

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

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

RAB Member Attendees

<u>NAME</u>	<u>AFFILIATION</u>
ROBERT BLANCHARD	ELVERTA COMMUNITY
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
ADRIAN DEWALD	TECHNICAL COMMUNITY; MCCLELLAN PARK BUSINESS
YVONNE FONG	U.S. ENVIRONMENTAL PROTECTION AGENCY
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
STEPHEN PAY	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL
TINA SUAREZ-MURIAS	ENVIRONMENTAL COMMUNITY
JAMES TAYLOR	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

I. Welcome and Introductions

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.

II. Agenda and Comments on February 2010 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 February 2010 meeting minutes. There were none; the minutes are considered adopted as is.

III. Community Co-chair Update

Paul Green, Jr. reported that he participated in the RAB pre-meeting this month and expressed his appreciation for the positive working relationship among the cleanup team. He noted that Carolyn Gardner also attended the pre-meeting and he asked her to share the observations she shared at that meeting.

Ms. Gardner noted that recently she has seen a significant increase in recreational activity at McClellan and she hopes that the RAB and cleanup team has contributed to that ongoing use and success.

IV. Air Force Cleanup Update

Steve Mayer began with responding to a question from the February 2010 meeting regarding the procedure used by other RABs to select their community co-chairs. The Air Force public affairs department canvassed a number of other bases and found that there are a variety of approaches being used, however, the majority seem to follow the procedure elected by the McClellan RAB, to let the community members only select the community co-chair.

John Harris, DTSC, noted that he surveyed three RABs (one from each branch of the service) and found that all three selected their community co-chairs by a vote of the community members only.

Mr. Mayer next 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. Regarding item B under Groundwater Program Activities, Mr. Mayer explained that the Davis Groundwater Treatment System is using a passive vegetable oil injection process that helps to feed the organisms that naturally degrade the solvents in the groundwater.

Under the Petroleum, Oil and Lubricants Program, Mr. Mayer noted that two new POL biovent systems started this spring: one at Building 4 and one at Building 1036.

Regarding Building 252, the Air Force is preparing a decontamination work plan in advance of demolition of the building.

Mr. Mayer next discussed the *Key Documents* (Attachment 4).

RAB discussion

Robert Blanchard asked if the Aerospace Museum of California would receive any additional space on which to expand through the property transfer?

Mr. Mayer responded that the parcel division was negotiated to give the Museum approximately 7 acres and the North Highland Recreation and Park District the remaining approximately 18 acres.

Mr. Blanchard stated that he felt the Air Force got shorted when that property was divided because it could be a world class museum if they only had more space.

Tina Suarez-Murias asked why the FOSET 1 transfer process needed to be completed before finalizing the transfer of Parcel M. Mr. Mayer explained that the recording of all the deeds for FOSET 1 is a significant effort for the county and it is taking priority over Parcel M. Ms. Murias asked if it would be possible for the County to lease additional space from FOSET 1 to the Museum if it wanted to expand?

Alan Hersh responded that wasn't possible due to the way the transfers are negotiated and regulated. He suggested a separate agenda item on transfers at a future RAB meeting.

V. LRA Activities

Mr. Hersh presented the LRA update. The \$2.2 million roadway construction project on Forcum Ave. and Bell Ave. was funded through a grant from Office of Economic Adjustment of the Department of Defense with a 50 percent match from McClellan Park. The project includes storm water drains, expansion to 4-lanes with a median, sidewalks, bike lane, and traffic signals. He anticipates completion in 90 days.

The county is also planning improvements on Dudley Ave. at the railroad crossing. It is also to be funded with grant dollars and matching funds from McClellan Park. Construction is anticipated to begin in April 2011.

Other construction projects for summer include: re-alignment of Magpie Creek and the 100-year floodplain under the guidance of FEMA; last phase of the sewer reconstruction; finishing the Watt Ave. entry monuments, installing an electronic reader board and removing some of the large wall sections on Watt Ave.

Mr. Hersh noted that McClellan Park supports the Air Force's efforts to speed up the decontamination of Bldg 252 under a non-time critical removal action. He said RAD sites are ideal for those removal actions as it improves the transfer process and future redevelopment and job creation.

Mr. Hersh noted several new employers at the park including, Blue Diamond and Ozark Construction. He added that McClellan Park is the largest creator of manufacturing jobs in northern California and possibly the western US.

RAB discussion

Steve Mayer mentioned that the Air Force prepared a letter in support of a grant request for Freedom Park Drive and he asked how that will be addressed. Mr Hersh said the project is in bid for the first phase of improvements to Freedom Park Drive and construction is scheduled to begin this summer. He said it is funded through redevelopment dollars and he doesn't know status of grant application.

Gary Collier asked what is going on with the large piles of dirt and tanker activity in the Winters Ave gateway area.

Mr. Hersh responded that because McClellan is a Superfund Site, no soils can leave the property. Clean, non-IRP soils are tested and stockpiled until they are reused as the base is redeveloped. At Winters and Bell Ave., a tenant is building a dock and will reuse portions of the soil. Storing dirt there will wrap up this year running out of room. The increased tanker truck activity is due to an increase in rail activity with ethanol coming in daily by rail and downloaded to tanker trucks. Come in off North Ave.

Carolyn Gardner asked if the reader board is going to be just for Lions Gate activities or will community events be featured on it as well? Mr. Hersh said it will primarily be used for Lions Gate, but he is hoping it will also be use it to promote public events as space allows.

Mr Mayer asked the status of the installation of the high tech cameras and internet on the base.

Mr. Hersh said that is part of the broader infrastructure upgrades throughout the Park. This started with the storm water and sewer lines which is wrapping up. Next is the fiber optics and there are currently five different providers on the base allowing high bandwidths. The first wi-fi hot spot has been established around the hotel pool and Café Le Monde. Regarding the security cameras, approximately 20 have been installed with a goal of 120 by the end of the summer.

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

Yvonne Fong informed the RAB that the regulatory agencies approved the work plan allowing actual cleanup to take place as early as the beginning of April. McClellan Park contractors began collecting samples to confirm site assumptions and preliminary data does support the assumptions. A survey for possible ecological concerns (burrowing owls) was conducted and no concerns were found.

The schedule has been delayed somewhat due to rain, but overall the work is progressing smoothly. Large scale excavation is expected to occur this week or next depending on rain. Soil treatment is expected in June when the thermal desorption unit will arrive on site.

Mr. Hersh noted that the cleanup is going really well and that were it not for the rain, there would be much more to report. The project is within budget. He noted that the privatization process has worked for the Air Force as it has enabled it to write a check and move on to other things.

He also reported that the project has progressed as anticipated in terms of early leasing activity. He estimated that negotiations are approximately 97 percent complete for US Foods to buy that property when the cleanup is complete. He said that it has been a team effort between the Air Force, regulators, Sacramento County and McClellan Park and the process has worked.

VIII. Regulatory Update

Stephen Pay, DTSC, reported that FOSET 1 has gone through legal review in governor's office. That is the biggest hurdle and now it is awaiting the governor's signature.

Mr. Green asked what is a formal dispute, referencing Item O in the Field Review which states that DTSC has initiated a formal dispute. Mr Pay explained that it is a negotiated process to

resolve a disagreement between the Air Force and the regulatory agencies regarding a CERCLA document. It specifies a process by which if it can't be resolved at the working project manager level, then one party or another can initiate a dispute and it gets elevated one level at a time through the chains of command.

In this case, he explained that the California Department of Fish and Games have some concerns with the Feasibility Study for the Ecological Sites regarding thallium contamination and how it may or may not impact sensitive habitat or sensitive species. This means the Feasibility Study process stops until a resolution can be met.

Mr Pay also noted that the notation in the Key Documents for the Draft Focused Strategic Sites Record of Decision is somewhat in error. That document was reviewed by the regulatory agencies and they were not satisfied with the completeness of the document and asked the Air Force to redraft and reissue the document as a Draft. The Air Force is reluctant to do that and would like to proceed to Draft Final. The regulatory agencies are considering that request and will get back to the Air Force.

Mr Harris noted that regarding the Ecological Sites, he had requested on behalf of DFG that a formal dispute be initiated. The Air Force request more time to resolve the issue and DTSC and DFG agreed. They developed a supplemental sampling plan directed at confirming data collected in mid 1990s, that is not at data quality level DFG feels is necessary. The plan, submitted to the Air Force today, calls for collecting approximately a dozen samples out of three areas to confirm thallium concentrations.

VII. McClellan Environmental Budget

Mr. Mayer gave a presentation (Attachments 5 and 6) on the McClellan Environmental Budget. Only information and comments not presented in the attachments are recorded in these minutes.

He pointed out that contamination issues first showed up with TCE in a few private wells in the late 1970s and that was the beginning of the cleanup program. From there it has grown to investigation those wells, putting them and many others on public water supply, installing the groundwater treatment system, capping OUD, the soil vapor extraction system, investigating the landfills and all the other sites on the base and cleaning them up.

In looking at the expenses through time, the spike in 2001 was due to the cleanup effort at CS 10 and the latest spike was due to the privatized cleanup program, under which the Air Force essentially pre-funds the cleanup as the property is transferred.

VIII. Public Comment Period

Ms. Glickfield interrupted the presentation in order to open the Public Comment Period at 8:05 as stated on the agenda.

Ms. Ernie Fay Ossey asked Mr. Green: How many companies are open for employment; how do you/we find out about them? How can we find out about living spaces at McClellan?

Mr. Green stated that his understanding is that all the employers on the base are owned and operated independently. He suggested that anyone looking for employment go to the SacBee online as it has an interactive job hunting guide.

Mr. Hersh suggested she call Trudy at McClellan Park, 916-965-7100 for questions about housing. He said she might also be able to direct the caller to companies in the Park. In addition, he noted that Lions Gate Hotel is also always hiring. Lastly, he suggested contacting the transition housing program, Serna Village.

Mr. Frank Miller: A question for Mr. Taylor, Ms. Fong or Mr. Pay regarding the Skeet Range. They say they were using that facility into the mid 1980s. My question is: Were they in complete compliance with state and federal regulations in the mid 1980s? While we were here at these meetings, they were allowing pollution to be blasted into the air, the environment on base. There seems to be a bit of disconnect here. Mr. Taylor, Ms. Fong, or Mr. Pay, did you know about the operation of the skeet range while your staff was sitting here in an environmental cleanup meeting. Don't you find that a bit embarrassing?

Mr. Pay said he couldn't address what happened in the mid 1980s as he was in college at the time.

Mr. Taylor said he didn't know the answer. He wasn't involved with the McClellan program at the time. He said it could be researched.

Mr. Miller: Were permits required at that time to operate a skeet range? Wouldn't they at least need to notify regulators? The Air Force was blasting pollution into the environment while we were sitting here discussing environmental cleanup.

Mr. Pay said that in the late 1980s he was in the military and they commonly fired munitions as part of their training and that was common practice. He said he was not aware of whether or not environmental regulations existed in regards to facilities for training the military to fight wars.

Mr. Miller said it was like mixing apples and oranges. An artillery range is different from the skeet range at McClellan.

Mr. Pay noted that the skeet range was for military training just like a small arms firing range or artillery range, so if it is a problem here, it is a problem all over the country.

Mr. Hersh stated that he did not find the comment relevant or helpful. What is pertinent is the Air Force has an aggressive program to thoroughly investigate and clean up the properly to protect the citizens and the community and to facilitate community development. But whether it followed a guideline 20 or 30 years ago is not relevant to the cleanup program. He stated that what is relevant is there is a good program going on and it's funded in the president's budget. The Air Force is 100 percent committed to cleaning it up.

Mr. Hersh stated that type of question has derailed the group in the past and as a RAB member he doesn't want to see that happen again.

Carolyn Gardner asked when it was discovered that lead and the skeet range and shooting into the air was toxic? She also asked if it did contaminate the air.

Mr. Mayer clarified that it doesn't contaminate the air.

Mr. Miller: The toxicity of lead has been known a long time. So as late as the 1980s, did the base need a permit to do that? To Mr. Hersh, you seem to be saying that you don't care. You don't want to evaluate or assess how we've come to this point in time?

Mr. Green said that he doesn't consider it germane. The RAB isn't the group to solve the details of what happened in the past. He suggested that if Mr. Miller has an accusation or would like an investigation, that he take it to the appropriate agency that can look into something that happened 25 years ago; the RAB is not the venue.

Ms. Glickfield asked Mr Miller if he has a specific question to research.

Mr. Miller: While we were sitting here, spending taxpayer money to address a cleanup and a whole staff is working on cleanup, pollution is being blasted into the sky. They weren't doing it like a midnight dumper. No they were overt. They were blasting it into the air with shotguns. What about noise pollution and all of that? Was that the right thing to do?

John Harris responded that he has worked on a half a dozen different shooting and skeet ranges and worked with the Interstate Technology and Regulatory Council (ITRC) to develop a Best Management Practices guidance document for skeet ranges. He said he knew of no regulatory requirements that govern the operation of skeet ranges on military facilities that were active at the time. They would not be required to obtain any kind of permit. Issues such as noise pollution would be up to the individual counties. He noted that skeet ranges were primarily for recreation and morale programs and most major military facilities have some type of shooting range and or skeet range.

Mr Harris stated that what took place at the McClellan Skeet Range was a normal activity and in the whole scale of things, the pollution at the skeet range is very minor compared to the other sites at the former base.

Ms. Glickfield then ended the public comment period.

VII. McClellan Environmental Budget, continued.

Mr. Mayer continued his presentation on the McClellan Environmental Budget.

Mr. Mayer noted that a competitive bidding process has reduced costs in the ongoing systems operations and maintenance.

Clarifying questions

Mr DeWald asked if there are other significant costs not related to the cleanup, such as payments to state and local agencies, that are not captured. Mr. Mayer said those costs are captured and accounted for in the presentation.

Mr. Hersh said the county does not incur any costs from its general fund for McClellan activities. The county receives 4 percent of McClellan Park's gross cash flows. Any additional costs that may be incurred by the county are passed on to McClellan Park.

Ms. Gardner: asked about the process for locating underground storage tanks – is it hit or miss or is there a map identifying their locations?

Mr. Mayer, said there was quite a bit of historical knowledge and documentation that helped to reveal the locations of hundreds of tanks, the vast majority of which are now gone. However, some are still being discovered.

He cited the recent case of an unknown heating oil tank that was unearthed when McClellan Park was digging to build a loading dock next to a building. When such tanks are found the Air Force assesses their condition and deals with them appropriately.

Mr. Collier asked how the Governor's shifting of funds from redevelopment has impacted the activities at McClellan?

Mr. Hersh said the Sacramento Redevelopment Agency had anticipated the governor's recall of redevelopment funds and had set that money aside in advance so there are still funds to continue with the approved and funded projects on the books now. Mr. Hersh added that if additional funds are reclaimed by the state it would probably shut down redevelopment, which would be bad for the region.

Ms. Suarez-Murias asked if there is a definite beginning and a definite end targeted for the cleanup program or is it finished when we are finished.

Mr. Mayer said there is not a definite end yet. The groundwater system is working and the plumes are shrinking, but the Air Force cannot yet predict with certainty when it will be finished. He noted it is monitored on a quarterly basis and over time, some wells will be shut down as the plumes shrink.

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

Ms. Gardner said she thought it was a great meeting and she learned a lot.

Mr. DeWald suggested that the Air Force and DTSC, as a means to resolve their dispute, bring a presentation to the RAB. He suggested that promoting the issues to higher levels in the agencies may not necessarily be a good thing as the issues become more removed from the on-the-ground experts.

Mr. Green said he had similar a similar suggestion regarding soil vapor issues some time ago. At that time, the issue was a technical one regarding the difference between a factor of .003 or .004, and the RAB isn't able to address technical issues of that nature. It is important to know the nature of the dispute before the RAB can get involved.

Mr. DeWald agreed that the RAB isn't qualified to settle technical issues, but suggested giving a joint presentation it might help the parties to see each other's perspectives and maybe the RAB's questions can help.

Mr. Pay said the dispute process is a legally defined process between the Air Force, U.S. EPA and the State in the Federal Facilities Agreement. Changing that process would require amending the FFA. He said the RAB can be briefed on the dispute, but the RAB can't resolve it.

Lastly, Mr. DeWald said his company has left McClellan Park and moved across town, so he no longer feels he can represent businesses at McClellan. Therefore, he is resigning from the RAB effective tonight.

Mr. Collier, said it was exciting coming out tonight and seeing all the work that the LRA is doing. The sewer line has brought a lot of development.

Ms Suarez thanked the Air Force for the spreadsheet and said it was helpful. She requested a presentation of an overview of plans for the skeet range.

Ms. Hall noted there would be a public meeting in late summer and a briefing for the RAB could follow that. Ms. Hall also reminded the RAB of the skeet range tour scheduled for next week.

Mr. Blanchard said he has intimate knowledge about the small arms firing range and the skeet range. Most bases had rod and gun clubs and he is not aware of any permitting requirements. He said it is the Air Force's right to train its people on its facilities. He did note it was his understanding that the skeet range was just for recreational shooting.

He added that he was pistol team captain from 1973 to 1976 at McClellan and the team trained there regularly with a large backstop. He said the team picked up their scraps and recycled what they could. He said the skeet range was never any more of a risk than any shooting range.

Mr. Mayer thanked everyone for their participation tonight and thanked Mr. DeWald for his service on the RAB. He noted that Creek Week was very successful with more than 60 people collecting several tons of trash out of the creeks. He also added that the beavers are very active, enjoying the west side of the base.

Regarding the dispute process, Mr. Mayer said the Air Force at McClellan has been working the CERCLA process as long as CERCLA has been in place. The process is designed to build on past agreements and decision documents. Over the years, there can be differences in opinion and professional judgments along the way. That is the situation with the Ecological Sites. There have been agreements in place for more than 10 years. New people are now looking at these things and there are opportunities for professional judgment and people will have differences of opinion. He stressed that it is not good or bad, just part of process to go through. He said he will keep the RAB apprised of the progress and that he anticipates the issues being resolved before the next RAB meeting.

The meeting adjourned at 9:00 p.m.



Please sign up if you would like to be added to McClellan Air Force Real Property Agency/EPA environmental mailing list, please PRINT your name, email and complete address

EMAIL

same

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433E DUDLEY BLVD

**McClellan Restoration Advisory Board (RAB) Meeting
North Highlands Recreation Center
Tuesday, May 18, 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 – 7:05	Air Force Cleanup Update <i>Goal: Provide an update of current field activities and key documents.</i> <i>Process: Presentation and Q&A</i>	Air Force Steve Mayer
7:05 – 7:15	Local Redevelopment Authority Activities <i>Goal: Provide an update of Local Redevelopment Authority activities.</i> <i>Process: Presentation and Q&A</i>	LRA Dana Booth
7:15 – 7:25	Parcel C6 Early Transfer with Privatized Cleanup Status <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&A</i>	EPA Yvonne Fong
7:25 – 7:35	Regulatory Update	Regulatory Agencies
7:35 – 8:05	McClellan Environmental Budget <i>Goal: Provide an overview of the McClellan Environmental Program budget</i> <i>Process: Presentation and Q&A</i>	Air Force Steve Mayer
8:05 – 8:20	Public Comment <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	RAB Members Advice, Comments, & Announcements <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*

BRAC Cleanup Team and Stakeholders Meeting 19 & 20 May, 2010

FIELD REVIEW:

Groundwater Program Activities

a) **McClellan Ground Water Treatment System (GWTS)**

The GWTS is operating at 1393 gpm with the following 8 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), 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. *EW-448 shutdown on 6 May due to a failed pump or motor. The pump and motor are being procured and will be replaced when obtained. Extraction Wells EW-360 and EW-458 were shutdown on 29 April for realignment of the conveyance line piping in support of a storm drain replacement.* The CERCLA treatment system is operating normally, 19,160 gallons of treated water was discharged to outfall 1 on 28 April. The ion exchange system is operating normally.

b) **Davis GWTS** - The Davis GWTS is shut down. All wells for the Phase 3 Treatability Study (ERD with passive injection of EVO) have been installed and developed. Baseline sampling was conducted the week of 26 April 2010. *A leak (possible from building demolition) in the GW line EW-1B was discovered on 4 May during a test injection. The Central Valley Region Water Quality Control Board was notified on 6 May 2010. A total of three soil samples were collected for VOC analysis from the affected soil. . EVO injection began on 6 May 2010. The damaged line is in the process of being repaired.*

c) **Ground Water Monitoring Program (GWMP)** The 2Q10 event was completed 23 April. *The 3Q10 event is scheduled for 6 July.*

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 6 April 2010 through 17 May 2010.

- 1) IC 1 vapor-phase granular activated carbon (VGAC) is operating normally. (100% uptime)
- 2) IC 7 VGAC 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. The system was started on 15 April after a rebound study that began on 17 July 2008.(71% 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 operating normally. (100% 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).

e) **IC-34 Area** - *Four SVE wells (one extraction and three piezometers) in the IC-34 area North of B475A (Veneer Stone Yard) are damaged or covered by materials from the MBP tenant activities. AF and MBP are coordinating on repairs.*

Petroleum, Oil, and Lubricants (POL) Cleanup Activities

NOTE: *Italicized text represent update changes*

BCT & RPM Field Activities Update 19 & 20 May 2010

Margin or Underlined text represent corrective changes

f) POL Program:

- 1) Biovent (PRL S-040) system - System operating normally. The FY09 O&M contract *for field Operations ended 31 Mar 2010. A Quarterly O&M report was issued as a Draft on 03 May 2010.* Currently, AFRPA/AFCEE *has reviewed the Contractor Proposals for the new O & M Contract. Award of new contract is pending.*
- 2) The Basewide Fuels Investigation – *The Air Force has received clearance from SMAQMD to operate the Bldg 4 Biovent system in SVE mode without any off-gas treatment (e.g., direct discharge to the atmosphere). The system was started on 03 May 2010 and sampled on Monday 17 May. On 05 May 2010, a crack in the PVC plumbing was discovered and repaired.*
- 3) Building 343 UST – *The tank was removed on April 20th, no evidence of product release or related soil contamination nearby. The contractor is preparing a removal report for submittal to regulatory agencies.*
- 4) Building 347 UST – *The tank was removed on 13 April 2010. Soil sampling results and removal report from the contractor are pending. The Air Force is programming a fuels site investigation in FY11.*

Radiation Program Activities

g) Radiation Program.

- 1) CS-10 –Site inspections are conducted weekly.
- 2) **Building 252 Remedial Investigation** – *Work plan is under AF review then AF Radioisotope committee approval is needed. Commencement of contamination removal is slated for late-June.*

Soil Remediation, Investigation and Management Activities

- h) OU B1 Drainage Ditch and OU D Cap O&M Update** *The First Quarter CY10 inspection report for the OU D Cap has been issued. The O&M contract for the OU D Cap award is anticipated by the end of May. The OU B1 part of the O&M contract has expired and will be picked up by MBP contractor once 600 Acre Privatization is finalized. The Air Force is performing oversight and cleanup (as needed) during the interim on both sites.*
- i) Sanitary Sewer System Replacement Project** *Area B/C (OU-C) Area B excavation and installation of new sanitary sewer pipeline has resumed in CWS BC-2-5(Shelter Rd. area). Pipeline construction has been completed for a contingency overflow- bypass for L/S 604 and AF IWL de-conflict on Dean.*
- 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. Sediments from the investigation survey were disposed on 7 May. The Air Force conducted a site visit with USFWS on 15 April 2010 as part of the Section 7 informal consultation for pipeline removal at PRL 025 within vernal pool buffer zone. Removal of the former engine test cell building (431) service line has commenced and anticipated completion is 8-June. If contract funding and time allows, the remaining IW segments that connected to former Bldg.628 will also be removed.*
- k) Small Volume Sites Investigation:** *All of the sampling to address data gaps identified based on agency comments on the Draft document has been completed. This data will be incorporated into the Draft Final document.*
- l) Follow-On Strategic Sites- Sampling.** *Sampling has been completed. The Draft RI/FS was issued April 22, 2010.*
- m) Skeet Range Site Investigation** – *The Draft Proposed Plan was distributed on 28 April 2010.*

Wetlands/Habitats Management Maintenance and Miscellaneous Activities

- n) Airfield mowing** *has commenced and is underway as weather permits.*
- o) Ecological Sites Proposed Plan** – *The USFWS is conducting a review based on April 2010 site visit to determine whether a tailings removal action could be conducted with minimal impact to sensitive habitats and species. DTSC initiated a formal dispute on 14 April 2010 on the Ecological Sites FS which will likely delay the submittal of the proposed plan.*

Key Documents and Events of Interest to the RAB

18 MAY 10 RAB Meeting

	Document	Document Description	Status	FOSET
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 is on Governor's desk awaiting signature. Estimated for early summer.	FOSET #1
3	Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study	Details investigation results and evaluates cleanup alternatives for 91 sites.	Preparing draft final for June delivery for agency review. 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. Contaminants include radium and mercury.	Final completed late April. Developing non-time critical removal action plan for field work in 2011.	FOSET #2
5	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.	Awaiting FY11 funding.	FOSET #2
6	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. Begin revising for Privatization late 2010. Anticipate completion 2011.	FOSET #2
7	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. Final scheduled for late Summer.	FOSET #3
8	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.	FOSET #3
9	Ecological Sites Feasibility Study	Documents cleanup decisions for ecological sites, creeks and vernal pools	Final submitted in April. AF working with agencies to resolve informal dispute. Proposed Plan anticipated Summer 2010.	FOSET #3

10	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
11	Skeet Range Remedial Investigation/Feasibility Study	Details investigation results and evaluates cleanup alternatives for McClellan skeet range.	Final Feasibility Study completed April 2010.	FOSET #3
12	Skeet Range Proposed Plan	Presents the Air Force's preferred cleanup alternative	Agency comments received on draft. Draft Final due June 10. Final and public comment period scheduled for late Summer.	
13	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 late Summer 2010.	
14	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 response to EPA comments and requested its concurrence.	

McClellan Environmental Budget

Air Force Real Property Agency
Steve Mayer
Base Environmental Coordinator



18 May 2010



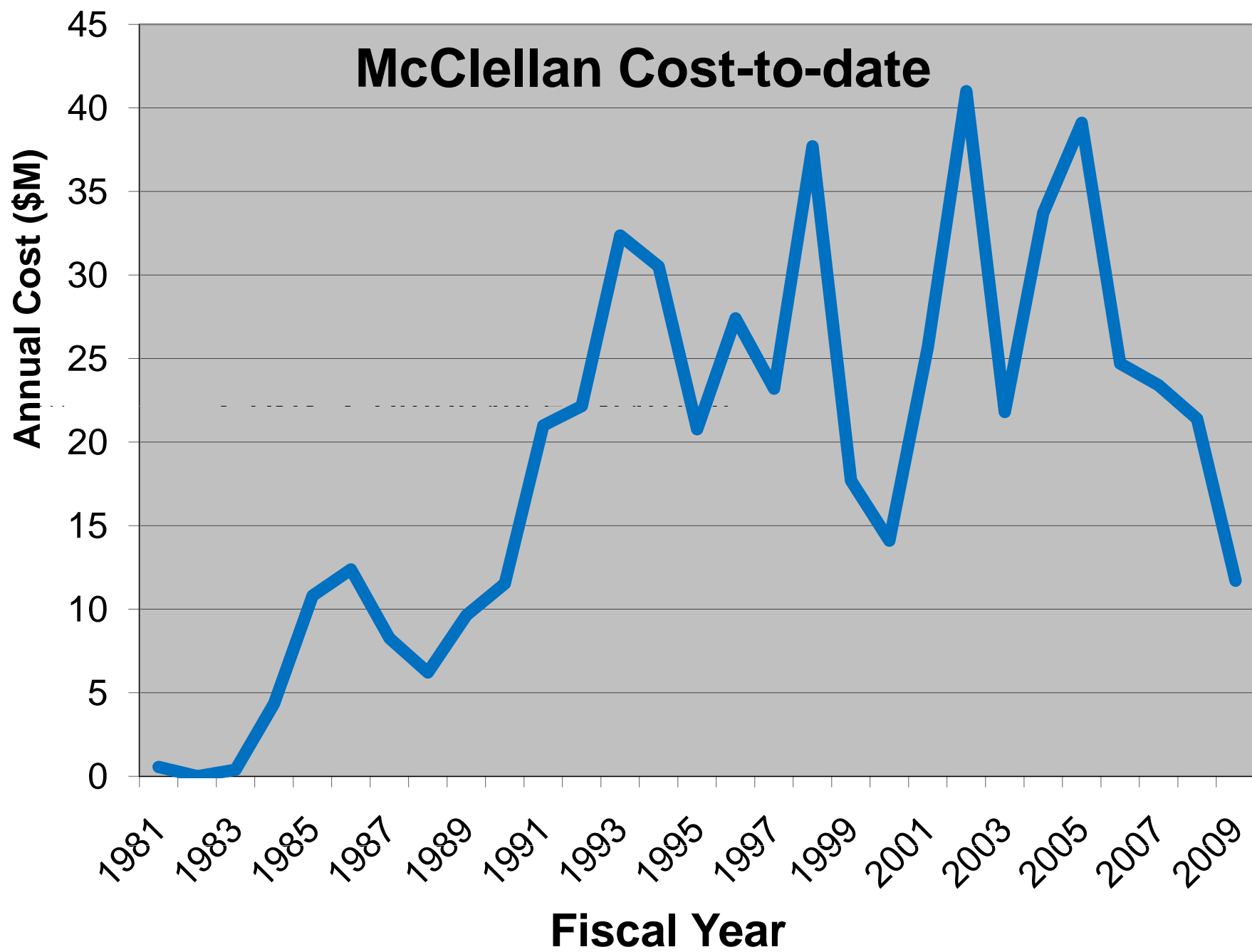
Agenda

- Historical Costs
- What has been Bought
- Staffing
- Program Requirements Identification Process
- What's Left?



Historical Cleanup Costs

- \$611.5 million through 2008
 - Latest cost reported to Congress
- Pre-1995 (closure announcement)
 - \$194.2 Million
 - Includes Environmental Management Operational Costs, Compliance, Staffing
- Post closure announcement
 - CERCLA, Property Transfer
 - 1996 to 2008 – \$417.3 million
 - 2009 – \$11.7 million
 - 2010 Planned – \$19.5 million





What has been bought

- Remedial Investigations/Site Investigations
 - 316 sites at McClellan
 - Majority of investigations completed
- Feasibility Studies
 - Some completed
 - All feasibility studies on contract, working towards completion
- Completed Records of Decision
 - No Action – 11 sites
 - Initial Parcel #1 – 7 sites
 - Initial Parcel #2 – 23 Sites
 - VOCs in Groundwater
 - Groundwater ROD Amendment for Non-VOCs
 - AOC G1 ROD

PRL S-014 (Initial Parcel #1)



SA-003 (Initial Parcel #1)





SA 035 (Initial Parcel #2)



What has been bought

- ❑ Installation of Interim Records of Decision
 - ❑ Operable Unit B 1 Cap (plus inspections and monitoring)
 - ❑ Operable Unit D Cap (plus inspections and monitoring)
- ❑ Groundwater
 - ❑ Interim Record of Decision
 - ❑ 103 extraction wells, 550+ monitoring wells
 - ❑ Treatment System installation and operation
 - ❑ Achieved “Operating Properly and Successfully” (OPS)
- ❑ Soil Vapor Extraction (SVE)
 - ❑ 14 treatment systems



IC 29 Soil Vapor Extraction

Groundwater conveyance
pipeline being installed





Groundwater Treatment Plant



Drilling new extraction well



What has been bought

- ☐ Underground Storage Tank Removal/ Fuels Program
- ☐ Encroachment/Dig Permits
- ☐ Cleanup Remedial Actions
- ☐ Radiological Building Clearances
- ☐ Soils Management
- ☐ Utility Support
- ☐ Sanitary Sewer Replacement



What has been bought

- ❑ 62-acre Privatization
- ❑ FOSET #1 Privatization
- ❑ Davis Site (Performance-Based Remediation)
- ❑ Removal Actions
 - ❑ CS10
 - ❑ Hexavalent Chromium
 - ❑ Initial Parcels #1 and #2 sites
 - ❑ PRLS-032
- ❑ Property Transfer (846 of 3,452 acres)
 - ❑ Includes Davis Site, River Dock, Capehart Housing



CS10 Excavation

Operable Unit D Cap and SVE





Approximate Staffing

- 2001 -- Base Closure
 - Installation Restoration Program
 - 9 Air Force
 - 6 Contractor
 - Technical Support/ Administrative
 - 12 Air Force
 - 10 Contractor
- 2010 Personnel – Full time equivalents
 - Installation Restoration Program
 - 3 Air Force
 - 5.5 contractors
 - Technical Support/Administrative
 - 3.5 Air Force
 - 6 contractors

Program Requirements Identification Process



- ❑ Annual process
- ❑ Based on best assumptions today
- ❑ Documented
- ❑ Estimates real costs
- ❑ Process
 - ❑ 2-Year President's Budget
 - ❑ 5-Year Defense Program (FYDP)
 - ❑ 30-Year Cost-to-Complete
- ❑ AFRPA balances requirements for 32 BRAC bases against anticipated funding

Program Requirements Identification Process



- Last few years, funding has been good, money has been available
- AFRPA cost to complete is being reduced. Why?
 - Optimization of cleanup systems
 - Performance-based contracting
 - Known costs vs projected costs (signed RODs)
 - Buying out-year requirements (Privatization)



What's left

- FOSET #2
 - Small Volume Sites
 - Bldg 252
- FOSET #3
 - Focused Strategic Sites
 - Follow-on Strategic Sites
 - Ecological Sites
 - Skeet Range
- Groundwater / SVE Operation and Maintenance
- Five-year Reviews

Questions...



and
Answers / Discussion

Attachment 6

McClellan Privatization/ROD Strategy by Federal Fiscal Year (FY)

Privatization Agreements
in Place

Title	Scope	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14+
1. Time Critical Projects - Imminent Threat to Health or the Environment									
Currently No Projects	N/A								
2. Program Management									
Administrative Record & ERPIMS Community Relations Technical Support FOST & FOSET Natural Resources 5 Year Review	Professional Labor	Program Management	Program Management	Program Management	Program Management	Program Management	Program Management	Program Management	Program Management
3. Ongoing Systems Operations and Maintenance									
Groundwater & Soil Vapor Extraction Bioventing Cap Maintenance CS-10 General Field Support	Basewide Systems O&M	Operations	Operations	Operations	Operations	Operations	Operations	Operations	Operations
4. Legal Requirements and Agreements - CERCLA Decision Documents									
VOC Groundwater ROD	Basewide Groundwater & Soil Vapor Extraction	ROD Complete 2007							
Non-VOC Amendment to VOC GW ROD	Non VOCs Impacting Basewide Groundwater	RI/FS	RI/FS	ROD Complete 2009					
Building 252 Removal Action	2 Sites		RI	FS	FS	NTCRA	NFA PP/ROD		
Radiological Sites Removal Action	6 Sites					NTCRA	NTCRA		
Skeet Range Removal Action	1 Site					NTCRA			
Small Volume Soil Sites ROD (FOSET #2 Privatization)	91 Sites		FS	FS	PP/ROD	RD/RA	RA	RA	RA
Focused Strategic Sites ROD (Disposal Pit Sites)	11 Sites	ROD	ROD	ROD	ROD	RD	RA	RA	RA
Follow-on Strategic Sites ROD	108 Sites			FS	PP/ROD	RD	RA	RA	RA
Ecological Sites ROD	8 Sites	RI	RI/FS	FS	PP/ROD	RD	RA	RA	RA
FOSET #1 Privatization (IP #1, 2, & 3) - Fully Funded	78 Sites			ESCA	ESCA	ESCA	ESCA	ESCA	ESCA
62 Acre Privatization Parcel C-6 - Fully Funded	9 Sites		ESCA	ESCA	ESCA	ESCA	ESCA	ESCA	ESCA
Davis Site ROD (PBC with CH2M Hill) - Fully Funded	1 Site	PBC	PBC	PBC	PBC	PBC	PBC		
Sanitary Sewer Replacement Project - Fully Funded	NA	ESCA	ESCA	ESCA	ESCA				
5. Reuse/Other									
POL Sites Investigation and Removal	10 Locations		Investigation & Installation	Installation & Closure	Operations & Closure	Operations & Closure	Operations & Closure	Operations & Closure	Operations & Closure
Radiological Building Clearances	3 Buildings		Investigation & Closure	Investigation & Closure	Investigation & Closure				

Legend

Remedial Investigation & Feasibility Studies
Proposed Plan & Record of Decisions
Remedial Design & Remedial Action
Program Management & Operations
Fixed Price Performance Based Contracts (PBC) or Privatization Environmental Services Cooperative Agreement (ESCA)