



DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

MAR 07 2011

MEMORANDUM FOR SEE DISTRIBUTION

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

SUBJECT: Restoration Advisory Board December 2010 Meeting Minutes

1. Attached please find the final minutes from the 7 December 2010 McClellan Restoration Advisory Board (RAB) meeting held at the North Highlands Recreation Center as approved by the RAB members at the February 2011 meeting.
2. If you have any questions or comments, please contact Ms. Mary Hall, at (916) 643-1250, extension 232.

A handwritten signature in blue ink, reading "Philip H. Mook, Jr.", is positioned above the printed name.

PHILIP H. MOOK, JR.
Senior Representative

Attachment:
Final December 2010 Meeting Minutes

DISTRIBUTION LIST
Final 7 December 2010 McClellan Restoration Advisory Board Meeting Minutes

Electronic Copies

Robert Blanchard, RAB
Dana Booth, RAB
William Clements, RAB
Paul Green, Jr., RAB
Alan Hersh, RAB
Glen Jorgensen, RAB
Randy Orzalli, RAB
Paul Plummer, RAB
Tina Suarez-Murias, RAB

Elizabeth Donnelly, Senior Field Representative, Congressman Dan Lundgren
Trent Sunahara, Field Representative, Congresswoman Doris Matsui

Viola Cooper, US EPA
Bob Fitzgerald, US EPA
Barbara Maco, US EPA
Yvonne Fong, US EPA

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

James Taylor, Central Valley Regional Board

Philip Mook, AFRPA
Steve Mayer, AFRPA
Linda Geissinger, AFRPA
Paul Bernheisel, AFCEE
Joe Ebert, AFCEE

Brian Sytsma, Air Force contractor
Mary Hall, Air Force contractor

Denise Gerald, community
Warren Jung, Sacramento Suburban Water District
Ben Malisow, TetraTech
Jerry Quint, community

Hard Copy

Gary Collier, RAB
Carolyn Gardner, RAB
Randy Aeschliman, community
Frank Miller, community
Charles Yarbrough, community

McClellan Administrative Record

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

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

RAB Member Attendees

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

I. Welcome, Introductions and Agenda

Brian Sytsma opened the meeting by asking everyone in attendance to take a moment to recognize Pearl Harbor Day and those who sacrificed in service to our country. Mr. 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.

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

Mr. Sytsma invited the RAB members to introduce themselves and the stakeholder groups they represent. Mr. Sytsma invited everyone in the room, including community members, to introduce themselves.

II. September Minutes and Response to Comments from September Meeting

He asked if there were any comments or changes to the September 2010 meeting minutes. There being no comments or changes, the minutes are considered approved. Mr. Sytsma pointed out that included in the packet is a written response to the September public comment from Mr. Frank Miller.

III. Community Co-chair Update

Mr. Paul Green noted his appreciation to Mary Hall for her assistance in providing a tour on short notice for a delegation of environment engineers from China.

He also thanked Ms. Yvonne Fong for her assistance in arranging a tour for them of a water treatment plant in the Bay Area.

Finally Mr. Green noted that being the community co-chair of the RAB is very easy as the ground rules are already established. He encouraged RAB members to consider the position for next year.

IV. Air Force Cleanup Update

Field Review

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

Mr. Mayer reported that the Air Force had contracted with a rancher to supply a herd of goats to remove invasive species at the West Nature Area in the fall. He noted the program was very successful and the goats are no longer at the West Nature Area.

RAB discussion

Mr. Green reported that when he was at the Groundwater Treatment Plant a secondary treatment system for metals was pointed out to him. He asked if the RAB receives reports on that system. Mr. Meyer noted that the secondary treatment system is a point source system for small batch treatment of waters that may have solids, such as soils from drilling activities or small bits of construction debris, and other process waters to clean it before it the water goes through the regular treatment system.

Mr. Green asked if the Small Volume Sites dispute is formal or informal. Mr. Meyer said it is an informal dispute.

Regarding the Draft Final Proposed Plan for the Ecological Sites, Mr. Green questioned the timing of the regulatory comment period in which comments are due on Dec. 8, the day after the

RAB meeting. Had they been due before the meeting, there would have been an opportunity for timely discussion at the RAB meeting, rather waiting until the next quarterly meeting.

Mr. Alan Hersh asked if any of the soil vapor extraction systems (SVE) systems have moved successfully to closure. Mr. Meyer said yes, some have been successfully closed. The process is a “stop analysis” in which a system is temporarily shut down for 6 months. Soil gas samples are then collected and analyzed by the Air Force and the regulatory agencies to determine if the system is ready to be permanently closed. He noted several SVE treatment systems are recommended for permanent shut down in the Small Volume Sites and Follow-on Strategic Sites documents.

Mr. Glenn Jorgenson asked if the Final Status Survey Report will be given to the RAB or placed in the library for public access. Mr. Meyer said yes it can be placed in the library.

Ms. Carolyn Gardner asked what the dispute is about in the Small Volume Sites investigation. Mr. Meyer said he will cover that in a separate agenda item.

Ms. Tina Suarez-Murias asked if the public has a review period for the Ecological Sites Proposed Plan. Mr. Meyer replied that the public will have a 30-day comment period after all the agency comments have been received and incorporated into the final version of the document.

Mr. Gary Collier expressed concerns regarding past waste disposal practices into the creeks and the costs being passed to the community in relation to the regional sanitary sewer system. Mr. James Taylor noted that there is a public meeting regarding the Regional Water Quality Control Board’s permit for the Sacramento County Regional Wastewater Treatment System on Dec. 9. Information on the meeting and water quality is available on the Regional Board’s website.

Key Documents

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

Regarding Item 2, *Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study*, Mr. Mayer referred to a slide discussing the informal dispute (Attachment 5).

Mr. Mayer noted that FOSET #2 may be expanded to include the approximately 200 acres along the southwest side of the flightline currently in FOSET #3. These properties have greater reuse potential than the remainder of FOSET #3, so McClellan Park would like to have ownership of those properties sooner.

Mr. Sytsma requests that RAB members hold their remaining questions to the end of the meeting in order to get back on schedule.

V. Local Redevelopment Authority Activities

Mr. Dana Booth reported that the Dudley Ave. improvements would continue across the south end of the runway to the railroad crossing starting April 2011.

VI. Privatized Cleanup Update

Ms. Yvonne Fong said postcards with EPA program manager contact information were available at the sign-in table and she encouraged RAB members and other community members to contact them if they have questions regarding the privatized cleanup sites. She next gave an update on the activities at Parcel C-6 and the FOSET #1 sites (Attachment 6). Only information and comments not presented in the attachments are recorded in these minutes.

RAB discussion

Mr. Green asked if the RAB will still be involved while the EPA is developing the proposed plan. Ms. Fong replied that the proposed plan is the major point for RAB and community input and the EPA would also have a public meeting to present its preferred alternatives and solicit public comment.

Mr. Green asked if that would be at a RAB meeting or a regular public comment-type meeting. Ms. Fong replied that as with Parcel C-6 the EPA would have a separate public meeting outside of the RAB.

Mr. Stephen Pay noted that the Air Force is not involved in preparing the proposed plan and record of decision for privatized parcels.

Mr. Green clarified that the RAB is under the auspices of the Air Force and it isn't part of other federal agencies' decision-making process. Ms. Fong agreed. Mr. Booth added that it is the intention of the County and McClellan Business Park to continue use of the RAB for community discussion. Ms. Fong said this was the model established by the County in the early days of privatization and the Air Force is in essence doing the EPA a favor by allowing the RAB to continue for privatized parcels.

Ms. Gardner asked who has the final decision. Ms. Fong said that in the privatized parcels the EPA makes the final decision, in consultation with the State partners, after weighing the preferred alternatives against the nine (Comprehensive Environmental Response, Compensation and Liability Act) CERCLA criteria. For the parcels still under the Air Force, the Air Force selects the final remedy with the EPA.

Ms. Suarez-Murias asked if that means the private owner is financially responsible for cleanup to a standard that the U.S. EPA and State require. Ms. Fong said the transfer agreements included funding and insurance for the cleanup.

Ms. Suarez-Murias asked what is the benefit of privatized cleanup. Mr. Hersh said that although the developer takes significant risk to clean up the site when the remedy is unspecified, the Air Force funds a specific amount and provides insurance. A key benefit is that the privatized cleanup forces the funding to come forward immediately, rather than the Air Force waiting for appropriations to clean up sites. This allows the cleanup to move forward much more quickly. It

also gives fee title to McClellan Business Park more quickly and gives McClellan Business Park more control of cleanup to coordinate with development activities and regulators. The biggest benefit, he noted, is the funding certainty. As an example, he said that certainty enabled McClellan Business Park to sign a contract for development of 34 acres out of the 62-acre Parcel C-6 as soon as the cleanup is complete.

Mr. Collier asked if documents could be available somewhere closer than the Antelope library. Perhaps a local school? Ms. Fong said that could be considered. Part of the reason for putting them in a public library is the hours open to the public are longer than a school's hours. Mr. Hersh said all the documents are available at the McClellan Business Park office and the RAB and community are welcome to visit the office to view documents.

Mr. Frank Miller pointed out that the cost of CS10 is over \$60 million. He asked how much more would be needed to finish that project and stated he doesn't think it is worth the cost to the taxpayers.

Mr. Meyer said CS-10 is in the Focused Strategic Sites project and the final Record of Decision (ROD) will hopefully be finalized and signed in the coming months. The ROD calls for using that CS-10 as a consolidation unit. The primary cost for CS-10 was the offsite disposal in Utah. This alternative avoids doing more of the same. The tent will eventually go away as the remedy is put in place. Mr. Meyer noted that the consolidation unit will be a protective engineered unit unlike the previous disposal pit.

Mr. Hersh noted that CS-10 is still owned by the Air Force and is not part of the privatized parcels in Ms. Fong's presentation.

VII. Regulatory Update

There were no regulatory updates.

VIII. Proposed Repeal of McClellan Well Prohibition Area

Mr. Booth presented the history of the current well prohibition area on the west side of McClellan and the County's proposal to repeal that prohibition area (Attachment 7). Only information and comments not presented in the attachments are recorded in these minutes.

The prohibition area was established for protection of human health at the request of the Air Force in 1986 as a conservation protective measure against an as-yet undefined plume. He noted there are hundreds of contaminated groundwater sites across the County and in 2002 the County implemented a "consultation zone" concept to give responsibility for approving well design and locations to the regulatory agencies that manage the contaminant plumes. The prohibition area at McClellan continued in place.

Mr. Booth pointed out that recently the Air Force received its Operating Properly and Successfully designation from the EPA and the plumes are much better defined than they were in the 1980s. The County now proposes to repeal the prohibition zone and to protect human health and the environment with the consultation zone, as it does everywhere else, and allow residents in parts of the prohibition area access to their water rights.

He noted that the County has no control over the portion of the prohibition area that is within the City of Sacramento. If the City does not repeal their portion, the County will still be responsible for enforcing that prohibition area.

Community discussion

Mr. Randy Aeschliman said he lived on Santa Ana Ave. in 1973 through 1976 and he and his wife were both ill. He asked where he could go to learn what contamination he may have been exposed to.

Mr. Booth said that area is outside of the Air Force plumes and the well data has been non-detect in that area.

Mr. Hersh suggested that the Air Force is very good at getting back to residents who have had similar concerns over the years.

Mr. Booth noted that it will be very difficult to look back 40 years ago and figure out if there was any relation to Air Force activities. He said it could have been anything. He also noted that pollution in the creek should not have had any impact on his well, depending on how the well was constructed. He suggested that Mr. Aeschliman contact him to see if the County has any records of how the well was constructed.

X. Public Comment

Mr. Frank Miller: *I would like to guide your attention to the distribution list for the 18 May RAB meeting. The minutes. On the list, as you go down the list, and I'm going to hold it up for you. You go down the list, it's a distribution list, final May 18. The face of it is a memo by Mr. Mayer, top dated Oct 19 2010. Let me guide your attention down the list, about three-quarters of the page down, there is an item called Napkin Communications. My question is, what is Napkin Communications? It happens to be next to Mr. Brian Sytsma's name. This is related to the idea that we had a facilitator at the previous meeting and now we have a new facilitator, Mr. Sytsma, and shouldn't there be a transparent and open discussion of how this came about? And how this suddenly occurred without any RAB members' consultation at all? Is there any question? So I'd like some clarification of what is Napkin Communications, Mr. Brian Sytsma, and how he was a base employee and is there a connection between the two; is there a conflict of interest between the two and a direct connection. Thank you.*

Mr. Sytsma responded that he was never a base employee and that Napkin Communications is his small business. He has worked supporting Mr. Mayer and the Air Force for almost 8 years in public affairs. When the previous facilitator decided to move on, the Air Force and public affairs team, in consultation with the RAB decided to have the PA contract team continue the facilitation to save money and efficiency. Mr. Sytsma suggested that the discussion continue after the meeting.

Mr. Miller said it needed to be an open, transparent item, and asked if it was put out to bid when the meetings moved from one facilitator to another facilitator.

Mr. Sytsma said the comment has been noted in the record and that the Air Force will respond in full in writing at the next meeting. He asked if the RAB was satisfied with the answer.

Mr. Green said the time should be taken to explain the answer to Mr. Miller now.

Mr. Sytsma said there is no change in the contract. He is a support contractor to the Air Force through a subcontract with CH2M HILL. There has not been a change in the contract or a change in price for Mr. Sytsma facilitating the last two meetings. In fact, he noted that the cost has been reduced by no longer having the second subcontract for a facilitator.

Mr. Miller charged that the Air Force felt no need to consult the RAB in an open and transparent fashion and make that point known.

Mr. Sytsma pointed out that at the beginning of the last meeting he reported that the previous facilitator, Ms. Gayle Glickfield, had stepped down and announced that he would be facilitating.

Mr. Miller asked what is Napkin Communications? Mr. Sytsma replied that it is his small company. Mr. Miller asked if it is a corporation? Mr. Sytsma replied that it is a LLC.

Mr. Green clarified that Mr. Sytsma is not getting paid any additional amount for facilitating the meeting. Mr. Sytsma concurred that he is not receiving any additional compensation for the additional work of meeting facilitation. Mr. Green said the only benefit of Napkin Communications is to get some name recognition.

Mr. Hersh reiterated that at the last meeting that Mr. Sytsma informed the RAB that Ms. Glickfield had left and that the Mr. Sytsma would be facilitating. He recalled that the RAB did not have any objection to this.

Mr. Collier said he was aware of it and he has no perception of any problems with the situation. He said it was no big deal and was a cost savings measure.

Mr. Miller questioned whether it was a fair process in which other people could apply for the job. He said while the RAB seems to think that is ok, he does not.

Mr. Green said it is not a separate paid job. He compared it to downsizing and that a job was taken out of the system. He pointed out that Mr. Miller is the person always interested in saving money, and now when the Air Force saved money Mr. Miller questions the process.

Paul Bernheisel, Air Force Center for Engineering and the Environment (AFCEE), explained that AFCEE is the branch of the Air Force that executes contracts for the work at McClellan. He said AFCEE has had a contract for a number of years with CH2M HILL to provide public affairs services. He noted that CH2M HILL is a large corporation and the Air Force has also asked their larger contractors to execute a major portion of their contracts with small businesses to save money. That is why this part of the project is now with a small business. He said it was a competitive process through CH2M HILL and it was transparent to the Air Force.

Before moving on the next agenda item, Mr. Green noted the lengthy discussion and said that one of the sacrifices the RAB made 12 months ago when they decided to encourage more dialogue with the public at the meetings was that the meetings would run longer. He said he doesn't mind that extra time.

IX. Follow-on Strategic Sites Remedial Investigation/Feasibility Study

Mr. Mayer gave a presentation on the *Follow-on Strategic Sites Remedial Investigation / Feasibility Study* (Attachments 8 and 9). Only information and comments not presented in the attachments are recorded in these minutes.

Mr. Mayer pointed out that most of the Follow-on Strategic Sites will be part of FOSET #3, however a few sites along the south end of the base may be moved into FOSET #2.

RAB discussion

Mr. Taylor asked if chloroform is the same chemical used to put people to sleep. Mr. Mayer responded that the concentrations are different.

Mr. Green asked if aerial photos are used in the early analysis and site investigations. Mr. Mayer said yes they are used to determine past uses of a site.

Mr. Green asked what is the responsibility to review a protective cap? Mr. Mayer said it falls under the monitoring and inspection requirements. He noted that the Air Force has good experience with the composite cap at Operable Unit D and had been conducting quarterly inspections since it was installed in the 1980s.

Mr. Green asked if the nine CERCLA evaluation criteria are presented in priority order. Ms. Fong said they are in three tiers: the first two are threshold criteria that must be met; the next five are balancing criteria, and the last two are modifying criteria. Mr. Green pointed out that the McClellan RAB has the opportunity to provide input not at the end of the process, but much sooner, at the alternative development phase. This is a tremendous gain and something the RAB should continue to work to keep.

Mr. Jorgenson stated he really appreciated the Key Documents summary. He asked Mr. Taylor for the web address for more information about the pending regional treatment discharge permit. Mr. Taylor said it is www.waterboards.ca.gov.

Regarding the dispute, Mr. Jorgenson asked if the Air Force's acceptable risk level of 1 in 10,000 is fixed or if it is based on future expected use. Mr. Mayer said the AF looks at it in a broad spectrum including residential and industrial uses and cumulative risk factors. Each site is evaluated individually. He noted that at some sites the background levels of some contaminants, such as arsenic, are above cleanup levels, so an explanation would be provided of why the AF doesn't believe it needs to cleanup. Mr. Jorgenson noted that example wouldn't be the case in this dispute or the EPA wouldn't be disputing. Mr. Mayer agreed.

Mr. Jorgenson asked why the properties being moved from FOSET #3 to FOSET #2 were originally in FOSET #3. Mr. Mayer said the original prioritization was developed in consultation with McClellan Business Park. He said that McClellan Park has recognized some business opportunities with the hangers since that time.

Mr. Hersh said the original FOSET groupings evolved over time. He said efficiencies come with larger groupings of parcels. In addition, he noted that it would give fee title to the entire eastern side of the base, which the lenders like.

Mr. Jorgenson asked if public meetings could be at the beginning of a public comment period rather than the middle of the period.

Mr. Mayer said the meetings are scheduled that way to provide the public an opportunity to read the document in advance and prepare questions. He noted however that if it would be more useful earlier, the Air Force can consider that move.

Mr. Jorgenson asked if the public has access to the documents and knows about the meetings prior to the meeting?

Mr. Mayer said the Air Force sends out a fact sheet to 2500 addresses on the mailing list and directs them to where they can find copies of the document. He noted that the Air Force tries to give people the time to do that.

Ms. Fong noted that a public notice is also published in the Sacramento Bee.

Ms. Gardner said she agrees with Mr. Green that community members should be given the opportunity to present their questions and to be answered, however, she asked if there were some way that the discussions could be tabled until the next meeting so that RAB members would have the opportunity to think about the questions and have a thoughtful conversation that could be scheduled in the meeting. In the case of Mr. Miller's questions about the facilitator, she said she would prefer that such questions be scheduled so she can think about it and still get out of the meeting on time.

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

Ms. Fong reminded everyone of the contact information for the EPA if they have questions about the privatization.

Ms. Suarez-Murias pointed out the helpful information on groundwater treatment and soil vapor extraction inside the folders.

Mr. Plummer said 2010 was a great year for McClellan and McClellan Business Park and he is happy that all are working together so well.

Mr. Collier said good luck to the Water Board in trying to get the attention of the City of Sacramento; "they don't respond to nothing," he noted for the record.

Mr. Mayer encouraged RAB members to give serious thought and consideration for future agenda topics when the Air Force sends out requests for future agenda topics.

Mr. Sytsma announced the next meeting is tentatively scheduled for Feb. 15. The meeting adjourned at 9 p.m.

Dec 7, 2010 6:00 pm

Name	Address	Phone	Email
FRANK MILLER		SAME	
Paul Plummer		3741 N. Cal	Senmane Jam. Co
Jerry Quint		5077 Diablo Dr	jerryquint@juno.co
Dana Bostitt		Same Sacto 95842	Bostitt@SacCounty.ca
Stephen Fay			sp@DTSC.ca.gov
Alan Hersh			ash@McClellanPark.com
JAMES Taylor		CV-RVQCB	
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BEN MALISOW		571-276-4819	BEN. MALISOW
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Tina Sugar-Murias		on file	
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Paul BERNHEISEL		AFCEE	
PAUL GREEN			

McClellan Restoration Advisory Board (RAB) Meeting
North Highlands Recreation Center
Tuesday, 7 December, 2010, 6:30 – 8:30 pm

AGENDA

<u>TIME</u>	<u>TOPIC</u>	<u>LEAD</u>
6:30 – 6:40	Welcome, Introductions, Agenda	Facilitator
6:40 – 6:45	September Minutes and Response to Comments from September meeting	Facilitator
6:45 – 6:50	RAB Co-chair Update	Community Co-chair Paul Green Jr.
6:50 – 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 – 7:10	Local Redevelopment Authority Update <i>Goal: Provide an update of Local Redevelopment Authority activities.</i> <i>Process: Presentation and Q&A</i>	LRA Dana Booth
7:10 – 7:20	Privatized Cleanup Update <i>Goal: Update the RAB and community about the Parcel C6 and FOSET 1 privatized cleanup projects, and to discuss issues as necessary.</i> <i>Process: Presentation and Q&A</i>	EPA Yvonne Fong
7:20 – 7:30	Regulatory Update	Regulatory Agencies
7:30 – 7:45	Proposed Repeal of McClellan Well Prohibition Area <i>Goal: Present Sacramento County's proposal to repeal the well prohibition area west of McClellan and to discuss issues as necessary.</i> <i>Process: Presentation and Q&A</i>	LRA Dana Booth
7:45 – 8:05	Follow-on Strategic Sites Remedial Investigation/Feasibility Study <i>Goal: Introduce the RAB to the Follow-on Strategic Sites RI/FS and to discuss issues as necessary.</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: RAB member provide input for upcoming agendas, and express brief comments and/or make announcements.</i> <i>Process: Around the table for each member to offer agenda suggestions, comments, and announcements; comments will be recorded and will form future agendas.</i>	RAB

MEETING GUIDELINES

Ground Rules

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

Facilitator Assumptions

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

**BRAC Cleanup Team and Stakeholders Meeting
16 November, 2010**

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

The GWTS was operating until Monday at *approximately 1412* gpm with the following 9 wells shut down because VOC concentrations are less than the MCLs: OU B EW-284 (A zone), EW-364 (BC), OU D EW-86 (AB), OU A EW-435 (AB), EW-336 (A/B) OU C EW-137 (B), EW-446 (A), EW-456 (A/B), and OU H EW-454 (AB). These wells are being monitored for rebound. Wells EW-247, EW-308, and EW-383 were shutdown on 22 January 2009 to evaluate their effect on nearby well VOC concentrations *in support of well field optimization for development of the C-6 Parcel. Replacement extraction and monitoring wells are currently being installed. Wells EW-144 and EW-299 shutdown due to pump motor failures. Replacement of the motors is scheduled for the week of 22 November. The GWTS, shutdown on 4 November due to a failed influent tank level transducer. The system was restarted on 5 November. A request was made, by MBP, to shutdown EW-487 for approximately 6 weeks to facilitate renovations of the Bldg. 243 G-bay. The electrical conduits that power and control EW-487 (routed thru the building interior) must be re-routed in two locations to facilitate planned reuse remodeling of the building. The CERCLA treatment system is operating normally, although no water has been treated since 28 April. The ion exchange system is operating normally.*

b) Ground Water Monitoring Program (GWMP) The 4Q10 monitoring event *was completed on 20 October.***c) Davis GWTS -** Davis GWTS is shut down. Fall 2010 GW sampling event *was completed* the week of 18 October. Removal of former radio antenna tower foundations is pending with contractor coordination on ingress and egress routes.**d) Parcel C-6 Groundwater Well Replacement and Decommissioning (McClellan Business Park project)** – Wells to be decommissioned were sampled the week of 18 October 2010. Replacement well drilling activities began 3 November. Screen intervals for EW-489 (replacement well EW-63/246M in workplan) and MW-646, -647 (MWA2, MWC2 in workplan) agreed upon in 8 November and 9 November TRIAD teleconferences with regulators.**Soil Vapor Extraction (SVE) Program Activities****e) 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 *15 October 2010 through 12 November 2010.*

- 1) IC 1 SVE is operating normally. (100% uptime)
- 2) IC 7 SVE is operating normally. (100% uptime)
- 3) IC 19/21 Flameless Thermal Oxidizer (FTO) is operating normally, treating vapors from IC 19 only. (100% uptime)
- 4) IC 19/21 VGAC is not operating. System was shut down for a rebound study on 21 April 2008.
- 5) IC 23 SVE system is not operating. System was shut down for a rebound study on 21 April 2008.
- 6) IC 25/29/30/31/32 SVE is not operating. The system was shut down for a rebound study on 11 January 2008.
- 7) IC 34/35/37 FTO system is not operating. The system was shut down for a rebound study on 17 July 2008.

NOTE: *Italicized text represent update changes*

Margin or Underlined text represent corrective changes

BCT & RPM Field Activities Update 16 Nov 2010

- 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*, The system was shutdown on 15 October in support of the sewer line upgrade project. *The system was restarted on 20 October (81% uptime)*
- 11) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study on 17 July 2008.
- 12) OU D VGAC is operating normally. (100% uptime)
- 13) OU D Thermal Oxidizer is operating normally. (100% uptime)
- 14) B243 (PRL S-015 and PRL S-008)/PRLS-039 SVE is operating normally, treating vapors from PRL S-008 only. *The system shutdown on 21 October due to a motor overload. The system was restarted 22 October. (98% uptime)*

Petroleum, Oil, and Lubricants (POL) Cleanup Activities

f) POL Program:

- 1) Biovent (PRL S-040) system - System operating normally. The contractor has *installed 1 new injection well and 1 VMW, along with necessary piping to connect to the blower). Field tests indicate satisfactory results with the delivery of air to the new injection well. Sampling results are in and indicate TPH contamination exceeding screening levels for GW protection at some 20' sample depths. A Final Quarterly O&M report for 2QCY10 will shortly be issued.*
- 2) The Basewide Fuels Investigation – The Bldg 4 system has been restarted following indoor air sampling at the adjacent Bldg 7. The bldg 1036 system is also operating. The contractor (EQM) operating PRL S-40 has taken over operation of the Bldg 4 and Bldg 1036 systems under their current O&M contract.

Radiation Program Activities

g) Radiation Program.

- 1) CS-10 – Site inspections are conducted weekly.
- 2) Building 252 Remedial Investigation – *The AF has received approval from the NRC to begin work on the two areas found that exceed the release criteria established for the building – the chimney and the concrete vault on the west side of the building. This work is starting this week. Spot decontamination of the windows, floor and walls has been performed. The elevator counter weights were cut free and dropped on 9 November, the elevator cab will be dismantled and the shaft will be surveyed this week. Contamination was found in one spot in the elevator motor room on the roof. The spot was on the top of the door frame. This area has been decontaminated.*

Soil Remediation, Investigation and Management Activities

- h) OU B1 Drainage Ditch and OU D Cap O&M.** *The Third Quarter CY10 O&M report will be issued in the near future.*
- i) Sanitary Sewer System Replacement Project** Area B/C excavation and installation of new sanitary sewer pipeline is complete with the exception of lateral hookups, pre-rainy season preparation and site restoration.
- j) Industrial Waste Collection System:** *The soil contamination found during Bldg.431 IWCS removal under the concrete vaults located behind the former building location was further investigated the first week of November. Additional contaminated soil was removed and confirmation samples were collected from the bottom and side walls of the excavations before backfilling with clean soils.*

- k) **Small Volume Sites Investigation:** The Draft Final document was submitted on 2 July. This document is currently under dispute.
- l) **Follow-On Strategic Sites- Sampling.** The Draft RI/FS was issued April 22, 2010. EPA comments were received on 18 October.
- m) **Skeet Range Site Investigation** – *Agency comments on Draft ROD received by due date, with exception of DTSC.*

Wetlands/Habitats Management Maintenance and Miscellaneous Activities

- n) **Airfield mowing** *has been discontinued for the winter season.*
- o) **Ecological Sites Proposed Plan** - *the Draft Final Proposed Plan was delivered to the regulatory agencies on 8 November 2010. Comments are due on 8 December.*
- p) **West Nature Area Maintenance** – *Remaining rubbish cleanup was performed and the final site inspection conducted.*

Key Documents and Events of Interest to the RAB

7 December 10 RAB Meeting

	Document	Document Description	Status	FOSET
1	Engineering Evaluation/ Cost Analysis (EE/CA) Sites AOC 314 and PRL S-030A. These are sites that were delayed for property transfer pending removal of radium contamination.	Characterizes the two sites. Establishes remedial action objectives (RAOs) for their cleanup. Analyzes, compares, and recommends alternatives to achieve the RAOs. This takes the place of the FS and PP in the CERCLA process.	Draft document is undergoing AF review. Expect to issue Draft by end of Dec for regulatory review. Field work is planned for 2011.	FOSET #1
2	Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study	Details investigation results and evaluates cleanup alternatives for 91 sites.	Draft final in dispute. Informal dispute resolution meeting will be held on 8 Dec 2010.	FOSET #2
3	Action Memo – Non Time Critical Removal Action	Defines removal action plan in advance of ROD. Pulling the 6 Small Volume Sites with radium forward for removal action to move more efficiently through property transfer.	Expect to award contract in March 2011. Field work to be done in 2012 once work plans are approved.	FOSET #2
4	FOSET #2 (Finding of Suitability for Early Transfer)	Documents the environmental restrictions in support of an early transfer of property. Includes 95 sites (primarily from Small Volume Sites ROD and Building 252).	Begin revising document to reflect Privatization approach in early 2011. Anticipate completion by end of 2011.	FOSET #2
5	Follow-On Strategic Sites Remedial Investigation Characterization Summary/Feasibility Study	Details investigation results and evaluates cleanup alternatives for additional landfill and soil sites (108 sites).	Agency comments received. Work is underway to address comments, however resolution of SVS dispute is required before issuing the DF version.	FOSET #3
6	Focused Strategic Sites ROD	Documents cleanup decision for 11 sites, including firing training area, small arms firing range, and large landfills	Agency comments received on Draft. Air Force preparing response to comments and Draft Final. Expect to issue in late December.	FOSET #3
7	Ecological Sites Proposed Plan	Presents Air Force's preferred cleanup alternatives for ecological sites including creeks, vernal pools, and tailings piles.	Draft final submitted for agency review in November. Final and public comment period anticipated for January 2011.	FOSET #3
8	FOSET #3 (Finding of Suitability for Early Transfer)	Documents the environmental restrictions in support of an early transfer of property. Includes 133 sites.	Awaiting completion of FOSET #2 and strategy review.	FOSET #3
9	Skeet Range Record of Decision	Documents cleanup decision for Skeet Range.	Agency comments received on Draft in November. Draft final to be issued in December.	

10	Parcel M FOST	Finding of Suitability for Transfer document for approximately 25 acres, including Freedom Park and Aerospace Museum.	Signed. Museum property transferred. Awaiting National Park Service action for transfer of Freedom Park.	
11	Parcel L2/L3 FOST	Finding of Suitability for Transfer document for approximately 4.2 acres.	EPA's concurrence received in late November. Transfer expected in early 2011.	

Small Volume Sites

Informal Dispute

Attachment 5

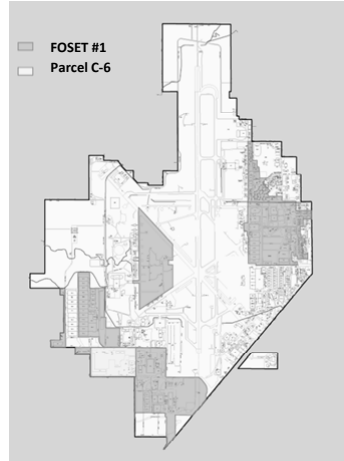


EPA and DTSC dispute basis and criteria Air Force used for determining acceptability of cancer risk

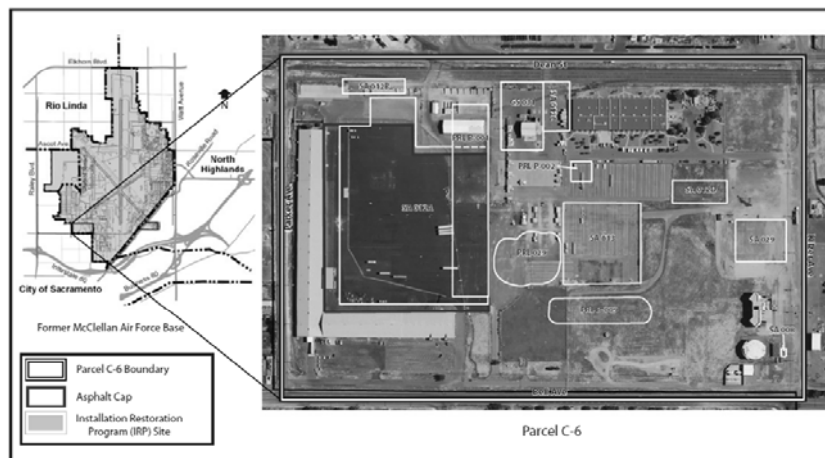
- Air Force position is that no action is warranted if cancer risk does not exceed 1 in 10,000
- EPA and DTSC contends a risk in exceedance of 1 in 1,000,000 is unacceptable and site must go through feasibility study process
- Informal dispute resolution process is underway as spelled out in FFA. First meeting 8 Dec 10, more meetings to follow
- Outcome will either stay current course or cause more sites to be evaluated in FS process

Attachment 6

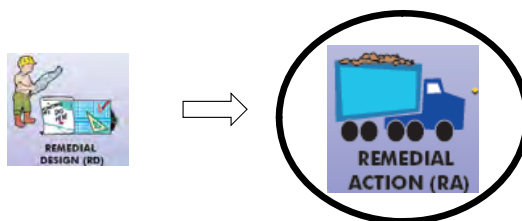
McClellan Privatization Update December 7, 2010



Parcel C-6



Where are we now?



Activities completed:

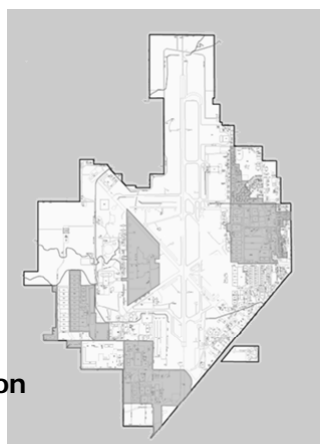
- sampling
- excavation of 26,000 cubic yards of soil
- off-site disposal of 2,500 cubic yards of soil
 - collectively represent 2/3 of the Remedial Action

Activities conducted/being conducted:

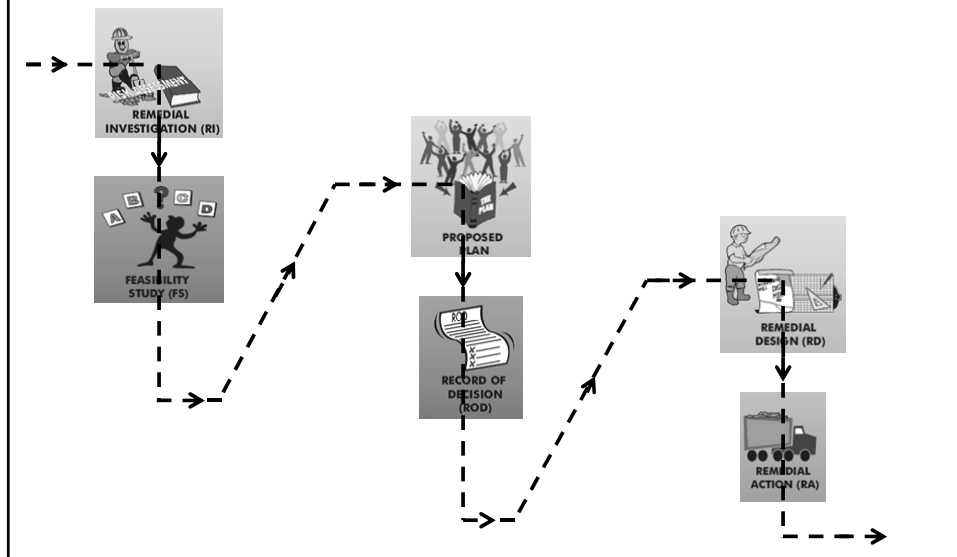
- set up of thermal desorption unit
- treatment of 13,500 cubic yards of soil

FOSET #1

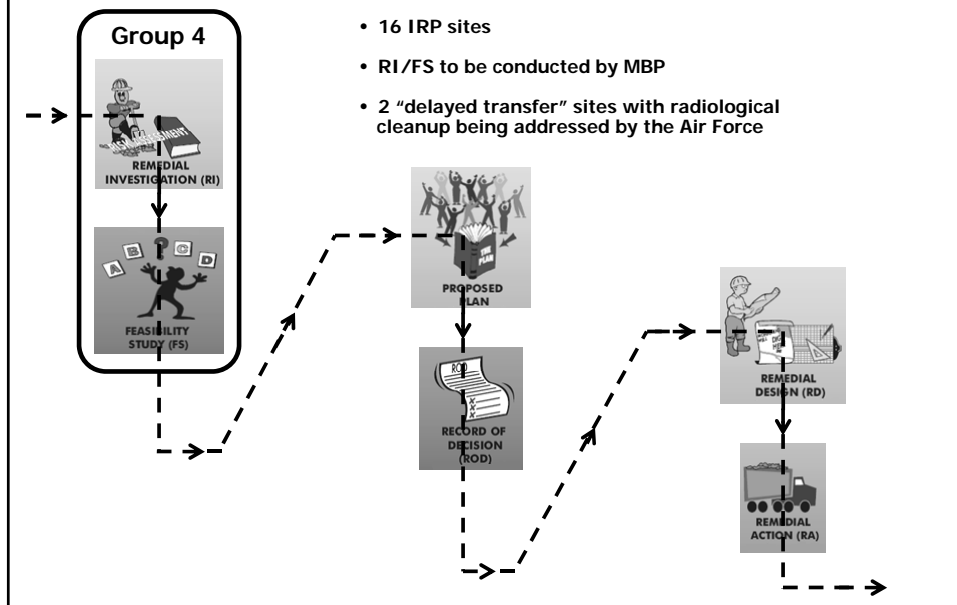
- 560 acres of property
- 81 IRP sites
- includes 2 "delayed transfer" sites
- MBP performs RI/FS and RD/RA
- EPA develops PP and ROD
- organized into 3 Records of Decision
 - Initial Parcel #2
 - Initial Parcel #3
 - Group 4



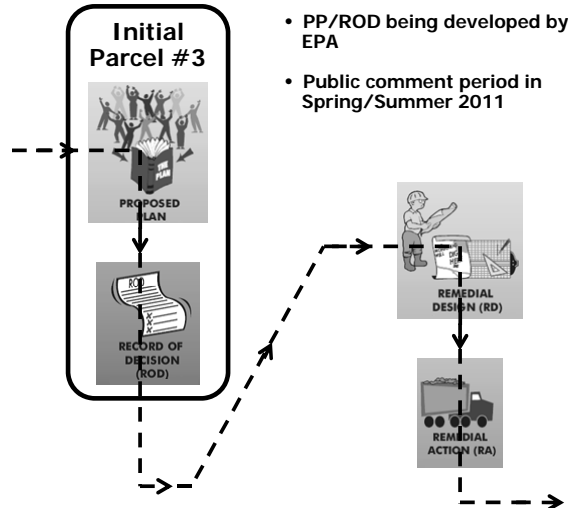
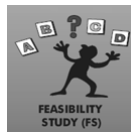
The CERCLA Process



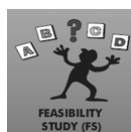
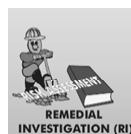
What work needs to be done?



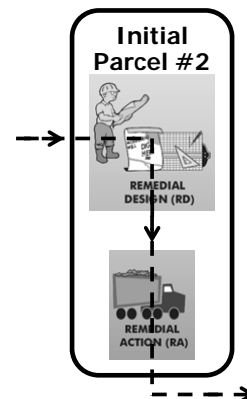
What work needs to be done?

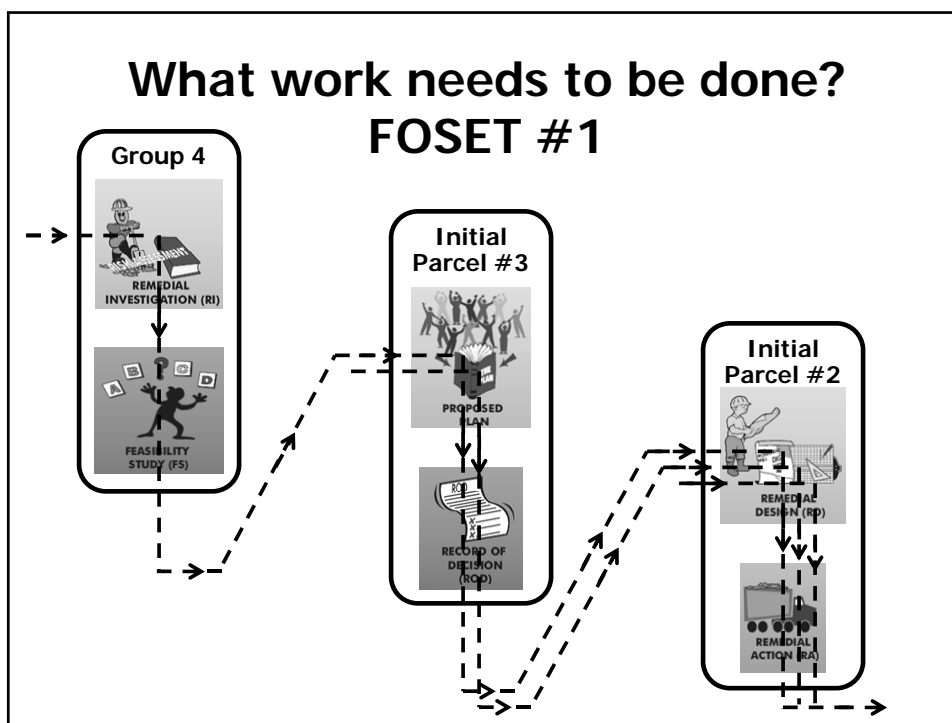


What work needs to be done?



- 15 IRP sites
- 12 No Further Action sites
- 3 soil excavation and disposal sites
- RD/RA being developed by MBP





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

Community Involvement Coordinator
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San Francisco, CA 94105
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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

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James Taylor

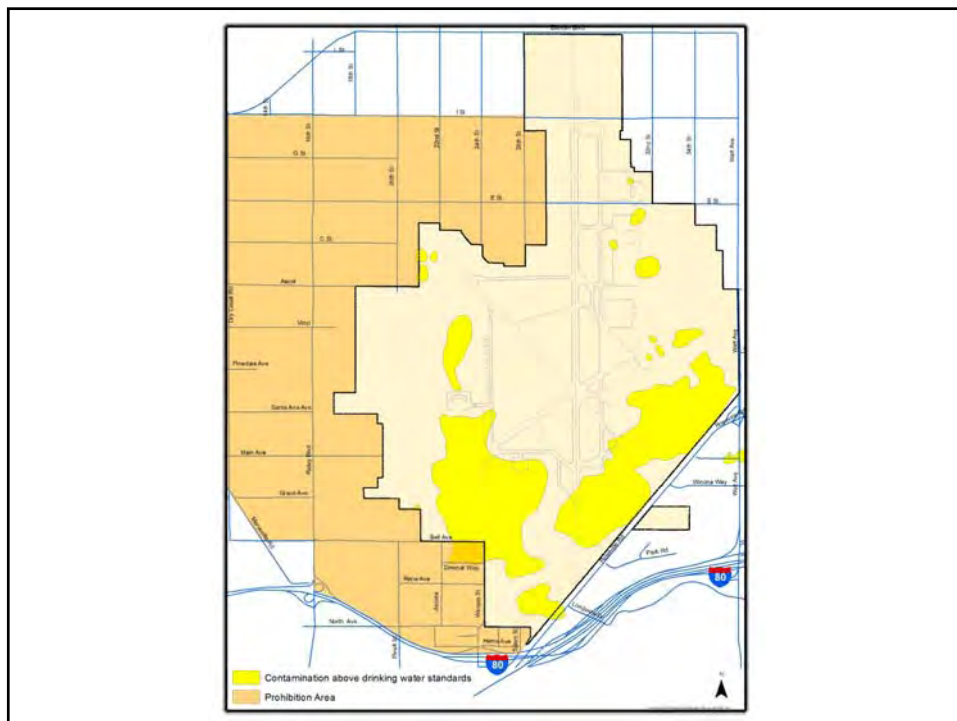
Engineering Geologist
Central Valley Regional Water Quality
Control Board
11020 Sun Center Drive #200
Sacramento, CA 95670
Phone: (916) 464-4669
Email: jdtaylor@waterboards.ca.gov

Questions???

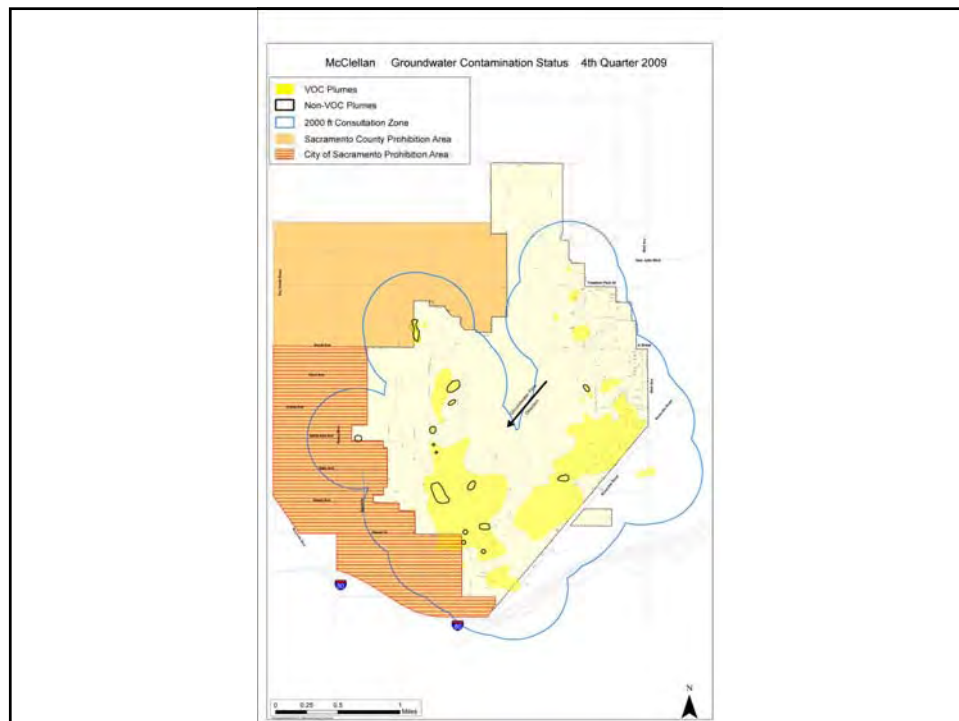
Attachment 7

SACRAMENTO COUNTY CODE 6.28 (Wells and Pumps)

- Function of SCC 6.28: Protect Human Health and Safety and the Environment by regulating the Construction/Destruction of 'Wells'
- Prohibition Zone: Added to SCC 6.28 in 1986:
 - Precludes installation of any well within "...that portion of the unincorporated territory of the County bounded on the east and south by the boundary of former McClellan Air Force Base, on the south by the Sacramento city limits, on the west by Dry Creek Road, and on the north by I Street."
 - Purpose: "Certain chemicals have been found in the ground water at and immediately west of McClellan Air Force Base in Sacramento City and County. These chemicals may constitute a hazard to the health, safety and well being of the residents of the city of Sacramento."



- Consultation Zone: Added to SCC 6.28 in 2002
 - *“Any application for a well permit within 2000 feet of a known groundwater contaminant plume is subject to special review by appropriate regulatory agencies, including but not limited to the Sacramento County Environmental Management Department and the California Regional Water Quality Control Board, Central Valley Region, to evaluate potential impacts to public health and groundwater quality.”*



Questions/Further Information

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- Susan Williams 875-8452
WilliamsSB@SacCounty.Net

Attachment 8

McClellan Follow-on Strategic Sites

Air Force Real Property Agency
Steve Mayer
Base Environmental Coordinator



7 December 2010

Follow-on Strategic Sites



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

Contaminants of Concern



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

3

Contaminants of Concern



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

4

Follow-on Strategic Sites RI/FS



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

5

Site Screening for Further Evaluation in FS



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

6

Cleanup Goals



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

7

VOC Alternatives



- ☐ No Action
- ☐ Institutional controls (ICs) to prohibit residential use
- ☐ Engineered controls to mitigate shallow soil gas
- ☐ Soil vapor extraction (restricted land use)
- ☐ Excavation and disposal

8

Non-VOC Alternatives



- Engineered controls, ICs, and monitoring (restricted land use)
- Bioventing (restricted land use)
- Excavation and disposal (Restricted land use)
 - Disposal may either be off-site or in a consolidation unit onsite
- Excavation and disposal (Unrestricted land use)
 - Disposal may either be off-site or in a consolidation unit onsite
- Composite cap (Restricted land use)

9

EPA Evaluation Criteria



Each site evaluated independently for all applicable alternatives

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

10

Next Steps



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

11

Questions
and
Discussion



12

Follow-on Strategic Sites									
Site ID	Grids	Site	Grids	Site	Grids	Site	Grids	Site	Grids
ASD-312	OE	Free of C&D	OE	ASD-308	CHS, CH1, CH2, CH3, CH4, CH5, CH6, CH7, CH8, CH9, CH10, CH11, CH12, CH13, CH14, CH15, CH16, CH17, CH18, CH19, CH20, CH21, CH22, CH23, CH24, CH25, CH26, CH27, CH28, CH29, CH30, CH31, CH32, CH33, CH34, CH35, CH36, CH37, CH38, CH39, CH40, CH41, CH42, CH43, CH44, CH45, CH46, CH47, CH48, CH49, CH50, CH51, CH52, CH53, CH54, CH55, CH56, CH57, CH58, CH59, CH60, CH61, CH62, CH63, CH64, CH65, CH66, CH67, CH68, CH69, CH70, CH71, CH72, CH73, CH74, CH75, CH76, CH77, CH78, CH79, CH80, CH81, CH82, CH83, CH84, CH85, CH86, CH87, CH88, CH89, CH90, CH91, CH92, CH93, CH94, CH95, CH96, CH97, CH98, CH99, CH100, CH101, CH102, CH103, CH104, CH105, CH106, CH107, CH108, CH109, CH110, CH111, CH112, CH113, CH114, CH115, CH116, CH117, CH118, CH119, CH120, CH121, CH122, CH123, CH124, CH125, CH126, CH127, CH128, CH129, CH130, CH131, CH132, CH133, CH134, CH135, CH136, CH137, CH138, CH139, CH140, CH141, CH142, CH143, CH144, CH145, CH146, CH147, CH148, CH149, CH150, CH151, CH152, 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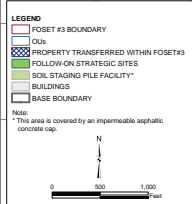


FIGURE 2
Follow-on Strategic Sites and
FOSET#3 Boundary
Follow-on Strategic Sites RICS Addenda and FS
Former McClellan Air Force Base
Sacramento, California