ms. Gardner asked if RAB members are concerned about undue influence.

Mr. Collier stressed that he is not concerned about current regulators at the table, but there is a potential for conflict of interest and abuse from rogue elements in our government. He added he is not aware of it being done this way anywhere else in the country.

Mr. Green stressed that as the existing co-chair he simply put forward the current process as a starting point for codifying the process for the future. He suggested a motion might be in order to strike the phrase that states "including agency representatives."

Mary Hall, community relations representative for the environmental cleanup program at McClellan, clarified that the current operating instructions do not specify a process for electing the community co-chair. The process as recorded in the minutes in the past has been that any member was eligible to vote, however, the regulatory members all abstained from each election in the past.

Dana Booth stated that confusion in the past has come from the ambiguity about whether or not agency representatives are included. It needs to be clearly stated whether they are included or not.

Ms. Glickfield summarized that if "including" is removed, it needs to be replaced with "excluding."

Tina Suarez-Murias asked how a majority would be counted in the case of an even number of members or not all members present at a meeting.

Mr. Green said the incumbent should not vote if there is a tie. He also suggested that that issue can be resolved as it comes up.

Mr. Collier asked that an alternative method of voting be considered, such as email or proxy, in the event that a majority not be present.

Public Input: Mr. Frederick Gayle: Is there any other model from the Secretary of Defense office? How have they dealt with this?

Mr. Green requested that staff research that question and report back to the RAB.

He then made a motion to amend the amendment to say "excluding regulatory agencies." The motion was seconded by Alan Hersh.

The motion carried by a show of hands (8 for; 0 opposed; 4 abstain).

Mr. Collier moved that the revised amendment to the Operating Instructions be adopted. Ms. Gardner seconded. The motion carried by a show of hands (8 for; 0 opposed; 4 abstain).

#### IV. Air Force Cleanup Update

Steve Mayer presented the *BRAC Cleanup Team and Stakeholders Field Review* (Attachment 5) and the *Key Documents* (Attachment 6). Only information and comments not presented in the attachments is recorded in these minutes.

Regarding Building 252 (*Item f2 in the BRAC Cleanup Team and Stakeholders Field Review*), Mr. Mayer noted the building is slated for demolition pending completion of the radiologic decontamination.

Mr. Green asked how a pressure cleaning hose became stuck in the industrial waste line (*Item I, BRAC Cleanup Team and Stakeholders Field Review*). Mr. Mayer explained it was an old

corrugated metal line that had begun to decay and the hose fell through a hole in the line. As line is no longer used, it will be removed in late spring.

In the *Key Documents* discussion, Mr. Mayer noted that the Parcel M FOST was just signed in the prior week and the Air Force is waiting on the covenant deferral letter from EPA before preparing the federal deeds to transfer the property.

The Parcel L2/L3 FOST is awaiting signature and will follow the same process. A key piece necessary for the L2/L3 FOST was the Groundwater Operating Properly and Successfully determination for EPA, which was received in the previous week.

### *Clarifying questions*

Mr. Frederick Gayle asked what is the anticipated transfer date for Parcel M and what is the Air Force's long term commitment to the property once the transfer is complete? Also, how was the property split?

Mr. Mayer said it takes approximately 3 months to complete the deeds and transfer the property. The Air Force always has responsibility for any contaminants on the property. The property recipient is responsible for adhering to all restrictions on the land. McClellan Business Park will administer the encroachment permit process for digging requests.

The deed was divided by determining what was needed for the museum and its parking and the remaining portion went to the park district.

Alan Hersh noted that the property split was approved and coordinated by Sacramento County Board of Supervisors and the North Highlands Recreation and Park District.

### *RAB discussion*

Mr. DeWald asked how long SVE rebound studies typically take

Mr. Mayer said the system needs 6 months to reach equilibrium before monitoring samples can be taken. If the results show significant contaminants present, the system will be restarted. If there is little or no rebound, then the Air Force goes through a STOP analysis as part of the feasibility studies to determine if the system should be permanently shut down. It can take 6 months to a year to get through the process.

Ms. Gardner asked if the 5-year review went on forever and Mr. Mayer confirmed yes, the Air Force is responsible for that in perpetuity.

## **V. LRA Activities**

Mr. Booth discussed a number of gateway projects in the works for 2010 and 2011 which are depicted on Attachment 7. Mr. Hersh noted that the railroad crossing at Gateway 5 will receive a signalized crossing with a gate. The balance of the road improvement is in engineering design through a Department of Defense Office of Economic Adjustment grant and should be ready for construction in 2011.

### *RAB discussion*

Mr. Collier asked whether bikes lanes will be a part of the roadway improvements.

Mr. Hersh said the new street sections will have bike lanes and sidewalks.

Mr. Green asked how much of the improvements is funded by the county and how much by McClellan Business Park.

Mr. Hersh said the county doesn't pay any of it. The first gateway was funded through a \$4 million federal Economic Development Agency grant with \$4.2 million matching from McClellan Business Park. McClellan Business Park also funds County administrative costs not covered by grants. Gateway 5 road improvements are funded through a \$2.5 million Department of Defense Office of Economic Adjustment grant with 10 percent McClellan Business Park match and additional McClellan Business Park funds to the County to cover administrative costs.

Mr. Green asked if McClellan is still considered to be the #1 priority cleanup site and how it is managing to get federal funds when other areas are so strapped.

Mr. Hersh said the most of the federal funds were set aside by the Department of Defense when the base closed to help with redevelopment.

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

Ms. Penny Reddy gave a presentation (Attachment 8) on Parcel C-6. Only information and comments not presented in the attachments are recorded in these minutes.

#### **VII. Public Comment Period**

Frank Miller: I've noticed for several years there has been a lack of transparency regarding budgetary information. This is how we keep score. How much money is being spent and what are things costing? Also, at environmental management what is your staff like? How many technical people do you have; how many administrative people do you have? We're looking for transparency here as taxpayers.

Mr. Hersh asked for clarification as to who the question is directed to: Air Force, EPA, or other regulators?

Mr. Miller responded that he was primarily asking regarding Mr. Mayer's environmental management program. He also asked how much the certificates cost and who paid for that? If it was \$50 per unit, he finds that embarrassing and it should not have been allowed.

Mr. Green clarified that he paid for the certificates out of his own pocket.

Mr. Mayer said the Air Force periodically presents updates of the cleanup financials and that can be added as a future agenda topic. He gave a brief overview of the budgeting process and noted that several years ago the Air Force approved McClellan's long term cleanup strategy and provided funding for that strategy. Regarding staff, Mr. Mayer said there are 14 Air Force staff and some contract staff at McClellan. Of those, 2 or 3 are administrative and the rest are technical. He noted that the McClellan office is the western regional office for the agency and also houses the Air Force staff for the other BRAC bases in the western region. He noted that at one point there were up to 100 people in the building on the McClellan environmental management staff.

## VIII. Regulatory Update

Penny Reddy noted that the EPA has requested a site tour of the skeet range to determine any mitigation measures that might be necessary to protect the vernal pools at the skeet range.

Mr. Green requested that a cost analysis of the mitigation cost be presented in the future.

## VII. Skeet Range Remedial Investigation and Feasibility Study

Mr. Mayer gave a presentation (Attachment 9) on the Skeet Range Remedial Investigation and Feasibility Study. Only information and comments not presented in the attachments are recorded in these minutes.

### *Clarifying questions*

There were no clarifying questions.

### *RAB discussion*

Mr. Collier expressed concern for the waterfowl if lead is left in the vernal pools.

Mr. Meyer said one alternative being considered is a minimal removal of the first inch or two of soil to remove most of the lead to minimize impacts to the pools.

Mr. Orzalli asked if there is an estimate of how much lead there is on the site to be removed.

Mr. Mayer said that number was not calculated. He noted that as there is no exposure pathway for the lead and PAHs under the buildings on the site, there is no need for remediation in those areas.

Ms. Gardner asked whether the clay pigeons eventually disintegrate and if so, is there a point at which they no longer pose a threat?

Mr. Mayer responded that they do break down and the PAHs are a byproduct of that process. Once the clay fractures and decomposes, the PAHs could potentially become mobile.

Ms. Suarez-Murias asked if the breakdown of the clay pigeons could lead to the creation of a hardpan that could impact groundwater flow.

Mr. Mayer said there is not that much clay on the site and it is not impacting percolation of water. There is a hardpan on site several feet below surface but it is not related to the clay pigeons.

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

Mr. DeWald requested that presentation slides be printed multiple slides per page to save paper and storage space.

Ms. Gardner requested that the packets be prepared in order of presentations.

Mr. Green asked for assistance in finding 25 used computers for an aviation academy on the base. On a personal note, Mr. Green said he is a member of Alpha Phi Alpha Fraternity which gives college scholarships and he encouraged everyone to learn more about it. Lastly, he announced he was recently elected president of the Tuskegee Airmen, which meets at the Museum at McClellan.

Ms. Suarez-Murias stated that she is an employee of the California Air Resources Board, however, she is not on the RAB as a representative of the Board. She is on the RAB as a private citizen and does not see a conflict of interest.

Mr. Meyer thanked everyone for their time and interest.

The meeting adjourned at 8:30 p.m.

Feb 2010 McClellan RAB

If you are interested in being added to the McClellan mailing list please sign up here.

Name

Address

FRANK Miller

same

Andy Gramo

CH2M Hill

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WARREN MYHRE

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**McClellan Restoration Advisory Board (RAB) Meeting  
North Highlands Recreation Center  
Tuesday, February 16, 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 December Minutes	Facilitator
6:40 – 6:45	RAB Co-chair Update	Community Co-chair Paul Green Jr.
6:45 – 7:00	<b>Community Co-chair Elections Procedure</b> <i>Goal: Codify in the RAB Operating Procedures the process for conducting community co-chair elections</i> <i>Process: Discussion and RAB vote</i>	Facilitator
7:00 – 7:20	<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
7:20 – 7:30	<b>Local Redevelopment Authority Activities</b> <i>Goal: Provide an update of Local Redevelopment Authority activities.</i> <i>Process: Presentation and Q&amp;A</i>	LRA Dana Booth
7:30 – 7:35	<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 Penny Reddy
7:35– 7:45	Regulatory Update	Regulatory Agencies
7:45 – 8:05	<b>Skeet Range Remedial Investigation and Feasibility Study</b> <i>Goal: Provide preliminary information from the study to allow the RAB an opportunity to provide input on the development and evaluation of the cleanup alternatives for the former skeet range</i> <i>Process: Presentation and Q&amp;A</i>	Air Force Steve Mayer
8:05 – 8:20	<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
8:20 –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 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*

**McClellan Air Force Base (AFB)  
Restoration Advisory Board (RAB) Meeting Minutes DRAFT FINAL  
1 December 2009 -- McClellan, California**

Time: 6:30 PM

Place: Lions Gate Hotel and Conference Center, Club Room B  
McClellan, California

**RAB Member Attendees**

<u>NAME</u>	<u>AFFILIATION</u>
ROBERT BLANCHARD	ELVERTA
DANA BOOTH	LOCAL REUSE AUTHORITY
BILL CLEMENTS	RELIGIOUS COMMUNITY
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
YVONNE FONG	U.S. ENVIRONMENTAL PROTECTION AGENCY
CAROLYN GARDNER	MCCLELLAN PARK RESIDENT
PAUL GREEN, JR.	EDUCATION COMMUNITY; CO-CHAIR
JOHN HARRIS	DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ALAN HERSH	MCCLELLAN BUSINESS PARK
GLENN JORGENSON	NORTH HIGHLANDS
STEVE MAYER	AIR FORCE REAL PROPERTY AGENCY; CO-CHAIR
PAUL PLUMMER	LOCAL BUSINESS COMMUNITY, ANTELOPE
JAMES TAYLOR	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

**I. Welcome, Introductions, and Meeting Guidelines**

Gaelle Glickfield welcomed the group to the meeting and introduced herself as the meeting facilitator. Attendees signed the sign-in sheet (Attachment 1), and picked up available handouts, including the agenda (Attachment 2).

The RAB members introduced themselves and the stakeholder group they represent. Ms. Glickfield invited everyone in the room, including community members, to introduce themselves and state if there is a particular topic they are interested in learning about at the meeting. She explained that topics brought up by community members or RAB members but not immediately

addressed will be added to a whiteboard “parking lot” to be either addressed later in the meeting or captured in the minutes. No topics were identified in the introductions.

The general format of the meeting and agenda was outlined, including how to be recognized as a speaker during the meeting and when to ask questions.

## II. Agenda and Comments on September Minutes

Ms. Glickfield referred to the RAB the agenda and September meeting minutes (Attachment 3). She pointed out that Frank Miller’s financial questions from the September 2009 meeting are answered at the end of the minutes.

Gary Collier mentioned that he was extremely pleased with the response to his question regarding Parcel C-6 during the September meeting.

There were no other comments on the minutes; they are considered adopted as is.

## III. Community Co-chair Update

Paul Green, Jr., community co-chair, offered his perspective on the current state of the RAB and its role in the cleanup process. He believes the McClellan RAB is a cohesive group that clearly understands its mission to advise the Air Force, not supervise. In addition, he noted a very professional relationship between the Air Force and the regulators. RAB members need to focus on the groups they represent, and as community co-chair, Mr. Green’s job in part is to make sure the information given is understandable by a lay audience. He also noted that he has requested that RAB input is sought in the feasibility study stage of the CERCLA process, rather than waiting for the formal public comment period during the proposed plan stage.

## IX. Community Co-chair Election Procedure

Mr. Green introduced the RAB co-chair election procedure by noting that the job of community co-chair is an easy job because there is camaraderie and trust between the parties. He views his job as first assuring human health and safety and second working for base reuse.

He presented draft language for an amendment to the RAB Operating Instructions (Attachment 4) regarding the process for electing the RAB community co-chair.

Gary Collier requested that the subject be tabled. He noted that in previous meetings he has expressed concern about including regulatory members as community members.

## IV. Air Force Cleanup Update

Steve Mayer presented the BRAC Cleanup Team and Stakeholders Field Review (Attachment 5) and the Key Documents (Attachment 6). Only information and comments not presented in the attachments is recorded in these minutes.

Mr. Mayer noted that the recent scan of Bldg. 252 did show some residual contamination. Those areas will be cleaned and the building rescanned. At that point it will be clear for unrestricted release, probably next year.

The sanitary sewer replacement project should finish in 2010.

### *RAB discussion*

Mr. Green asked for clarification on the agency concerns with transferring parcels L2 and L3. Mr. Mayer said the main concern is with soil gas. A state investigation several years ago found one detection of soil gas in the surrounding area, but nothing of significance that would prevent using the facility as a school. As the Air Force is preparing to transfer that property, it is being asked to look again at that data.

Mr. Green also asked about oil from a generator at the site. Mr. Mayer explained that in the adjacent building, Building 4, a biovent system is being installed to clean the fuels.

Mr. Hersh pointed out that finding the underground storage tank (item f(3) in the Field Review) was an example of the successful implementation of the encroachment permit process which specifies how to handle an unexpected find during a construction program.

Mr. Jorgenson asked for a comparison between the current filter and the optimized unit at the Groundwater Treatment Plant. Paul Bernheisel of the AFCEE Field Team at McClellan clarified that the vessel being optimized is a resin filter used to remove the chromium 6 from the water being discharged to the creek. The current 2000 gallon filter is larger and more expensive than is needed. Currently chromium does not exceed discharge permit requirement even without treatment. The vessel is insurance that it remain below standards. The smaller vessel is more cost efficient.

Mr. Jorgenson asked what "abandonment" of the industrial waste line means? Mr. Hersh said abandoning it means excavating down to the pipe, severing it and removing it.

Mr. Blanchard asked why drinkable water is discharged to Magpie Creek instead of re-injecting it into wells at the perimeter where it could be a reservoir for future use.

Mr. Taylor explained that many of the water agencies that deliver water in this area have a policy to not serve treated water. Mr. Mayer added that the soil formations in the area do not lend themselves to reinjection of the water.

Mr. Blanchard noted that living in Elverta, water rationing causes him to relook at the treated water running down Magpie Creek.

Mr. Collier asked if the RAB could have another tour of the Groundwater Treatment Plant.

### **V. LRA Activities**

Mr. Booth said the County has obtained an amendment to its Office of Economic Adjustment grant to extend the redevelopment of Dudley Blvd. south of the runways to fix the railroad crossing next summer.

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

Ms. Fong said the agencies have commented on a draft remedial action/remedial design work plan for Parcel C-6. McClellan Business Park and its contractors have issued a revised version and the EPA is now finalizing comments on that.

In October, EPA participated in the MBP Transportation Fair and received positive feedback and some 20 new names on its mailing list.

EPA is also working on operation and maintenance plans and plans for implementing institutional controls for the site. The remedial action is on track to begin next spring.

Mr. Collier asked if a contractor has been selected for that project. The technical contractor is TetraTech.

## VII. McClellan five-Year Review

Mr. Mayer gave a presentation (Attachment 7) on the McClellan Five-Year Review. Only information and comments not presented in the attachments are recorded in these minutes.

### *Clarifying questions*

There were no clarifying questions.

### *RAB discussion*

There was no RAB discussion.

## VIII. Regulatory Update

There were no regulatory agency updates.

## IX. Public Comment Period

Chuck Yarbrough: I just wanted to make a comment about an issue that was brought up tonight regarding the discharge into Magpie Creek from the monitoring wells and the cleanup facilities they have around the base to clean up the water. There's a reason why that water is not totally a waste going into the creeks. And the fact that there's many different types of fish and wildlife associated with not only living in the water but drinking the water and so forth. I'm just trying to tell you that it's not a wasted water supply. It's supplying animals --fish and wildlife, birds snakes, whatever you want to say, all the way down to the Sacramento River, which is quite some distance. Also, all the plants and growth that take a benefit from that water so and it's been doing that for a number of years now. Also, it goes into the Sacramento River just above where the drinking water for Sacramento is taken out. So it's not very much going that way when you take the whole volume of water coming off our watershed, but it's not really going to waste, so just don't think that because it's being put into Magpie Creek that this is totally wasted water. It supplies a lot of wildlife, a lot of plants, and goes into the Sacramento River and also supplies water to the groundwater. It recharges the groundwater in our area. I just wanted you to know that it isn't a total waste of water.

## X. Building 252 Remedial Investigation and Feasibility Study Preview

Mr. Mayer gave a presentation (Attachment 8) on the Draft Building 252 Remedial Investigation and Characterization Study and Feasibility Study. Only information and comments not presented in the attachments are recorded in these minutes.

### *Clarifying questions*

Mr. Green asked for clarification on how dirt would be removed from under the building. Mr. Mayer said the Air Force has already dug up parts of the slab, exposing the soil under the building to access the sewer line. In the other section, there is access to pipes through the basement. Another option is to just remove the building to get to the soil.

Mr. Collier asked if the RAB could visit the site and if McClellan Park has a tenant in mind for the building. He also asked for clarification of the spread of contamination from the radium.

Mr. Hersh said the building is not leasable given the environmental history of the building. It is McClellan Park's preference that the building be removed as part of the cleanup and he understands that will be addressed in the feasibility study cost analysis.

Mr. Mayer said a tour will be arranged for the RAB. The radiation contamination is principally in the soil and it is safe to be in the area for tours and other cleanup related activities.

Mr. Mayer presented staff photos from the summer 2009 radiation scan of the building. He noted that most of the radiation still present is in very isolated patches on the walls or floors.

### *RAB discussion*

Mr. Green asked why the building and soil aren't just mixed together and disposed of together?

Mr. Mayer explained that the building is being cleared for unrestricted release so that it wouldn't have to go to a specialty landfill, but rather can go to rubble crushing and be reused as an aggregate material. The 100% scan is supportive of the potential reuse of the material.

## **VII. Public Clarifying Question**

Mr. Dale Anderson: Was/is the decommissioning of the wastewater treatment plant under the purview of the RAB? Were sedimentation and run-off issues met? Was sampling for VOCs conducted?

Mr. Mayer: The former wastewater treatment plant was abandoned in place when the base was closed. This past summer, the Air Force demolished the facility and backfilled to restore it to grade. Part of the process was to allow the investigation of soils under the tanks and infrastructure. A plan with SWP measures was followed and the activity was conducted during the dry season to prevent runoff. Sampling of soils beneath the tanks was conducted and found little or no contamination. Some old degraded fuel and oil from the original impoundments was found. It appears the tanks had good integrity and there were no releases from them. A SVE system at the site has been in rebound and will be restarted and optimized to clean a few remaining hot spots. The cleanup should progress quickly with the infrastructure out of the way to increase airflow.

Dale Anderson: I worked out there for a number of years and it is good to see that facility finally demolished. I'd find dead animals stuck in the impoundment. Sometimes it would almost bring tears to your eyes when you'd find ducklings and frogs and whatnot that got stuck in the impoundments and died of exposure, so I'm glad to see that facility demolished.

Frank Miller: Earlier this year this mailer was mailed to me. The point of contact is Mary Hall. It says that the Air Force sends out information through the mail to more than 2,200 names. I was wondering if you have recently culled the list?

Mary Hall explained that addresses are updated as mailers are returned by the Post Office and the list is culled when people call to remove themselves from the list.

Frank Miller: I raise the question because at this point in time regarding budgetary concerns it would be a shame to waste resources sending mail information to over 2,200 people.

As long as you're paying attention to culling the information from time to time. In the same vein, talking about budgetary issues, it's been about two years since I raised the issue of how much money has been spent on the environmental program here, since the very beginning, since 1979. Now about two years ago a slide was produced that had a cumulative total and it has been about two years now since we've seen any monetary information on that. Perhaps you could update that info so we can get a running total on how much money is being spent. Cost is an issue. Your central banker is bankrupt. That's an issue.

Mr. Hersh noted that as taxpayers everyone funds the program. His experience is that, especially in the last five years, the Air Force has gone through an extraordinary transition to be extremely cost effective with the program. It also goes to an extraordinary level to outreach to the community. To save \$400 or \$500 on a mailing list would be a mistake. He noted that the EPA considers it a success to come to the Transportation Fair to get 20 names and he thinks that is important. It is a scary topic and it's being handled in a very professional and efficient manner. Mr. Hersh attributed the success of McClellan Park to the professional way in which the Superfund site being managed. He would suggest spending another \$400 and increasing the list and keep working hard to get the word out.

Mr. Green asked how the 2200 names got on the list.

Ms. Hall said she isn't aware of how the original list was developed, however, since then, names are added as people request to be added through various outreach events.

Mr. Green suggested that a one-time query be sent to original names asking if they wish to remain on the list.

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

The RAB members thanked everyone for coming and wished everyone a wonderful holiday and new year.

Ms. Gardner said she spoke with one North Highlands resident who said she didn't pay attention to the mailers because she didn't understand it (the cleanup).



Mr. Blanchard suggested using a perforated return postcard for soliciting feedback from people on the mailing list.

Mr. Hersh suggested presenting anticipated future spending along with the presentation of funds spent to date on the cleanup program. He also suggested that perhaps the RAB could offer some suggestions for mailers to make them more efficient and effective.

The meeting was adjourned at 8:30 p.m.

## McClellan Restoration Advisory Board Operating Instructions, 28 November 2001

### Amendment 1, 1 December 2009

An addition to Section III of the Operating Instructions

III. g). Community Co-chair. The role of Community Co-chair is defined in Chapter 4 of the *Restoration Advisory Board Rule Handbook* issued by the Office of the Secretary of Defense, February 2007.

The McClellan RAB community co-chair serves a one-year term. Any RAB community member may serve as co-chair. Nominations are made at the time of the election. The community co-chair is elected by a simple majority of members (including agency representatives) voting at the RAB meeting. All RAB members, excluding the Air Force co-chair are eligible to vote; however, any member may abstain from voting. Vote is by a show of hands.

**BRAC Cleanup Team and Stakeholders Meeting  
17 and 18 February, 2010**

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

The GWTS is operating at 1454 gpm with the following 9 wells shut down because VOC concentrations are less than the MCLs : OU B EW-284 (A zone), EW-307 (C), 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), 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. The CERCLA treatment system is operating normally. The ion exchange system *is operating normally.*

**b) Davis GWTS** - The Davis GWTS is shut down for rebound and chemical in situ study. The semi-annual sampling event was completed the week of 23 November. *The Semi-Annual Groundwater Monitoring Report is being issued in Draft (July thru December 2009).*

**c) Ground Water Monitoring Program (GWMP)** The 1Q10 event *was completed on 29 January.*

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

(3 of 14 SVE systems operating, removing vapors from 3 of 19 SVE sites). System uptime is calculated from 8 January through 10 February 2010.

- 1) IC 1 vapor-phase granular activated carbon (VGAC) is not operating. The system was shut down for a rebound study on 31 March 2009.
- 2) IC 7 VGAC is not operating. The system was shut down for a rebound study on 31 March 2009.
- 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 Flameless Thermal Oxidation (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 Flameless Thermal Oxidizer (FTO) is not operating. The system was shut down for a rebound study on 17 July 2008.
- 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, treating vapors from OU D only. (100% uptime)
- 13) OU D Thermal Oxidizer *is not operating. The system was shutdown on 9 February for repairs to the oxidizer vessel transition piping to the inlet of the quench and scrubber system.* (97% uptime)
- 14) B243 (PRL S-015 and PRL S-008)/PRLS-039 VGAC is operating normally, treating vapors from PRL S-008 only. (100% uptime).

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

- 1) Biovent (PRL S-040) system - System operating normally. *The FY09 O&M contract was extended through 1QCY10.*
- 2) The Basewide Fuels Investigation –Construction of the Bldg. 4 and Bldg. 1036 Bio-vent systems commenced on 18 January, *the wells have been drilled and developed. The piping from the injection blower to the respective injection wells has been run. The site features (paving, landscaping) have been restored. Installation of the blowers is imminent. The contractor is ready to take preoperative soil gas and oxygen samples.*

NOTE: *Italicized text represent update changes*

BCT & RPM Field Activities Update 17 & 18 Feb 2010

Margin or Underlined text represent corrective changes

- 3) Building 475 G Bay UST – *Results of the tank pull and related sampling have been forwarded to Sacramento County.*

### **Radiation Program Activities**

#### **f) Radiation Program.**

- 1) CS-10 –Site inspections are conducted weekly.
- 2) **Building 252 Remedial Investigation** – The radiological scanning of all the interior surfaces and roof of Building 253 and Building 252 has been completed. Results showed contamination still present. Survey of potentially elevated measurement locations was completed. Commencement of contamination removal is pending award and receipt of additional funding (anticipate late March)

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

- g) **OU B1 Drainage Ditch and OU D Cap O&M Update** — *The Fourth Quarter Inspection Reports will be issued the week of 15-19 February. EQM and AFRPA performed a monthly inspection of the OU D cap and will perform similar inspections for February and March per the current contract which was extended into the 1QCY10. The OU B1 part of the O&M contract has expired and the Air Force is performing oversight and cleanup (as needed) under the Field Support Contract*
- h) **Sanitary Sewer System Replacement Project** Area B/C (OU-C) Trench backfill has been completed in BC-1-1, BC-1-2, BC-1-3, BC-1-4, BC-1-5, BC-2-2, BC-2-3, BC-3-1, BC-4-1, and a portion of BC-2-5. Construction is currently underway in CWSs BC-2-5, but progress is delayed due to weather. Lift Station 331 *is complete. Manhole abandonment and pipe removal will be performed as weather allows.* Area B construction is slated to commence in late March. Area B construction is slated to commence *1 May.*
- i) **Industrial Waste Collection System:** More than 100 manholes have been investigated and all sediment sample collection and in-situ radiological measurement activities are complete. Laboratory results are complete and a presentation of the investigation results was provided at the December 2009 BCT meeting. Pressure washing and video surveying of the IWL began on December 7, 2009 and *was completed on January 29, 2010* with exception of the former engine test cell building(431) service lateral. The pressure cleaning hose snagged within this line and must be removed by excavation as soon as possible in the spring. We intend to remove this section of IWL as well then. *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.* Removal of the IWL Line on Forcum Avenue south of Dudley Boulevard. by MBP Contractor commenced mid-November and is slated to be completed by early February. *Work on this section restarted on February 11, 2010 and is anticipated to be completed by 19 February.*
- j) **Small Volume Sites Investigation:** *The Air Force is obtaining additional dollars to fund data gap samples based on agency comments on the Draft document. Data is needed prior to issuing Draft Final document.*
- k) **Follow-On Strategic Sites- Sampling.** *A second round of step-outs was completed on 30 and 31 January 2010 and 01 February including sampling at OU C1 (CS 042, PRL 068) and OMCC. Two borings were cleared to collect soil gas at PRL S-015 on 06 February. Sampling is expected to be completed 13 February. Phase 3 step-out sampling was completed at CS 069, PRL S-038 and PRL S-004 for the week of 15 February. The Draft RI/FS is planned for release in late March.*
- l) **Skeet Range Site Investigation** –*The Draft Final RI/FS document is being prepared and a site visit will occur on 17 February, 2010.*

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

- m) **Airfield mowing** is now on hold due to the rainy season. *Pre-emergent spraying of the paved surfaces of the zone one will commence mid-February as the weather allows.*
- n) **Field Mowing of MBP Leased Properties** Air Force oversight of mowing of MBP leased properties is ongoing to ensure that the conditions of the USFWS consultation are implemented.
- o) **Building 328 Demolition** – *MBP contractor commenced demolition of building on IRP site PRL S-006 without AF Encroachment Permit. Work was stopped and permit issued. Project had minimal soil disturbance.*

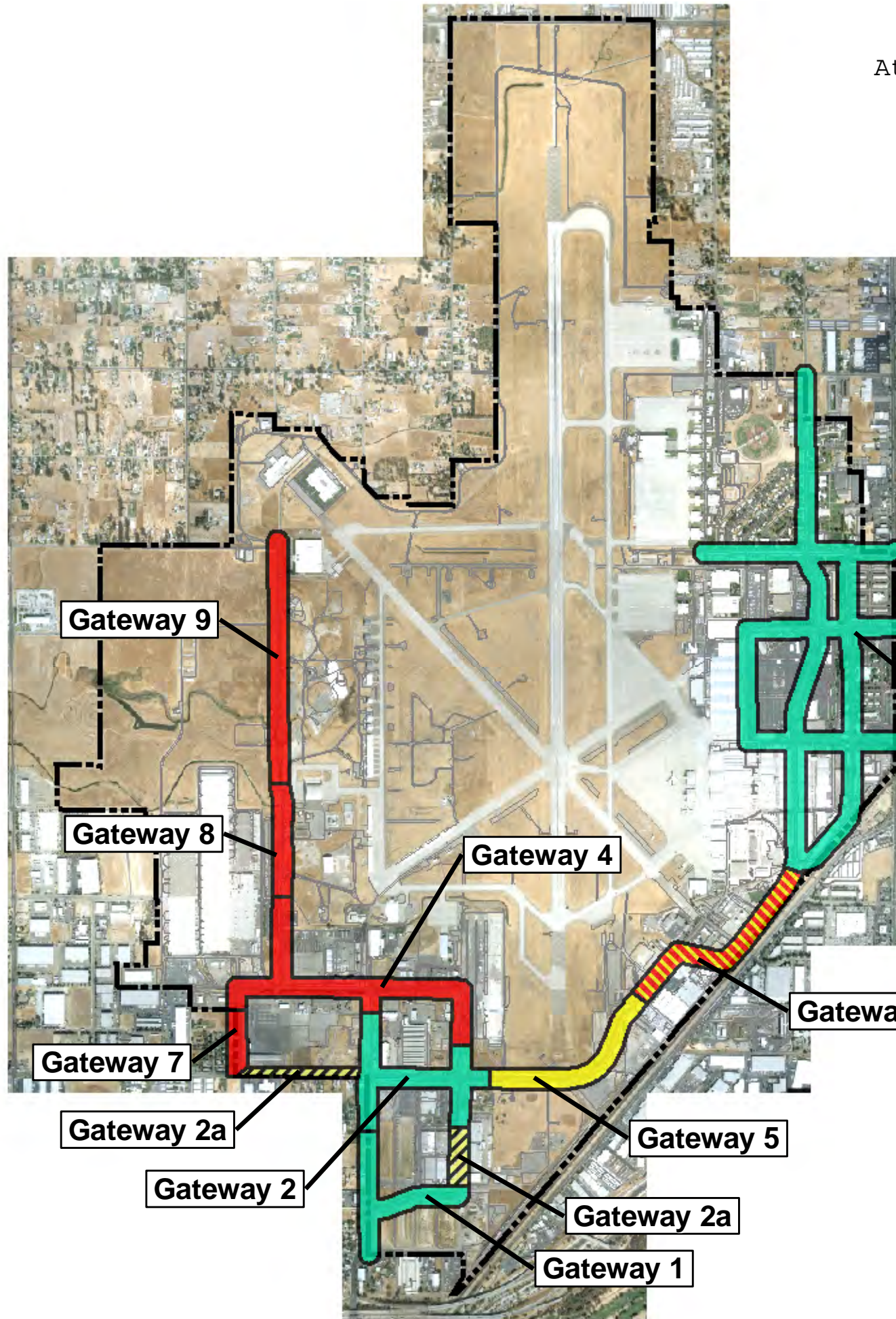
NOTE: *Italicized text represent update changes*  
*Margin or Underlined text represent corrective changes*

BCT & RPM Field Activities Update 17 & 18 Feb 2010

**Key Documents and Events of Interest to the RAB  
16 FEB 10 RAB Meeting**






	<b>Document</b>	<b>Document Description</b>	<b>Status</b>	<b>FOSET</b>
1	Initial Parcel #3 Proposed Plan / Record of Decision	Presents preferred cleanup alternatives for 45 sites	Pending FOSET #1 Privatization, EPA to prepare documents	FOSET #1
2	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	Document has been revised to reflect privatization strategy, anticipate completion in conjunction with privatization schedule, anticipated completion Spring 2010	FOSET #1
3	Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study	Details investigation results and evaluates cleanup alternatives for 91 sites.	Draft Final due to regulators in mid-March. Final estimated in May 2010. Proposed Plan anticipated in Fall 2010	FOSET #2
4	Building 252 Remedial Investigation Characterization Summary/Feasibility Study	Details investigation results and evaluates cleanup alternatives for Building 252	Final estimated March 2010.	FOSET #2
5	FOSET Large #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).	Awaiting completion of FOSET #1 and strategy review.	FOSET #2
6	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 anticipated late-March. Final scheduled for late Summer.	FOSET #3
7	Focused Strategic Sites ROD	Documents cleanup decision for 11 sites, including firing training area, small arms firing range and large landfills	Draft ROD released to regulatory agencies in late Jan, regulatory comments due April 2010.	FOSET #3
8	Ecological Sites Feasibility Study	Documents cleanup decisions for ecological sites, creeks and vernal pools	Final to be submitted in late Feb. Proposed Plan anticipated Summer 2010.	FOSET #3
9	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 #1 and #2 and strategy review.	FOSET #3
10	Skeet Range Remedial Investigation/Feasibility Study	Details investigation results and evaluates cleanup alternatives for McClellan skeet range.	Final Feasibility Study scheduled to be completed by April 2010. Proposed Plan scheduled for late spring 2010.	FOSET #3

11	AOC G-1 Record of Decision.	Addresses two suspected burial pits in northeast McClellan (ballfields area)	ROD was completed in mid-January and remedy is in place.	
12	Parcel M FOST	Finding of Suitability for Transfer document for approximately 25 acres, including Freedom Park and Aerospace Museum.	In signature process, February 2010	
13	Parcel L2/L3 FOST	Finding of Suitability for Transfer document for approximately 4.2 acres	Final to be issued for signatures February 2010	
14	Five Year Review	Formal evaluation of ongoing cleanup activities to ensure they are working properly.	Complete in October 2009. Document available for viewing at <a href="https://afarpaar.lackland.af.mil/ar/docsearch.aspx">https://afarpaar.lackland.af.mil/ar/docsearch.aspx</a> .	
15	Groundwater OPS	Determination that the groundwater remedy is in place and complete. Supports future property transfers.	Waiting for EPA certification letter	

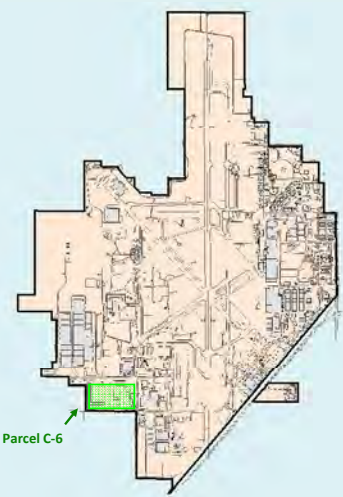


**McClellan Gateway Projects**

**Status**


-  Complete
-  Current Construction 2010
-  In Design - Construction 2011
-  Currently Seeking Funding
-  Future Phase - Seeking Funding

Attachment 8



**McClellan Parcel C-6**  
(Former McClellan Air Force Base)

**Update**



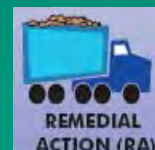


## What's the status of the remedial design?

- MBP has submitted the draft final version of the remedial design and responses to Agency comments.
- Comments from the State Agencies have been resolved.
- EPA and MBP are working through a handful of comments related to monitoring of the LTTD system to ensure normal and safe operation.

## What's Next?

- Finalize the remedy design
- Conduct data gap sampling
- Carry out the cleanup



## 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

## Contact Information

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**Viola Cooper**  
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San Francisco, CA 94105  
Phone: (415) 972-3243  
Toll free: (800) 231-3075  
Fax: (415) 947-3528  
Email: cooper.viola@epa.gov

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

## State Agency Contact Information

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# McClellan Skeet Range Remedial Investigation and Feasibility Study


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Air Force Real Property Agency  
Steve Mayer  
Base Environmental Coordinator



16 February 2009


## Site Overview



- Skeet Range used from 1971 to mid 1980s
  - Six shooting stations
    - four skeet
    - two trap
  - Shot pellets
  - Clay shards

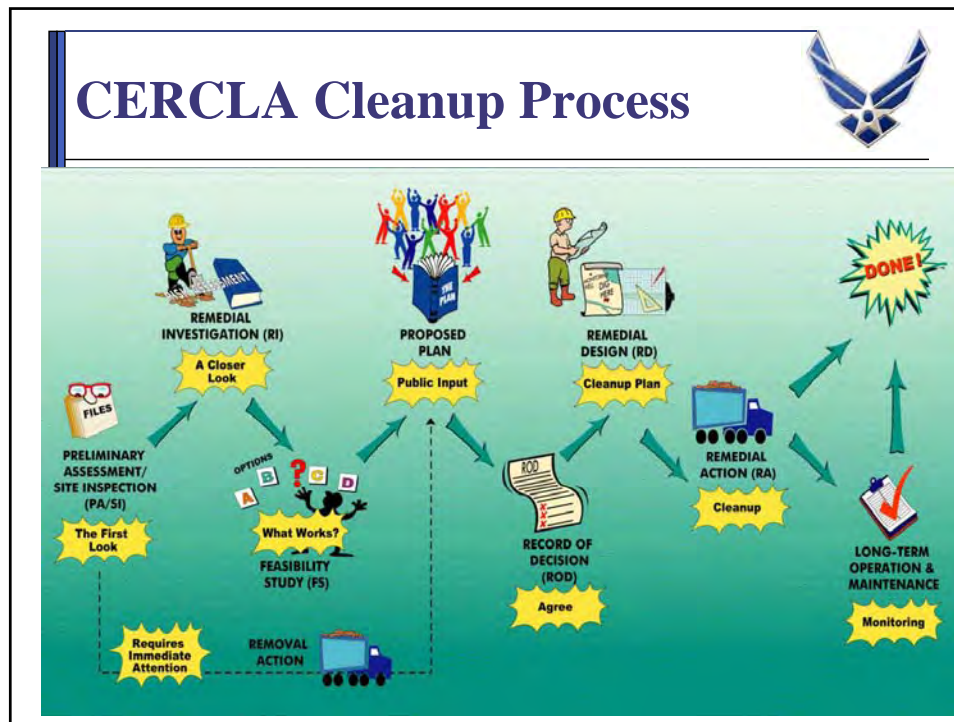


## Site Overview



- Investigation area = 50 acres
  - Several buildings
  - Baseball field
  - Taxiway – currently unused
- Anticipated future use is commercial/industrial
- Grading, disking and development activities, including soil removal have occurred

900 1200  
Taxiway 7811



## Screening Levels

Field samples tested for potential contaminant concentrations above:

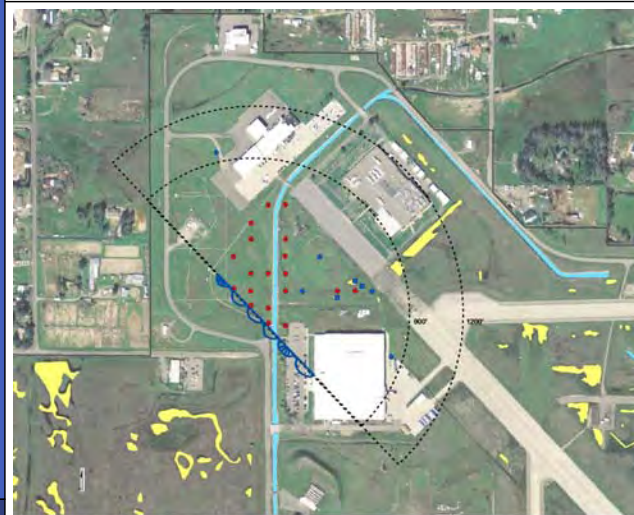
- Background, naturally occurring levels; or
- Threshold “risk” levels to:
  - human health
    - industrial use
    - residential use
  - surface water
  - groundwater
  - ecological receptors (plants, animals)

## Contaminants of Concern



- Lead
- PAHs (polynuclear aromatic hydrocarbons)
  - component of the binding agent used to make clay pigeons
  - primary driver is benzo(a)pyrene

## Contaminants of Concern



- Sampling locations above threshold for industrial use
- Sampling locations above threshold for unrestricted use
- Vernal pools

## Exposure Pathways



- Human health
  - soil ingestion
  - inhalation
  - skin contact
  - ingestion of homegrown produce (only if unrestricted/residential use)
- Ecological receptors
  - Root uptake
  - direct contact and ingestion by birds and benthic invertebrates at vernal pools
- Surface water
- Groundwater

## Cleanup Goals



- Protect human health from exposure to contaminants in excess of regulatory standards
- Prevent impacts to surface water and groundwater quality
- Prevent impacts to ecological receptors



## Four Alternatives Evaluated



### Alt 1 No Action

- Required under CERCLA
- Baseline for comparison with other alternatives

### Alts 2-4 Excavation with “next-step” differences based on:

- level of soil treatment
- restricted vs. unrestricted use
- vernal pool mitigation

## Alternatives Evaluated, cont.



### Alt 2. Excavation, disposal, revegetation

- a. Institutional controls for restricted land use
- b. No ICs for unrestricted land use

## Alternatives Evaluated



### Alt 3. Excavation, soil washing, disposal, revegetation

- a. Institutional controls for restricted land use
- b. No ICs for unrestricted land use

#### Soil washing:

Soils are "scrubbed" in a water-based process to remove contaminants.

Clean soil can potentially be reused.

Contaminants are concentrated into a smaller volume, reducing disposal costs.

## Alternatives Evaluated



### Alt 4. Excavation, solidification/stabilization, disposal, revegetation

- a. Institutional controls for restricted land use
- b. No ICs for unrestricted land use

#### Solidification/Stabilization:

Soils are chemically treated to either:

- bind or enclose contaminants within a stable mass
- trigger chemical reactions with the contaminants to reduce mobility

## CERCLA Criteria



- 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



- Air Force preparing Draft Final Feasibility Study
  - RAB participation encouraged during FS process
- Final Feasibility Study: April 2010
- Proposed Plan of Air Force's preferred alternative
  - Public comment period: late spring 2010
- Record of Decision: Summer 2010
- Field work: Late Summer 2010

Questions...



and  
Answers / Discussion