



DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

MAY 29 2009

MEMORANDUM FOR DISTRIBUTION

FROM: AFRPA Western Region Execution Center
3411 Olson Street
McClellan CA 95652-1003

SUBJECT: Restoration Advisory Board Meeting Minutes, 17 February 2009

1. Attached please find the final minutes from the 17 February 2009 McClellan Restoration Advisory Board meeting held at the Lions Gate Hotel and Conference Center, Pavilions Building.
2. If you have any questions or comments, please contact Ms. Mary Hall, at (916) 643-1250, extension 232.

A handwritten signature in black ink, appearing to read "Steven K. Mayer".

STEVEN K. MAYER, P.E.
BRAC Environmental Coordinator

Attachment:
Final Meeting Minutes, 17 February 2009

DISTRIBUTION LIST
Final 17 February 2009 Restoration Advisory Board Meeting Minutes

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Robert Blanchard, RAB
Dana Booth, RAB
William Clements, RAB
Adrian DeWald, RAB
Paul Green, Jr., RAB
Alan Hersh, RAB
Glen Jorgensen, RAB
Randy Orzalli, RAB
Paul Plummer, RAB

Marilyn Erbes, District Director, Congressman Dan Lundgren
Josiah Pendergast, District Representative, Congressman Dan Lundgren
Trent Sunahara, Field Representative Congresswoman Doris Matsui

Viola Cooper, US EPA
Christine Katin, US EPA
Penny Reddy, US EPA
Yvonne Fong, US EPA

John Harris, DTSC
Stephen Pay, DTSC
Marcus Simpson, DTSC

James Taylor, RWQCB

Phil Mook, AFRPA
Steve Mayer, AFRPA
Linda Geissinger, AFRPA
Paul Bernheisel, AFCEE
Al Weilbacher, AFCEE
Brian Sytsma, contractor, AFRPA

McClellan Admin Record

Mary Hall, CH2MHill

Hard Copy

Gary Collier, RAB

McClellan Air Force Base (AFB)
Restoration Advisory Board (RAB) Meeting Minutes FINAL
17 February 2009 -- McClellan, California

Time: 6:30 PM
Place: Lions Gate Hotel, Ballroom B
McClellan, California

RAB Member Attendees

| <u>NAME</u> | <u>AFFILIATION</u> |
|----------------|---|
| ADRIAN DEWALD | COMMUNITY RAB MEMBER |
| BILL CLEMENTS | COMMUNITY RAB MEMBER |
| JEANETTE MUSIL | RAB MEMBER – LOCAL REDEVELOPMENT AUTHORITY |
| ALAN HERSH | RAB MEMBER – MCCLELLAN BUSINESS PARK |
| STEVE MAYER | AIR FORCE REAL PROPERTY AGENCY |
| JAMES TAYLOR | CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD |
| PENNY REDDY | U.S. ENVIRONMENTAL PROTECTION AGENCY |
| | |

I. Welcome, Introductions, and Meeting Guidelines

The facilitator, Brian Sytsma, welcomed the group to the meeting and introduced himself 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. Mr. Sytsma had everyone in the room, including community members, introduce themselves.

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 Minutes

Mr. Sytsma went over the meeting agenda. He noted that because the December minutes were not distributed in advance he would table that item.

III. Community Co-chair Update

There was no community co-chair update.

IV. Air Force Cleanup Update / LRA Activities

Air Force Cleanup Update

Mr. Mayer presented the BRAC Cleanup Team and Stakeholders Field Review (Attachment 3), the Key Documents (Attachment 4), and the Response to Public Comments from the 2 December 2008 RAB meeting (Attachment 5). Only information and comments not presented in the attachments is recorded in these minutes.

As he discussed the field review, Mr. Mayer gave a brief overview of each item and related activities. Mr. Mayer noted that a report will be coming out to follow up on testing to determine when to shut down the biovent system related to the Petroleum, Oil, and Lubricants (POL) cleanup.

In the Key Documents discussion, Mr. Mayer noted that the FOSET #1 documents are anticipated to go to the Governor for approval and signature in April. Once the FOSET is finalized, the EPA will take over as lead agency for cleanup for that parcel. He noted that the FOSETs are staged to be finalized approximately a year apart, with the entire base to be transferred by 2011 or 2012 through the FOSET process.

LRA Activities

Ms. Musil provided a handout of her redevelopment update (Attachment 6). Only information and comments not presented in the attachment is recorded in these minutes.

Next week is the annual trip to Washington DC to maintain congressional support for McClellan and Sacramento County. Attending will be Susan Peters, Chair of the Sacramento County Board of Supervisors, Rob Leonard, director of the Sacramento Redevelopment Authority, and Larry Kelly, president of McClellan Business Park.

Ms. Musil gave a brief overview of the Association of Defense Communities (ADC) conference from which she just returned. Her interest in attending is in seeing what she can learn from other legacy BRAC communities to see what can be applied at McClellan. She discussed the importance of having a “redevelopment niche” and the niches established by Port San Antonio (aircraft maintenance and transportation) and Brooks City Base (medical research and technology). Ms. Musil discussed the difference between congressional appropriations and stimulus funds, with the stimulus funds placing McClellan in a much larger pool of competition.

Marcus Simpson asked for clarification on the process to apply for stimulus funding. Ms. Musil and Mr. Hersh described that the County put together a prioritized list, which was added to the region’s list coordinated and prioritized through Sacramento Metropolitan Chamber of Commerce. If money is received, it will likely come through the state and be allocated to the counties for local projects. Projects are categorized by timing (i.e. “shovel ready”), type, size, and other categories so that they can be quickly applied to whatever funding pool becomes available.

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

Penny Reddy of U.S. EPA, recapped the details of the public comment period held in Fall of 2008 for Parcel C-6. EPA issued a proposed plan for Parcel C-6 and a public comment period was held from October 24 through November 24, 2008. A public meeting was held on November 5, 2008. Two public comments were received in the comment period.

The first comment was from a North Highlands resident and expressed support for Alternative 2a, excavation and offsite disposal, and for Alternative 3a, excavation and treatment with low temperature thermal desorption. That commentator also questioned why cleanup was taking so long and how are current workers at the base being protected.

The second comment was from a former RAB member who requested that the area south of C-6 be sampled due to concern that drainage patterns had changed over time and contaminants may be present that no one is aware of.

Ms. Reddy explained that the next step is to record and officially responded to the comments in the Responsiveness Summary in the Record of Decision for Parcel C-6. She anticipates the ROD being issued in spring or summer of 2009.

VI. Regulatory Update

James Taylor reminded RAB members that state offices are now closed on the first and third Fridays of each month and employees have been ordered to vacate the buildings on those days. He said he will return emails and phone messages sent on those days when he returns to the office on the following Mondays.

Ms. Reddy thanked the state regulators, Air Force and contractors for their work on the IP#3 project. It was a long process and it is nice to finally get to the end.

VII. FOSET #1 Update

Mr. Mayer provided a detailed update on the FOSET #1 transfer. A handout was provided (Attachment 7) and only information not presented in that handout is recorded in these minutes. He said the Air Force hopes to have everything ready to transfer by Memorial Day.

Mr. Sytsma stated that the Air Force would like to offer a FOSET #1 sites tour to the RAB members in the third week of March. He and Mary Hall will follow up in the coming week to set a date and time.

VIII. West Nature Area Development Plan

In response to questions at the December 2008 RAB meeting about the plans for the West Nature Area, Mr. Hersh gave a presentation on McClellan Business Park's plans for the area. He explained that some vernal pools in the south area of the base will be impacted by cleanup activities or new development. Instead of mitigating that impact by buying credits in a distant wetland mitigation bank, he is proposing that an annuity fund be established to maintain the West Nature Area in perpetuity as a wetlands preserve. He noted that while it is already zoned as a preserve, there is no mechanism or funding in place for ongoing maintenance and operation. He said initial discussions between McClellan Business Park, the Air Force, the Department of Fish and Game, the Army Corps of Engineers and the US Fish and Wildlife service have been fairly good. He noted that the West Nature Area is unique for this because the Wildlife Conservation Group, a 501c(3), owns a building adjacent to the site and operates a wildlife rehabilitation facility there. McClellan Business Park and the US Fish and Wildlife Service are negotiating with that group to take on the responsibility of operating and maintaining the preserve with funds from McClellan Business Park. While preserves are typically maintained with "benign neglect," having someone on site daily would ensure better protection.

The current status is that the Air Force is still waiting on the final wetlands delineation from the Army Corps of Engineers. Once that is final, McClellan Business Park can start the permitting process for mitigation of the non-contaminated vernal pools and wetlands. That process will take approximately 2 to 3 years. The pools impacted by contamination have a different permitting process.

IX. AOC G-1 Ball Fields Overview

Mr. Mayer provided a detailed update on AOC G-1 transfer. A handout was provided (Attachment 8) and only information not presented in that handout is recorded in these minutes. He stated that there never really was any Air Force activity on the AOC G-1 property. The land is currently being used by North Highlands Recreation and Park District for community recreation. Mr. Mayer added a third alternative at the request of EPA: **Excavation with off-site disposal**. He said the preferred alternative currently appears to be Alternative 2, Institutional Controls.

Community questions:

Are those the only alternatives being considered?

Mr. Mayer explained that because this was an area where there had been no Air Force activity, this was originally planned to be a “no action” site, however, comments during the Feasibility Study process suggested evaluation of an Institutional Control as a remedy for the site. In reviewing the draft Proposed Plan, the EPA now recommends an additional alternative be considered: dig and haul. Mr. Mayer noted that because the area is a fill site, there is no way to completely sample without any uncertainty, but from what is known about the site and the nature of the fill, construction related debris, the Air Force believes the current anticipated proposed remedy of an institutional control is appropriate for the anticipated recreational use. He cautioned that the Air Force and regulators are still working through Proposed Plan and there will be a comment period when it is released.

Ms. Musil suggested that the costs of all the alternatives be included. Mr. Mayer said they will be in the Proposed Plan.

Mr. Sytsma noted that an open house session with more in depth information will be held prior to each RAB meeting.

Frank Miller: Have you considered the potential for automotive fluids from the previous automotive repair shop on the property?

Mr. Mayer replied that the Air Force has a considerable data set of soil borings and has looked for those types of contaminants but hasn't found anything of significance. He noted they have found a few auto parts and a small amount of ash that may have been related to that, but nothing of significance. Mr. Mayer added that because this site was carved out of the FOSET, a separate set of documents, a FOST, will be completed for it. This will hopefully be done in the fall, once the groundwater system gets its OPS. It will then be transferred to the Recreation and Park District.

X. Public Comment

There were no public comments.

XI. Community Co-chair Elections

This was tabled until the May meeting.

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

Penny Reddy noted that the EPA's concern was with the number of samples collected in the disposal pit area, which is much smaller than the entire AOC G-1 area.

The meeting was adjourned at 8:00 p.m.

Next meeting will be the third week of May. The meeting day of the week is being re-evaluated due to scheduling conflicts for some RAB members.

**McClellan Restoration Advisory Board (RAB) Meeting
Lions Gate Hotel, Terrace Room
Tuesday, February 17, 2009, 6:30 – 8:30 pm
Open House Poster Session 6:00 – 6:30 p.m.**

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 – 7:10 | AF Cleanup Update and LRA Activities <i>Goal: Provide an update of current field activities and key documents.</i> <i>Process: Presentation and Q&A</i> | Air Force Steve Mayer LRA Jeannette Musil |
| 7:10 – 7:15 | Parcel C6 Early Transfer with Privatized Cleanup status update <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 Penny Reddy |
| 7:15 – 7:20 | Regulatory Update | Regulatory Agencies |
| 7:20 – 7:35 | FOSET 1 Update <i>Goal: Provide an overview and status update on FOSET 1 early transfer with privatized cleanup.</i> <i>Process: Presentation and Q&A</i> | Air Force Steve Mayer |
| 7:35 – 7:40 | West Nature Area Development Plan <i>Goal: Provide a brief overview of the plan for future use of the West Nature Area</i> <i>Process: Presentation and Q&A</i> | McClellan Business Park Alan Hersh |
| 7:40 – 7:50 | AOC G1 “Ball Fields” Overview <i>Goal: Provide a brief overview of the in progress Proposed Plan</i> <i>Process: Presentation and Q&A</i> | Air Force Steve Mayer |
| 7:50 – 8:00 | Community Co-chair Elections | Facilitator |
| 8:00 until complete | Public Comment <i>Goal: Provide opportunity for members of the public to comment.</i> <i>Process: Public members fill out a comment card indicating they want to speak. The facilitator will call each person to the microphone. Statements will be timed and are limited to 3 minutes for each speaker. The timer will notify the speaker when they have 30 seconds remaining and when they have reached 3 minutes.</i> | Facilitator |
| | 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
18 and 19 February 2009**

FIELD REVIEW:**Groundwater Treatment Activities**

- a) **McClellan Ground Water Treatment System (GWTS)** The GWTS is operating at 14760 gpm with 9 wells shut down because VOC concentrations are less than the MCLs. OU B EW-284 (A), EW-307 (C), EW-309 (D), EW-364 (BC), OU D EW-86 (AB), OU A EW-435 (AB), OU C EW-137 (B), EW-446 (A), and OU H EW-454 (AB) are shut down because VOC concentrations are less than MCLs; the wells are being monitored for rebound. *Wells EW-247, EW-308, and EW-383 were shutdown on 22 January to evaluate their effect on VOC concentrations. Well EW-366 motor failed on 9 February. The motor is scheduled to be replaced the week of 16 February. The CERCLA treatment system discharged 25,040 gallons to sewer outfall #1 on 5 February.* The ion exchange system is operating normally.
- b) **Investigative Cluster (IC) 29 GWTS Investigative Cluster (IC) 29 GWTS** (pre-treating ground water from dual-phase extraction wells). The IC 29 GWTS air stripper was bypassed on 5 January. All associated extraction wells are on-line directly to the main GWTS.
- c) **Davis GWTS** – The Davis GWTS is shut down. The semi-annual and treatability study sampling events were conducted the week of 1 December and the week of 8 December. Yolo County has commenced steps for impending demolition of the facility with asbestos abatement on 22 December. and a site walk on 8 January with Air Force and Yolo County Representatives and PG&E to identify Air Force assets (wells, utilities, control lines) that need to be protected during demolition. *During site visits in February, it was noted that the demolition activities at the site have not resulted in any damage to the groundwater monitoring and treatment infrastructure at the site. Site visits will continue on roughly a weekly basis during demolition activities.*
- d) **Ground Water Monitoring Program (GWMP)** The 1Q09 event *was completed on 29 January.*
- e) **Non-VOC Groundwater Remedial Investigation:** All RI field work has been completed. Perchlorate data collected at MW-641 and surrounding wells by the GWMP will be incorporated into the final RI/FS Report. Final RI/FS Report submitted 06 June 2008
- f) **MW-641 Stepouts:** Sampling activities for MW-641, MW-187, and all temporary stepout wells *was completed on 7 January. Results will be published in a Groundwater Well installation Technical Memorandum.*

Soil Vapor Extraction (SVE) Program Activities

- g) **Soil Vapor Extraction (SVE) Systems** (5 of 15 SVE systems operating, removing vapors from 7 of 22 SVE sites). System uptime is calculated from *13 January through 17 February 2009.*
- 1) IC 1 vapor-phase granular activated carbon (VGAC) is operating normally, treating vapors from IC 1 only. (100% uptime)
 - 2) IC 5/7 VGAC is operating normally, treating vapors from IC 7 only. (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. The system was shut down for a rebound study on 21 April 2008.
 - 5) IC 23 SVE system is not operating. The 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 shutdown on 27 May 2008 for a rebound study and in support of drilling activities.
 - 9) IC ~~41/42/43~~ SVE is not operating; the system was shut down for a rebound study on 11 July 2007. *IC 41 and 43 have been de-commissioned.*

NOTE: *Italicized text represent update changes* BCT & RPM Field Activities Update 18 & 19 Feb 2009
Margin or Underlined text represent corrective changes

- 10) PRL T-44 VGAC is not operating. The system was shut down for a rebound study on 23 July 2004.
 - 11) OU C1/PRL 66B Flameless Thermal Oxidizer (FTO) is not operating. The system was shut down for a rebound study on 17 July 2008.
 - 12) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study on 17 July 2008.
 - 13) OU D VGAC is operating normally, treating vapors from only OU D. (100% uptime)
 - 14) OU D Thermal Oxidizer is operating normally, treating vapors from OU D only (100% uptime)
 - 15) B 243 VGAC is *not* operating. *The system was shutdown in support of CH2M Hill investigative sampling activities and rebound study on 15 January.*
- h) Monitoring and Technology Well Destruction Project:** De-commissioning orphan & abandoned wells along with the PBC SVE RAO well decommissioning of SSA-2, IC-1, IC-5, IC-7, and PRL T-044 wells *began* 19 January.

Petroleum, Oil, and Lubricants (POL) Cleanup Activities

i) POL Program:

- 1) The first quarter (1Q09) Biovent (PRL S-040) system monitoring and respiration rate sampling activities are anticipated by be completed by the end of January 2009. The Final Biovent (PRL S-040) System and Expansion Workplan *was issued 11 February 2009. The Field Work began January 2009, two borings were completed with the direct push rig. Other vapor direct push attempts could not be completed due to refusal. The contractor will remobilize with a hollow stem auger rig to complete the remaining sample locations next week..*
- 2) The Basewide Fuels Investigation – Step out borings (3) for Buildings 7 are scheduled to commence with completion anticipated by the *first week of March 2009.*

Radiation Program Activities

j) Radiation Program.

- 1) CS-10 - Site inspections are conducted weekly. *A hole in the tent fabric was repaired on 13 February.*
- 2) **Building 252 Remedial Investigation** – The regulator comments on the Draft FSP Amendment to perform sampling along the sanitary sewer and storm drain *were received and incorporated. The sanitary sewer line investigation, as described in the Draft FSP Addendum, was agreed to by regulators in the January 14, 2009 BCT meeting (noting some additional concerns from USEPA). These concerns and suggested modifications were discussed in a January 28 conference call with CH2M HILL, USEPA, and the Air Force and were reflected in the Draft Final (redline/strikeout) version delivered along with the modified RTC table via email to the Air Force (Bob Sextro) on February 6, 2009. The original Building 252 Encroachment Permit has been updated to reflect the proposed investigation is scheduled to be conducted between February 16 and 20, 2009. Because the Building 252 step-out samples, on west side of the Building 252, were not collected due to water entering the hand auger hole from a leaking fire suppression line, this location will be sampled using the direct push rig during the sanitary sewer line investigation. The last remaining step-out sampling location was completed within Building 230 on January 26, 2009.*
- 3) **Building 628 Demolition** –The demolition of the former TOD Lab Building commenced the in August 2008. The partial wall and the remaining north eastern portion of the concrete slab have been demolished and on site crushing completed. The scanning of the remaining north portion of the B/628 footprint (IRP Site SA-002) was completed on Monday, 12 December. The remaining asphalt over CS-030 was removed. *All scanning was completed; the report of CS-030 area scanned is forth coming.*

Soil Remediation, Investigation and Management Activities

- k) OU B1 Drainage Ditch and OU D Cap O&M Update** —The Fourth Quarter inspection and sediment sampling was completed the 15th of December. *The Air Force is reviewing the Fourth Quarter Inspection Report and expects to issue the report to the agencies by the end of February*

*NOTE: Italicized text represent update changes BCT & RPM Field Activities Update 18 & 19 Feb 2009
Margin or Underlined text represent corrective changes*

2009. This will serve as the annual report. *With the recent storm, the Air Force will be determining when there is sufficient sediment to collect a sample for PCBs. Updates to the OU B1 Operations and Maintenance Manual is being made to reflect the recent additions of sediment traps and BMPs. The Maintenance contract has been awarded to EQM. They will be beginning their operation with the first quarter inspection.*

- l) Sanitary Sewer System Replacement Project** – Surplus soil from Area A is awaiting off-site disposal at a permitted landfill. Draft final design drawings of area B/C (OU-C & D) encroachment permits (12) have been approved. AFRPA is awaiting receipt (currently with SAC County) of the final design plans for Area B/C SSSRP. Pre-excavation sampling *have been taken*. It is anticipated that *Area B* construction will begin in late spring. *The Area C construction is slated to occur in 2010.*
- m) McClellan Soils Management:** Access to the Shelter Road Clean Soils Holding Area is limited to Air Force, PBC and utility Bill-Of-Sale support projects, and alternate disposal sites as specifically approved by AFRPA dump slip permit with oversight by AFCEE. Lease transfer of the SSPF Contaminated Soils Holding Pad (excluding the soils tent) has occurred. Use and management has been transferred to MBP.
- n) Industrial Waste Collection System:** The Air Force continues to monitor for sources of wastewater entering the IWCS. The Air Force continues to identify remaining influent flows into the former IWCS from McClellan Park facilities and properties so they may be redirected. CH2M Hill will begin surveying the IWL this *spring* to help determine our de-commissioning plan. Remaining legacy OWS & IWL service connections status will be *provided upon request*.
- o) Initial Parcel #2** - The Final ROD is completed and signed.
- p) Initial Parcel #3** -The Final RICS was submitted on 5 December. The Final FS was submitted on 15 December. *A revised Final RICS Addenda and revised Final FS will be submitted in the form of change pages this month to address agency comments on the final documents.*
- q) Small Volume Sites Investigation:** The hollow stem auger and direct push rigs have been demobilized. There are still some outstanding locations to be sampled (including those requiring the limited-access rig); however, these will be sampled during the step out sampling effort. *Step-outs at CS S-027, SA 063, and SA 107 were discussed with the agencies on 28 January. Data from the first phase of sampling continue to be reviewed with respect to the need for step out sampling.*
- r) DMM Site on Shelter Road.** *The Draft Site Investigation Report was submitted to the Regulatory Agencies on 2 February for review. Comments are due 3 April.*

Wetlands/Habitats Management and Maintenance Activities

- s) Airfield mowing** does not occur during the winter months per the conditions of the Biological Opinion for Airfield Maintenance. Mowing will resume in the spring when the ground has dried sufficiently.
- t) Field Mowing of MBP Leased Properties** No activity nor issues to report.
- u) Vernal Pool and Wetland Delineation Update** – The U.S. Army Corps of Engineers *requested additional changes to the wetland delineation on January 26. The revised map was submitted for approval on February 3. No response received to date.*
- v) SAFR Project** construction of the concrete back and side walls has been completed. The construction of the concrete floor and protective metal backstop will commence once weather permits. It is anticipated that project completion with final grading, site clean up and restoration will be early spring..

**Key Documents and Events of Interest to the RAB
17 FEB 09 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 | 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 | FOSET #1 |
| 3 | Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study | Details investigation results and evaluates cleanup alternatives for 91 sites. | Draft Small Volume Sites RICS and FS due April 17 | FOSET #2 |
| 4 | Building 252 Remedial Investigation Characterization Summary/Feasibility Study | Details investigation results and evaluates cleanup alternatives for Building 252 | Draft Building 252 RICS and FS issued in summer 2009 | 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). | Document is final and awaiting amendment and signature in conjuncture with FOSET #2 transfer in late 2009 | 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 | Draft Follow-On Strategic Sites RICS and FS issued in late 2009 | FOSET #3 |
| 7 | Focused Strategic Sites ROD | Documents cleanup decision for 11 sites, including firing training area, small arms firing range and large landfills | Release of Draft ROD is anticipated for Summer 2009 | FOSET #3 |
| 8 | Ecological Sites Record of Decision | Documents cleanup decisions for ecological sites, creeks and vernal pools | Preparing Draft Feasibility Study (March 2009) | 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. | Document is final and awaiting revision in conjunction with Privatization strategy | FOSET #3 |
| 10 | Non-VOCs in groundwater ROD amendment | Documents cleanup decision for Non-VOCs in groundwater, will be a ROD amendment to Groundwater VOC ROD completed in 2007 | Agencies reviewing Draft. | |

| | Document | Document Description | Status | FOSET |
|----|--------------------------|---|---|--------------|
| 11 | ACO G-1 Proposed Plan | Addresses two suspected burial pits and small arms firing range in northeast McClellan (ball fields area) | Public Comment Period anticipated in April | |
| 12 | Parcel L2/L3 FOST | Finding of Suitability for Transfer document approximately 4.2 acres | Final is on hold until resolution of OPS (Operating Properly and Successfully) determination for Groundwater, which is dependent upon Non-VOC in GW ROD amendment | |
| 13 | Five Year Review | Formal evaluation of ongoing cleanup activities to ensure they are working properly. | Review began in June, Final report scheduled to be complete by April 2009. | |
| 14 | BRAC Cleanup Plan Update | Describes strategy for cleanup and property transfer, specifically as emphasis shifts from traditional CERCLA-based cleanup toward Privatization strategy | Final scheduled for early March | |

Response to Public Comments from the 2 December 2008 McClellan Restoration Advisory Board (RAB) Meeting

| Commenter | Comment | Air Force Response/Action |
|------------------|---|--|
| Lola J. Warrick | <ol style="list-style-type: none"> 1. There are a number of residents that are still very concerned about the fact that the cement area in back of their house used to be a firing range. And from what they're telling me there is still some lead in from the bullets in that. Are you doing anything with that? It's not on the base, but it used to be. It's across Watt Ave. And I'll talk to you about it later. 2. The ecology sites record of decision, number 11, the document, the cleanups for the vernal pools, are you going to do away with the vernal pools? | <p>1. The Air Force is researching the area and the concerns, to include visiting the site, talking with other community members familiar with the site and its history, and contacting the County Department of Health.</p> <p>A key element of the feasibility study will be to evaluate the value of the habitat as it sits right now versus what would happen if it is cleaned up. The Air Force wants to protect the vernal pools as much as possible.</p> <p>Mr. Hersh explained during the Dec RAB meeting that any net loss of vernal pools would have to be mitigated.</p> <p>A presentation by McClellan Business Park on the ecological sites has been planned for the February 2009 RAB meeting.</p> |
| Chuck Yarborough | <p>I just wanted to add my comment regarding what was brought up earlier about the environmental area over on the west side with the creeks and the vernal pools and so forth. I wanted to say that I'm hoping that if there is any mitigation that is brought about because of any contamination that's done, that the mitigation be done here at McClellan Field. I have some reasoning behind that and that's Because I believe the open area that you leave on this facility is gonna actually help you Alan and McClellan Field just like Adrian said earlier to Jeanette, if you have the pleasant environment, the greenery and so forth of the field here, the open space will attract businesses, you'll get more money in the long run. The value of the property will be up so to take it off to Marysville and Yuba City or someplace else doesn't make too much sense to me when you can make money here on that and make the area, including where I live, which is</p> | <p>Comment noted.</p> <p>Mr. Hersh noted at the Dec RAB meeting that he supports Mr. Yarborough's comments and suggested that McClellan Business Park give a presentation on the future plans for the ecological sites. This will be done at the February 2009 RAB meeting.</p> |

| Commenter | Comment | Air Force Response/Action |
|---|---|---|
| | <p>right off the base on the west side a better place to live. We need open areas as well as buildings. We don't need just a crammed area full buildings and asphalt and concrete and that kind of thing. That's why we have the tree, what is it, the Tree Society out there and so forth. Is they keep Sacramento area green. So, anyhow, that's my comments. Thank you.</p> | |
| <p>Written Comment: Laurie Frederick, Records Clerk, Placer County Court at 4710 Patrol Road, Bldg. 711</p> | <ol style="list-style-type: none"> 1. As an employee why is this the first time I've heard about a meeting regarding cleanup? I received a mail newsletter on Nov. 26th. The first one. So,. That being asked, did McClellan Business Park notify leaseholders of potential contamination at time of lease signing? 2. Where do I send the dead doves I find out in our parking lot? 3. In an online EPA report I found online it spoke of drums stored with contaminants. What was the location they were stored and when? 4. For the EPA – Janet Fong? Are there laws requiring McClellan Business Park to notify leaseholders of potential contamination. | <p>On Dec. 11, 2008 Brian Sytsma and Mary Hall, along with McClellan Business Park president Alan Hersh and property manager Cathy, met with Ms. Frederick, her supervisor and three other staff members. Mr. Hersh from McClellan Business Park explained the disclosures that is provided to all prospective tenants. He and Mr. Sytsma reiterated that the Air Force and the regulatory agencies strictly monitor the locations and conditions of contaminants and the cleanup program to make sure that the people living and working on the former base are safe.</p> <p>Mr. Sytsma explained the soil and groundwater cleanup systems including the ongoing monitoring and reporting processes. He also explained that all tenants at McClellan are on water from Sacramento Suburban Water District so they do not have any exposure to the contaminated groundwater. Their drinking water is the same as the surrounding community's and is safe.</p> |

RESTORATION ADVISORY BOARD
February 17, 2009

SACRAMENTO COUNTY
LOCAL REDEVELOPMENT AUTHORITY

WASHINGTON D.C. TRIP (FEB 23 – 26, 2009)

- maintain Congressional support for McClellan and Sacramento County
- meeting with:
 - Air Force – Pentagon (Ms. Ferguson and Mr. Billings)
 - Environmental Protection Agency HQ
 - Economic Development Administration (US Dept of Commerce)
 - Federal Rail Administration
 - Federal Aviation Administration
 - Senators Feinstein and Boxer
 - Congresswoman Matsui
 - Congressmen Lungren and Thompson

ASSOCIATION OF DEFENSE COMMUNITIES (San Antonio)

- annual conference of communities and services involved with military installations
- keynote speaker Joe Robles
- LRA Directors meeting
- Tours
 - “Port” San Antonio (former Kelly AFB)
 - Brooks City-Base (BRAC 05 closure)
 - Neighborhoods outside the former bases

FUNDING

- Congressional appropriations
- Stimulus funding
- Sacramento County’s pursuit of both
 - Assoc of Defense Communities list (closed bases)
 - Sacramento County list (included shovel-ready McClellan projects)
 - Sacramento region list (flood control, airport expansion)

INFRASTRUCTURE PROJECTS

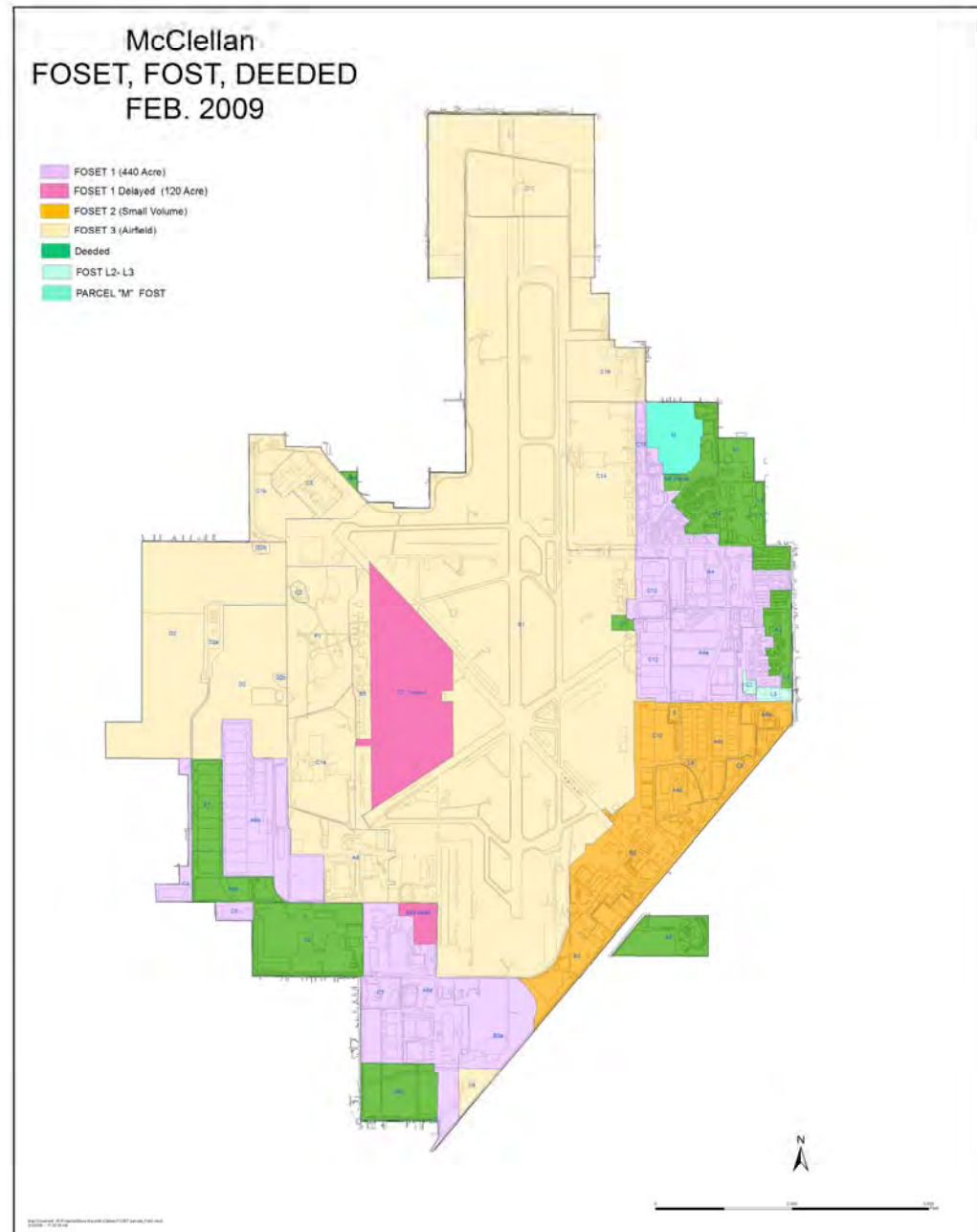
- Sewer Replacement
- Gateways: G2, G2a, G3, G4



FOSET 1

Attachment 7

- **580 acres**
 - **IP #2 23 sites**
 - ROD completed
 - **IP #3 45 sites**
 - RI/FS Final in review
 - PP/ROD to be prepared by US EPA
 - 2 sites to be cleaned up by Air Force





Privatization Key Documents

- FOSET: Finding of Suitability for Early Transfer
 - Legal document for transfer of property
 - Draft Final ready

- AOC: Administrative Order on Consent
 - Transfers lead agency oversight for cleanup to US EPA

- ESCA: Environmental Services Cooperative Agreement
 - Specifies negotiated dollar amount transferred to LRA for cleanup
 - Transfers authority for cleanup
 - Transfers property



Schedule

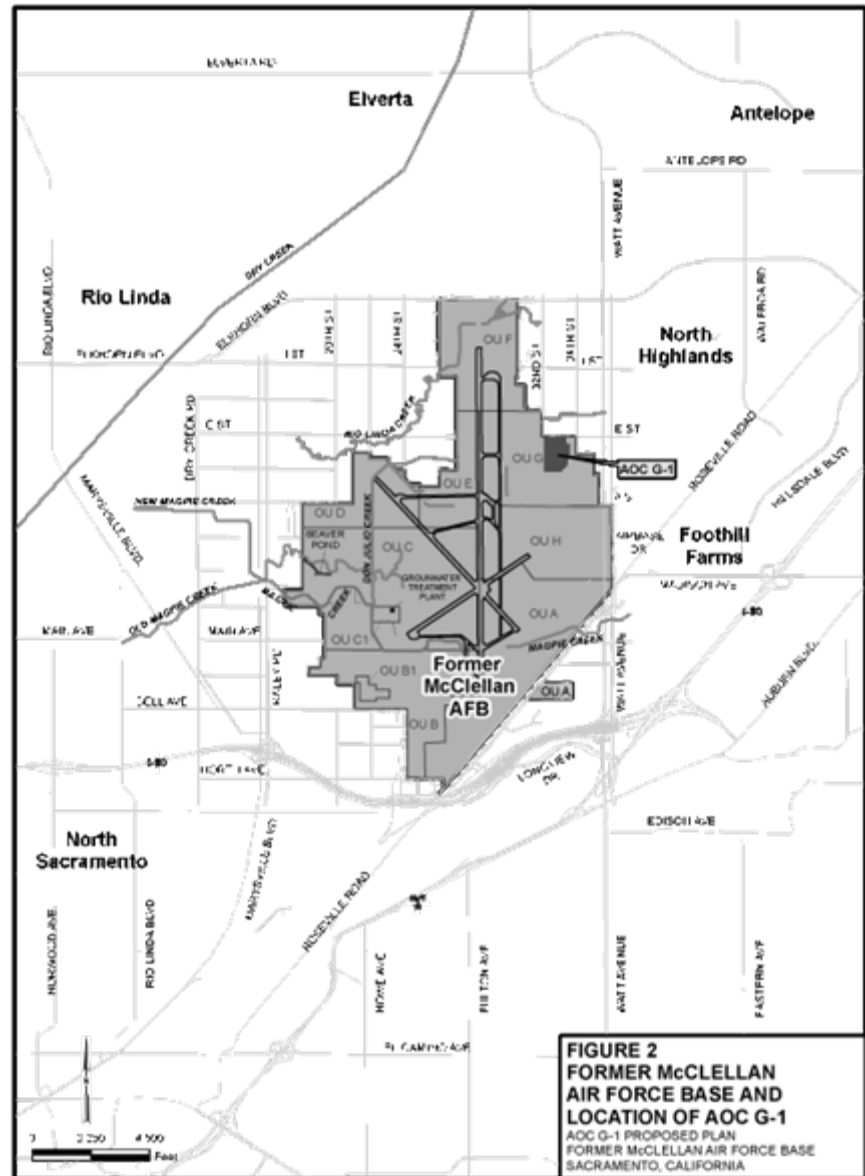
March: Package to Governor's office for review

Summer: Signed and transferred

Background of AOC G-1



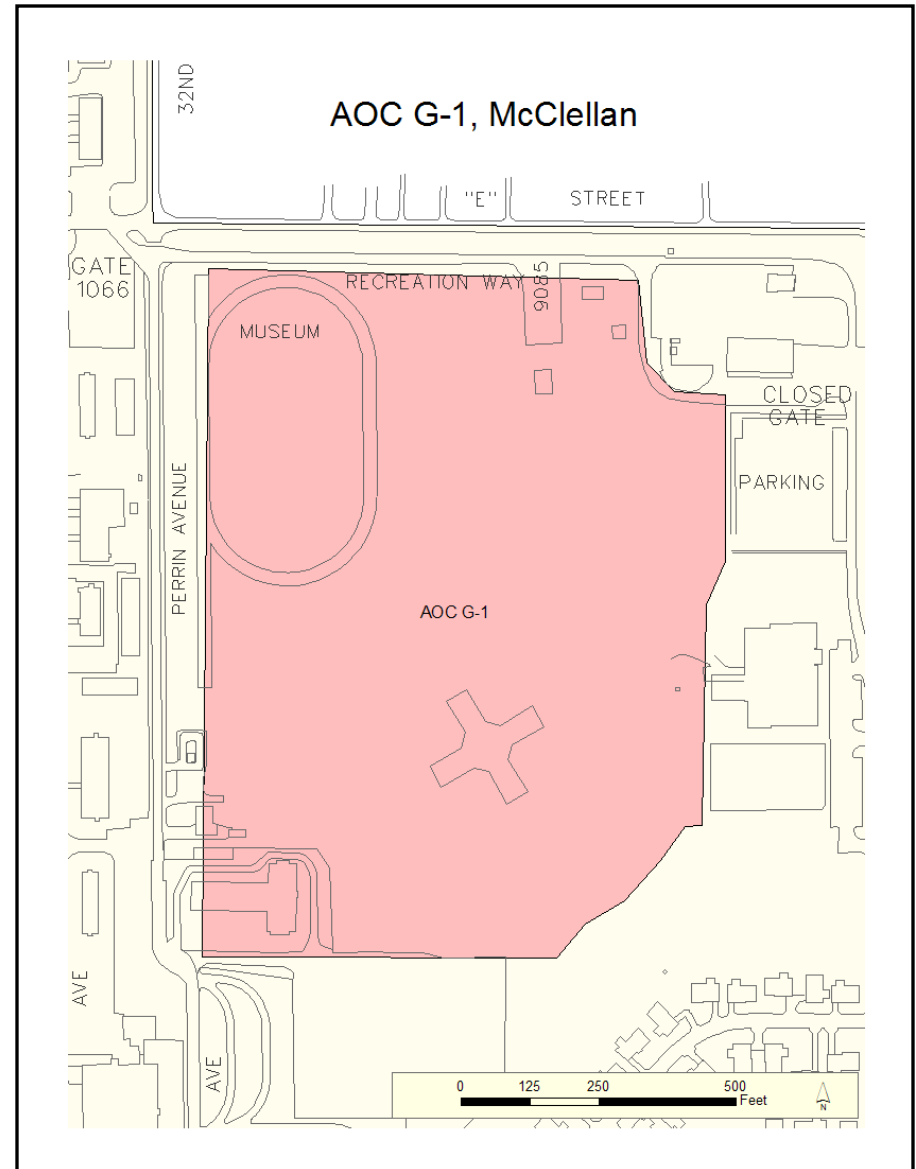
- Originally 37-acres, located northeast portion of McClellan
- Aerial photographs identified two suspected burial pits and small arms firing range
 - One appears associated with automotive business prior to Air Force's acquisition of the property in 1967 (construction debris, tar paper, burnt wood, ash)
 - The second (an area of soil disturbance) was identified as a construction area when ball fields were built





Background of AOC G-1

- **12 acres transferred via Finding of Suitability to Transfer (FOST) to Sacramento County in 2006**
- **Recreational complex, ball fields, running track, tennis court, soccer field, horseshoe pits**





Contaminants of Concern

- **Volatile Organic Compounds (VOCs) in soil gas**
 - readily evaporate at room temperature
 - used in painting and metal degreasing
 - naphthalene
- **Non-Volatile Organic Compounds (non-VOCs) in soil**
 - do not readily evaporate at room temperature
 - includes metals (lead, vanadium), total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs)
- **VOCs and non-VOCs in groundwater are addressed in the groundwater Record of Decision**



Alternatives

- **Alternative 1 – No Action**
 - No remedial activities are implemented under this alternative. No cost is associated with this alternative.
- **Alternative 2 – Institutional Controls to Prohibit Residential Use (Restricted Land Use)**
 - Institutional controls would be used to eliminate or limit exposure pathways for VOCs to people, resulting in restricted land use
 - Prohibits residential use through a specific deed covenant, the site will not be used for residential purposes, healthcare facilities, or daycare centers
 - Recreational use of the property would be allowed
 - Includes monitoring and enforcement
- **Alternative 3 – Excavation with off-site disposal**
 - Removes the fill dirt and construction debris



Alternatives

- **Alternative 3 – Excavation with off-site disposal**
 - Removes the fill dirt and construction debris



Schedule

- **Draft Proposed Plan being worked on now**
- **Estimated to release Final Proposed Plan to the public for review and comment by end of March**
- **Will include 30-day public comment period and public meeting**



Key Supporting Documents

- **Initial Parcel #3 Feasibility Study**
- **Operable Units E-H Remedial Investigation Characterization Summaries 2**