



DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

FEB 02 2012

MEMORANDUM FOR DISTRIBUTION

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

SUBJECT: Restoration Advisory Board Meeting Minutes, 20 September 2011

1. Attached please find the final minutes from the 20 September 2011 McClellan Restoration Advisory Board (RAB) meeting held at the North Highlands Recreation Center as approved by the RAB members at the December 2011 meeting.
2. If you have any questions or comments, please contact Ms. Mary Hall, at (916) 643-1250, extension 232.

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

Attachment:
Final Meeting Minutes, 20 September 2011

DISTRIBUTION LIST

Final 20 September 2011 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

Marilyn Erbes, District Manager, Congressman Dan Lundgren
Trent Sunahara, Field Representative, Congresswoman Doris Matsui

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

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

James Taylor, Central Valley Regional Water Quality Control Board
Mark Clardy, Central Valley Regional Water Quality Control Board

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

McClellan Admin Record

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

Andy Cramer, CH2M Hill
Warren Chamberlain, AMEC
Warren Jung, Sacramento Suburban Water District
Ben Malisow, TetraTech
Warren Myhre, community

Hard Copy

Gary Collier, RAB
Carolyn Gardner, RAB
Tina Suarez-Murias, RAB
Frederick Gayle, community
Gary McGlenn, community
Frank Miller, community

McClellan Air Force Base (AFB)
Restoration Advisory Board (RAB) Meeting Minutes FINAL
20 September 2011 -- 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	COUNTY OF SACRAMENTO
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
GLENN JORGENSEN	COMMUNITY CO-CHAIR, NORTH HIGHLANDS
ALAN HERSH	MCCLELLAN BUSINESS PARK
BARBARA MACO	U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)
STEVE MAYER	CO-CHAIR, AIR FORCE REAL PROPERTY AGENCY (AFRPA)
TINA SUAREZ- MURIAS	ENVIRONMENTAL COMMUNITY
CAROLYN GARDNER	RESIDENT OF MCCLELLAN PARK
STEPHEN PAY	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)
MARK CLARDY	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD
PAUL GREEN	EDUCATION COMMUNITY

I. Welcome, Introductions and Agenda

Mr. Brian Sytsma welcomed everyone 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. He invited members of the audience to introduce themselves and state if they have an interest in a particular issue.

Mr. Sytsma introduced Glenn Jorgensen as the new RAB Co-chair.

Mr. Sytsma introduced Mr. Bill Davis as the future facilitator for McClellan RAB meetings.

II. May Minutes

Mr. Sytsma asked if there were any comments or changes to the May 2011 meeting minutes. There being no comments or changes, the minutes are considered approved.

III. Community Co-chair Update

Mr. Jorgensen welcomed everyone to the meeting. He also noted that September is Prostate Cancer Awareness Month.

IV. Air Force Cleanup Update

Mr. Steve Mayer pointed out that the Field Review (Attachment 3) is in the RAB packet. He discussed the *Key Documents* (Attachment 4). Only information and comments not presented in the attachment are recorded in these minutes.

RAB discussion

There were no questions or comments from RAB members regarding the *Key Documents*.

V. Local Redevelopment Authority Activities

Mr. Dana Booth presented the LRA update. The county has completed the Dudley Road improvement project across the south portion of the base (Gateway 5A on some of the maps that have been shown at past meetings). The improvements will be extended once the Air Force completes the Dudley site removal. It may be the end of this summer, but probably will be completed the first part of next construction season.

Mr. Booth reported that with the new redistricting maps, Supervisor Phil Serna now has all of McClellan instead of just part of it. Mr. Booth also reported that Brad Hudson is the new CEO for the County. Mr. Hudson comes to Sacramento from Riverside County and has significant economic development background, which should be very good for the base.

RAB discussion

Mr. Gary Collier asked for a clarification on what a CEO at the county is.

Mr. Booth stated that the CEO is the highest non-elected person within the county. He is appointed by the board and is the equivalent to a city manager.

VI. Privatized Cleanup Update

Ms. Barbara Maco gave a presentation on the status of the Parcel C-6 cleanup and the public comment period for the IP (Initial Parcel) #3 Sites (Attachment 5). Only information and comments not presented in the attachment are recorded in these minutes.

RAB discussion

Mr. Paul Green asked if the Parcel C-6 cleanup is proving to be a template for the Air Force.

Ms. Maco responded that from the EPA's perspective the C-6 model is being used for the subsequent transfers, documents, and process.

Mr. Mayer responded that the Air Force has publicized the model all the way up within the Department of Defense (DoD). The approval process came from the DoD. They had to sign off on the agreements because it revised the current process in which the Air Force is in the lead. Under privatization, the Air Force hands that responsibility to the EPA. That took a lot of discussion at the highest levels of DoD. McClellan continues to be the DoD model for how to go through this redevelopment process, and the Air Force will continue to use a combination of privatization and CERCLA processes.

Ms. Viola Cooper, EPA community involvement coordinator for McClellan, added that McClellan was featured in EPA's annual report as a model.

Ms. Maco added that in addition to being one of the EPA's accomplishments for the last year, the whole privatized McClellan model is a national EPA pilot. It is being tracked nationally.

Ms. Gardner asked what the EPA's four team members' roles are in the McClellan cleanup process.

Ms. Maco described what each person's role is.

Ms. Tina Suarez-Murias mentioned she was struck by the comment that McClellan is one of the most complicated cleanups of a defense base in the country and that there must be other bases that have done the same type of work. She asked what made this particular base so complicated.

Mr. Stephen Pay responded that McClellan was a very unique base because it did depot level maintenance for the Air Force. It was not the common training and stationing of troops type base. It was an industrial center. With that went all the processes and chemicals and radioactive materials that aren't found at other bases. That combination created a contamination at this site that, when they did the hazard ranking, made McClellan the most contaminated military base in the country. Because of that, there is a lot of complexity in the cleanup.

VII. Regulatory Update

There were no regulatory updates.

VIII. FOSET 2 Privatized Cleanup

Mr. Steve Mayer gave a presentation on the status of the FOSET 2 Privatized Cleanup (Attachment 6). Only information and comments not presented in the attachment are recorded in these minutes.

RAB discussion

Mr. Green asked why the Air Force is relooking at insurance.

Mr. Hersh responded that the previous privatized projects included insurance. The cost of insurance has increased dramatically since the terms for FOSET 1 were written. McClellan Park and the Air Force are investigating other options for providing financial risk protection. Because most of the CERCLA documents are complete for FOSET 2 and the Air Force maintains

responsibility for contaminants below 15 feet, McClellan Park, the County, and the Air Force believe the risk of costs exceeding the funds provided by the Air Force is minimal.

Mr. Mayer noted that the contaminants below 15 feet tend to have impacts to groundwater and therefore under the groundwater ROD, cleanup of those contaminants remains the responsibility of the Air Force.

Mr. Green asked what a non-developable site is.

Mr. Mayer responded that a non-developable site is a site that is not developable by McClellan Business Park because it is already spoken for by someone else, such as the runway, the fire training area, and the West Nature Area. Approximately 1400 acres remain in FOSET 3, but probably only a couple hundred acres of that will go to McClellan Park as developable land.

Mr. Gary Collier asked whether it is the federal or state DOJ (Department of Justice) reviewing the Administrative Order on Consent (AOC).

Mr. Booth answered it is federal.

Mr. Collier stated that he not familiar with them being involved with the project.

Ms. Maco responded that the DOJ is the federal government's group of lawyers. EPA lawyers develop the AOC, then the DOJ lawyers reviews it to make sure it is consistent with federal law.

Mr. Glenn Jorgensen asked if there would be a public comment period for the RI/FS?

Mr. Mayer responded that the public comment period will come during the proposed plan phases for those projects. EPA will write the proposed plan and ROD for the Small Volume Sites and will hold the public comment period, more than a year from now.

For the Follow-on Strategic Sites, the Air Force will prepare the proposed plan and ROD. It is under contract and work on those documents will probably begin in early 2012. And there will be a public comment period for that as well.

Mr. Pay added there is also a 30-day review public involvement period in the final FOSET.

Mr. Jorgensen asked about the ecological site mentioned.

Mr. Mayer responded that the site is Second Creek just north of James Way. It is a lined channel that comes past the Base-Exchange and Commissary. When it gets out near the air field tower it turns north and becomes an unlined portion of the creek. That is the site in this project.

Mr. Jorgensen asked what kind of contamination is in found there.

Mr. Mayer responded that the contamination is mainly associated with urban run-off and industrial processes like PCBs, PAHs, and maybe some fuels. Typically things that tend to persist in the environment. Either they came from the base itself or off base because the creek runs onto the base from all of North Highlands. Once it gets into the unlined portions it becomes sediment. 400 cubic yards of sediment need to be removed. It was evaluated during the ecological project but the actual cleanup will be under privatization.

Ms. Gardner asked what was decided regarding the impact on the Ecological Site cleanup.

Mr. Mayer responded that EPA will be writing the ROD on it and that it does have ecological cleanup requirements. There are materials that were identified during the investigation phase that are above the acceptance criteria and will need to be cleaned up.

Ms. Gardner asked if that means the effect will be minimal.

Mr. Mayer answered yes.

Mr. Hersh added that the site is contained in the Ecologic Sites ROD. It looked at whether it would be more harmful to take it out or leave it in. It determined that it is better to take out the 400 yards. A work plan has been prepared that says how to go about getting the contaminated stuff out and minimize the impact to the surrounding area. EPA, the state and the Water Board must approve it. In addition, that document has to go to the Army Corps of Engineers and the U.S. Fish and Wildlife Service because it's in a creek. The decision has been made to do it, now they have to figure out how to do it.

Mr. Jorgensen asked if there is a plan to line the creek.

Mr. Hersh responded a portion of the James Way channel has been lined and the plan is to leave the rest of the natural part unlined. To change it to a lined ditch would take years of heavy lifting with the regulators.

Mr. Jorgensen asked if the Air Force will continue monitoring to see if there is any further sediment buildup. There was another creek that there was discussion about that.

Mr. Mayer responded once the cleanup is done there will be a certification issued that the cleanup has achieved its requirement levels. There shouldn't be an ongoing requirement for monitoring because the ROD requirements have been met.

Mr. Hersh added that it's a dedicated public drain way to Sacramento County; they maintain the sediment and the flows.

Mr. Mayer added that in an urban area there is nonpoint source discharges which could be runoff from parking lots or things like that. Eventually there will probably be some contaminants that come back in, which is part of the normal stormwater runoff. But what was contributed by the base will have been addressed.

Ms. Suarez-Murias asked what some of the documents really mean. The responsibility has been laid out very clearly for who will carry through the cleanup and laid out what the steps will be, what the cost are likely to be and who's responsible for cleaning up to that level even if there is a cost overrun. In the end, who actually owns the land? In some cases it may be given to a public agency and other cases for private use. Will the county end up owning all the land and McClellan Business Park will operate as an agent in finding tenants or will there be a huge piece of land that will have private ownership in different sections.

Mr. Booth answered all of the property within the FOSET will transfer through the county to McClellan Business Park for the duration of the AOC, during which time they are responsible for cleaning it up. However, there are a variety of agreements that have been signed with Sacramento Suburban Water District, SMUD, PG&E and others such that once the property is cleaned up, McClellan Business Park will then be responsible for fulfilling the county's obligations to distribute those properties to SMUD, Sac Suburban, PG&E and back to the county

as well. The rest of the property will then reside with McClellan Business Park for them to lease or sell.

Mr. Hersh added that McClellan Business Park signs the AOC, which is an agreement that comes with the fee title that says the current owner is now responsible for cleaning up the property. It suspends the Federal Facility Agreement which states that the Air Force is responsible for the cleanup. Instead, the Air Force has given McClellan Park funding to conduct the cleanup under the AOC. Once EPA certifies that the cleanup is complete, the AOC is no longer in effect, the FFA is no longer suspended, and the Air Force is responsible for any new contaminants (due to Air Force activities) that may be discovered in the future. The AOC will go away eventually over time.

Ms. Suarez-Murias responded this is an age-old model in terms of responsibility for keeping land clean. Looking into the future, is it McClellan Business Park that now has control of land that is cleared to a specific degree and if they were to sell that parcel who gets the money?

Mr. Hersh answered McClellan Business Park is a for-profit company. The environmental services cooperative agreement has \$17-18 million associated with the current project. That is essentially 100 percent paid out to contractors to do the work. McClellan Business Park gets a management fee, but it's not a for-profit venture. It is a strategic decision to make sure the cleanup happens and McClellan Business Park can get a fee title. If someone comes along and wants to be the fee owner and buy the property McClellan Business Park would sign a contract and give them the fee title.

Ms. Suarez-Murias responded then as the owner of the property if in the future it was to be contaminate the current owner would be responsible?

Mr. Hersh answered yes.

Ms. Suarez-Murias continued that if it is discovered that outside that property there is contamination that may have originated from the Air Force activities is the Air Force still responsible for cleaning it up?

Mr. Hersh responded yes, with suspenders.

Ms. Suarez-Murias asked are the suspenders based on the community decision as to what the appropriate level of cleanup should be.

Mr. Hersh responded it is well known that when the property was sold these were the exact levels of what was in the ground supported by these documents. Somebody says you did something, but it will be pretty clear if it was you or if it was there or if it was unknown. If it is unknown, it goes to the Air Force.

Ms. Suarez-Murias stated the whole redevelopment of Brownfields is an important thing to consider not only here, but elsewhere in the country. Other states have been very proactive about laying out the Brownfields responsibilities and there is a model here that is working and people should understand that it is a good thing to clean up land that is already been damaged rather than going elsewhere and damaging more land. There is an ongoing responsibility and that land is being transferred and cleaned up and it should be done in a fair way, so that the expense of cleaning it up over time provides some sort of public benefit. And the public benefit in one part is being able to reuse that land for private and public use.

Mr. Collier asked about PG&E taking possession of McClellan property, stating they are one of the most nefarious businesses out there. He said he knows SMUD is a non-profit and they're not going to mess with people, but he doesn't trust PG&E.

Mr. Booth said he wasn't sure he understood the question. There are agreements in place where by PG&E owns the existing infrastructure for gas lines within the base. As is done everywhere else in California, if there is facility that needs gas and there is no gas available, then an agreement is worked out with PG&E to provide that infrastructure to the facility. How that works is highly dependent upon how much gas is used and whether or not a deal can be brokered for either them to pay for the infrastructure coming in or you pay.

Mr. Collier stated his impression was that PG&E was not taken possession of the infrastructure. He heard that SMUD had already taken it. Have they?

Mr. Hersh responded the utility companies have miles of pipelines that were originally Air Force infrastructure. They built the gas and water lines. In 1999, an agreement was worked out that the public utilities would take over the infrastructure. There are easements that show where the pipe lines are and they contain a condition that says you're trumped by the Air Force. The Air Force was the fee title owner and that requires anyone who wants to dig to get permission first, so they can check maps and make sure no one is digging through something bad. That will keep running after the cleanup is done. They're not getting any property except maybe where they have a substation. They're just getting easements to keep their pipelines.

Mr. Collier said thanked him for the clarification.

Ms. Gardner stated that the Federal Facility Agreement amendment suspends the Air Force's obligation to continue the cleanup as long as the AOC is followed. What about when that is eliminated, are there any restrictions left on the property as far as how it can be used?

Mr. Mayer responded that the cleanup decision for each of the sites spells out if there are land use restrictions or deed restrictions that run with the land in perpetuity. Unless something is brought forward that would change it, they have to be continuously met. Each year someone goes out and verifies that there hasn't been any infringement on those institutional controls.

IX. Public Comment

Three comment cards were submitted. Mr. Miller requested that his be held back.

Mr. Frederick Gayle: *How much has it cost the taxpayers for the restoration of the McClellan property? What would be the pay back for these funds and what role does the county play in it.*

Mr. Mayer responded the Air Force will need to get back to him regarding the cost to the taxpayers. The Air Force provided that information one year ago and can do it again. The money that has principally been spent has been to clean up groundwater. In the past few years the Air Force has started cleaning up the soil. Most of the money has been spent in remediating groundwater and soil gas and the preparation of all the investigation documents. Now it's more of the actual cleanup and equipment moving around. A transition into that phase has taken place.

Mr. Booth responded that he did not understand the portion of the question regarding payback. There is no plan for anyone to pay the federal government back.

Mr. Mayer added that the question was what is the return on the investment?

Mr. Gayle stated that was the question. He heard a lot about how many jobs are being produced at McClellan Park and would like to see some facts on that. Where are the jobs?

Mr. Hersh responded that there has not been one dollar from the Sacramento County general fund spent on McClellan. Even the cost of Dana Booth is funded McClellan Park, so there is no cost to the taxpayer. From the environment cleanup, it's the DoD's mess and it's their cost to clean up. The county says don't leave this stuff in our community, it's not safe.

Mr. Gayle stated that he thinks the problem is too big for the Sacramento County Board of Supervisors. He's a taxpayer and it's his money. He would like to say that leaving former Sacramento Mayor Ann Rudin out of the September 30 celebration would be like not having Moses and going to the promise land. She was the visionary, not Roger Dickinson or this new kid who is the new county supervisor.

Mr. Hersh added that there are about 220 to 250 companies at McClellan and have employees and create jobs.

Mr. Pay stated the purpose of the cleanup is not just for jobs, it's for public health and health of the environment. That's the driver, not to see if we can make money off of the cleanup, but to make the place safe for people to live. That's the payback. The community has a place that is free from things that threaten their well-being.

Mr. Gayle added that yes good health and a good environment is important, but there's a price for that. There's a cost for avoiding getting sick and those are the numbers he'd like to see.

Mr. Green added that what Mr. Pay is saying is something that has always been one of his greatest hang-ups with the RAB. Base reuse has always been his primary goal and that's number five priority. He's correct, those other things do come first and that's primary reason the RAB is here. But he (Mr. Green) wanted to see what we could do and how much property values could be increased.

Mr. Sytsma stated the next question from Mr. Gayle is – Who owns McClellan Park?

Mr. Hersh responded McClellan Park LLC has a number of corporations. It's an investment group that has partners who own the fee title to the property. The group invested \$100s of millions of dollars into it with the hope that it pays off at the end of the day.

Mr. Frank Miller asked if Mr. Hersh could bring in the ownership lists and what percentages of the shares each one owns.

Mr. Hersh stated that he would be happy to share that information. It is public record and was part of the transaction with the county. Morgan Stanley is the primary financial partner and there are two major partners, Larry Kelly and another company called Industrial Reality Group. There are a couple other minor partners in there, himself, Frank Meyers and Jay Heckenlively.

Mr. Miller stated to Mr. Gayle that there is list of the beneficial owners that will show the percentage of the park each one owns. Even see what percentage of the park Mr. Hersh owns.

Mr. Miller: *The last half hour off the meeting the RAB has been moving around in the weeds with these hypothetical answers. Referencing the Environmental Action Update of August 2011 regarding the skeet range what evidence do they have that anyone was ever harmed by the skeet range land? Historically speaking they go back about 40 years of the skeet range, back about 25 years of inactivity, what evidence do they have that anyone was ever harmed? The answer is no one was ever harmed. Keep in mind that since the skeet range was closed the environmental gurus, the environmental geniuses at the base went ahead and built buildings on the skeet range, they built a ballpark and thought it was ok to play baseball out there and slid around in the dirt. Now, with no evidence, they want to throw a lot of money into redoing the skeet range. Removing all that soil is an expensive proposition.*

Ms. Gardner told Mr. Miller that his comment regarding the RAB being idealistic and messing around in the weeds was possibly offensive to her, unless she misunderstood what he was saying. She asked if it was a joke or if he meant it.

Mr. Miller responded that he didn't mention Ms. Gardner's name, he was not referring to her, and he was referring to other people.

Ms. Gardner responded that she was speaking about other people. Those people are a part of what she trying to do. She was curious to know what he meant by his being idealistic and working around in the weeds remarks.

Mr. Miller responded that he thought Ms. Gardner's question were the best. Mr. Mayer made a presentation about the skeet range and never mentioned what the cost was. What is the cost?

Mr. Sytsma said Mr. Miller's comments will be captured in the minutes and will be responded to in the next meeting.

IX. McClellan Building 252 – Mitigation of Impact to Historic District

Mr. Steve Mayer gave a presentation on the status of the demolition of McClellan Building 252 (Attachment 7). Only information and comments not presented in the attachment are recorded in these minutes.

RAB discussion

Mr. Collier stated that there are a lot of people in the community that really want to see that building gone and asked if the public will be notified when the demolition begins.

Mr. Mayer responded that there will be several meetings before that time.

Mr. Collier responded that he wants to ride his bike out to the site to watch the demolition take place.

Mr. Mayer stated that the Air Force will inform him of that.

Ms. Suarez-Murias asked if the demolition materials will be disposed onsite or offsite.

Mr. Mayer responded that has not yet been determined. As long as the building is cleared, then that material can go for recycling. There is a lot of concrete in the building that would typically be made into reusable aggregate material. It becomes more of a commodity than a waste.

Ms. Suarez-Murias asked if the radium and mercury has been removed.

Mr. Mayer said it has.

Ms. Suarez-Murias asked if the demolition makes it easier to clean the contaminated soil underneath the building.

Mr. Mayer responded yes and that is already part of the Small Volume Sites RAD non-time critical removal action project. There are different phases, but the ultimate phase would be to get the soil out from underneath both the building and the sewer alignment. Eventually that site will be cleared through the Air Force Radioisotope Committee that actually holds the permit on the building. When it is cleaned, the Air Force will remove the permit and get the building and site released for unrestricted use.

Ms. Suarez-Murias asked about the old sewer line there and asked if it has been realigned.

Mr. Mayer responded that the pipe has been removed and the new alignment is further to the east.

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

Mr. Green stated that as always he thinks everyone is doing a wonderful job and that he likes coming to the briefing and learning what he needs to learn. He said he's happy to be back following a stroke in April. He is recovering and feels alright now. He thanked Mary Hall for interceding and following up and letting him know that the group cared.

Mr. Booth welcomed Mr. Green back.

Ms. Suarez-Murias thanked Mr. Green for keeping the RAB informed on his condition.

Mr. Jorgensen stated that he would like to express his appreciation for the presentations that were made and the answers to questions that have been placed and welcomed Mr. Green back.

Mr. Collier stated he appreciated that presentation on Building 252. It was a great discussion tonight and I appreciated it.

Mr. Clardy stated that he was happy to hear such a lively discussion and it is interesting to hear what the community thinks about McClellan and the progress we're making on the cleanup.

Ms. Maco also stated that she enjoyed the discussion and thanked the community for its commitment to McClellan.

Mr. Pay welcomed Mr. Green back.

Mr. Mayer asked everyone to get out a take a look at the activity taking place at McClellan. Five cleanups are taking place. He stated that this is a very exciting time for actual cleanup. The two privatization sites have been cleaned up. A cleanup project at Building 655 will help them move forward with construction. A great case of just getting stuff out of the way and letting them move forward with their work. Dudley Blvd will be active next week. He stated that these are very

exciting times and there will be a lot more activity going on at the base in the coming year that help to support the overall redevelopment, which is taking positive strides.

Mr. Mayer also mentioned that there will once again be a meatball feast at the upcoming holiday RAB on Tuesday, December 6.

Mr. Sytsma announced the next meeting will be December 6. The meeting adjourned at 8:35 p.m.

Air Force Response to Public Comments Received at the 20 September 2011 McClellan Restoration Advisory Board

Three comments were submitted.

Two comments from Mr. Frederick Gayle were responded to during the September meeting. See Section IX of meeting minutes for comments and Air Force response.

Mr. Frank Miller: *The last half hour of the meeting the RAB has been moving around in the weeds with these hypothetical answers. Referencing the Environmental Action Update of August 2011 regarding the skeet range what evidence do they have that anyone was ever harmed by the skeet range land? Historically speaking they go back about 40 years of the skeet range, back about 25 years of inactivity, what evidence do they have that anyone was ever harmed? The answer is no one was ever harmed. Keep in mind that since the skeet range was closed the environmental gurus, the environmental geniuses at the base went ahead and built buildings on the skeet range, they built a ballpark and thought it was ok to play baseball out there and slid around in the dirt. Now, with no evidence, they want to throw a lot of money into redoing the skeet range. Removing all that soil is an expensive proposition.*

Mr. Mayer made a presentation about the skeet range and never mentioned what the cost was. What is the cost?

Air Force response: The *SR401 Skeet Range Remedial Investigation/Feasibility Study (RI/FS) at the Former McClellan Air Force Base*, issued, presents a detailed analysis of the site risks to human health and the environment due to contaminants at the Skeet Range. The RI/FS, *Proposed Plan for SR401 Skeet Range at the Former McClellan Air Force Base*, issued July 2010, the summary fact sheet, and the Proposed Plan Public Meeting, held July 15, 2010, all presented the estimated costs for all cleanup alternatives evaluated by the Air Force and the regulatory agencies for the Skeet Range. The selected alternative, as defined in the final Record of Decision was Alternative 2a – Excavation, Disposal, Revegetation and Institutional Controls for Restricted Land Use, for an estimated cost of \$3,064,000. Final costs will not be available until the cleanup actions are completed.



McClellan Restoration Advisory Board Meeting

Sept 20, 2011

Name/Organization	Address	Email
WARREN MYHRE		
FRANK Miller		
Andy Grant		
Warren Chamberlain		
Ben Malisow		
Vivie Cooper		
Wasson Jung		
Hedwika A. Kyle		
Jua Suarez-Morris		
Gary McGlinn		

**McClellan Restoration Advisory Board (RAB) Meeting
North Highlands Recreation Center
Tuesday, September 20, 2011, 6:30 – 8:30 pm**

AGENDA

<u>TIME</u>	<u>TOPIC</u>	<u>LEAD</u>
6:30 – 6:35	Welcome & Introductions	Facilitator
6:35 – 6:45	Agenda & Comments on May Minutes	Facilitator
6:45 – 6:50	RAB Co-chair Update	Community Co-chair Glenn Jorgensen
6:50 – 7:10	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
7:10 – 7:20	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
7:20 – 7:30	Privatized Cleanup Status <i>Goal: Update the RAB and community about the privatized cleanup projects, and discuss issues as necessary.</i> <i>Process: Presentation and Q&A</i>	EPA Barbara Maco
7:30 – 7:35	Regulatory Update	Regulatory Agencies
7:35 – 7:50	FOSET 2 Privatized Cleanup <i>Goal: Provide an overview of the proposed FOSET 2, invite feedback and inform the RAB of the coming public comment period</i> <i>Process: Presentation and Q&A</i>	Air Force Steve Mayer
7:50 – 8:05	Building 252 Demolition and Mitigation <i>Goal: Provide an overview of the proposed mitigation for the demolition of Building 252 and invite comment on mitigation and inform the RAB of the coming public comment period.</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
20 September 2011**

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

The GWTS is operating at approximately 1450 gpm with the following 9 extraction wells (EW) shut down because VOC concentrations are less than the MCLs:

- OU A: EW-435 (A/B groundwater monitoring zone), EW-336 (A/B)
- OU B: EW-307 (C), EW-443 (A)
- OU C: EW-137 (B), EW-446 (A), EW-456 (A/B)
- OU D: EW-86 (A/B)
- OU H: EW-454 (AB)

These wells are being monitored for rebound.

OU A Southern A/B zone extraction wells EW-301, *and-414 and 459 were shut down from 8/15/11 to 9/8/11 due to a failed pump/motor. These wells have been fixed and are currently operating at target flows.* Flow to Beaver Pond (75 gpm) began 8 August, *Beaver Pond water level currently at 2.2ft.* The CERCLA treatment system is *full. Samples collected 9/1/11, awaiting analysis for sewer discharge.* No water has been discharged since 8 February 2011. The ion exchange system is operating normally.

b) Ground Water Monitoring Program (GWMP). *The 4Q11 groundwater event will begin 3 October 2011. 30 day notice was sent out 2 Sept. 2011.*

c) Davis GWTS - Davis GWTS is shut down. *Preparations are underway for the Fall groundwater sampling event (Semi-annual and Treatability Study monitoring) to be completed in October. Additional in situ treatment of the area adjacent to EW-2B is planned for November.*

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

(9 of 14 SVE systems are operating, removing vapors from 8 of 19 SVE sites). System uptime is calculated from 18 July through 15 August 2011.

4Q11 SVE sampling event will begin in October with SVE DREs

- 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 site was closed by the Final SVS RICS-FS STOP Evaluation in June 2011. Vapor wells to be decommissioned in September/October, *per final work plan submitted in August 2011.*
- 6) IC 25/29/30/31/32 SVE is operating normally. (100% uptime). The system was restarted on 8 June after a rebound study and STOP analysis that began on 11 January 2008, extracting only from new SVE well EW-492 (screened 8-40 ft. bgs, installed February 2011). IC 25, 29, 30, and 32 SVE sites closed by Final SVS STOP Evaluation. *Vapor wells to be decommissioned in September/October, per final work plan submitted in August 2011.*
- 7) IC 34/35/37 FTO system is operating normally (100% uptime). IC 34/35/37 VGAC is not operating. The system was shut down for a rebound study on 27 May 2008.

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

BCT & RPM Field Activities Update 20 September 2011

- 8) IC 42 SVE is not operating; the system was shut down for a rebound study on 11 July 2007.
- 9) OU C1/PRL 66B FTO system is operating normally, treating vapors from OU C1 only. (100% uptime)
- 10) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study on 17 July 2008.
- 11) OU D VGAC is operating normally. (100% uptime).
- 12) OU D Thermal Oxidizer is operating normally. (100% uptime).
- 13) B243 (PRL S-015 and PRL S-008)/PRLS-039 SVE is operating normally, treating vapors from PRL S-008 only. (100% uptime)

Petroleum, Oil, and Lubricants (POL) Cleanup Activities

e) POL Program:

- 1) **PRL S-40, Biovent System** - Operating normally. The *2QCY11 Base wide Bioventing Report* has been submitted in Draft form and is under review. *3Q sampling and respiration testing to be conducted in September 2011*, along with the other biovent sites.
- 2) **The Basewide Fuels Investigation** – The Bldg 4 system is operating normally in a reverse biovent configuration. The *Bldg. 1036* system is also operating normally. *3Q sampling and respiration testing to be conducted in September 2011, along with the other biovent sites.*
- 3) **Bldg 347 Investigation** –The *Final was submitted on 22 Aug 2011. Field work to begin 26 September.*

Radiation Program Activities

f) Radiation Program.

- 1) CS-10 – Site inspections are conducted weekly. The annual inspection by the tent manufacturer, Clamshell, was completed on 3 June.
- 2) Building 252 Remedial Investigation –The *Final Status Survey Report has been completed and was submitted to the regulatory agencies on 1 September 2011.*
- 3) *SVS and B252 NTCRA - Pre-excavation sampling was completed at CS B-005, SA 109, and CS 040/PRL S-006. Preparations are underway to mobilize for the Dudley Blvd removal action on 26 September.*

Soil Remediation, Investigation and Management Activities

- g) OU D Cap O&M.** A Cap Inspection Report for 2QCY11 has been issued. The *3Q11 field inspection to be conducted on 22 September.*
- h) Industrial Waste Collection System:** *Final IWL Abandonment and Decommissioning Work Plan issued in August 2011. Field work began 12 September with pressure jet cleaning all IWL then removal of Lift Station electrical service and pumps to ready for demolition.*
- i) Small Volume Sites Investigation:** The Final RICS Addenda and FS *were submitted on 31 May 2011.*
- j) Follow-On Strategic Sites- Sampling.** Data gap sampling was *completed in July for the Ecological sites. Comments on the Draft Final Ecological Work Plan have not yet been received from DFG, therefore submittal of the draft Final RICS Addenda/FS will likely slip into October.*
- k) Skeet Range Site Investigation** — The Final Remedial Action Work Plan *was finalized 31 August and the pre-removal sampling has been completed.*

Wetlands/Habitats Management Maintenance and Miscellaneous Activities

- l) Ecological Sites Proposed Plan** - The Draft Ecological Sites ROD was distributed to the regulatory agencies on 19 July 2011.

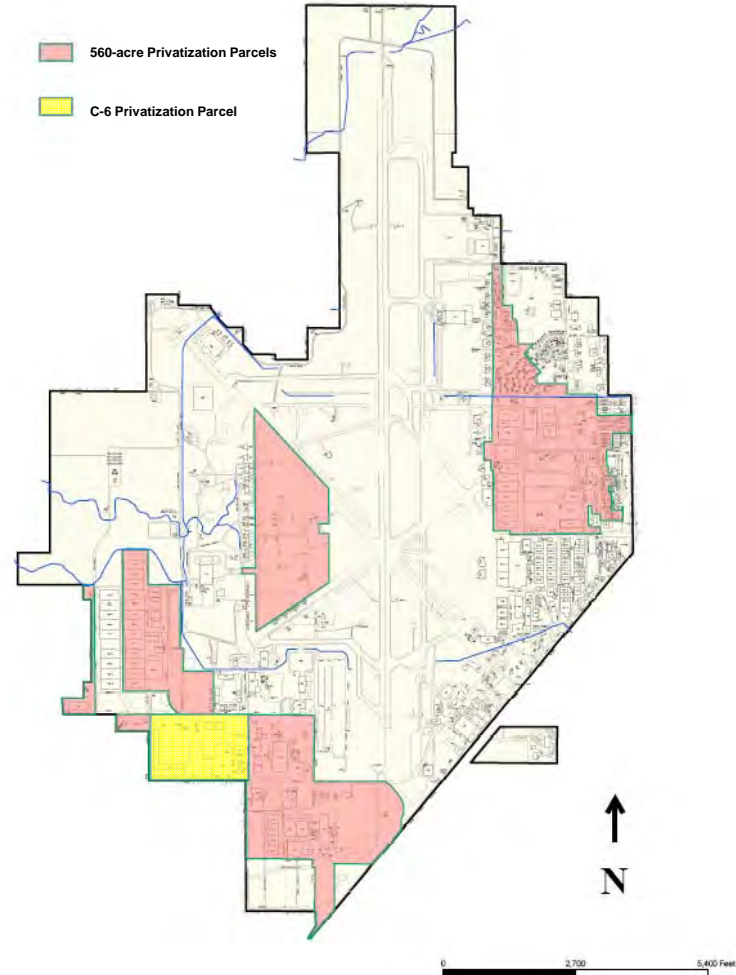
Current Key Documents and Events of Interest to the RAB 20 September 2011 RAB Meeting

	Document	Document Description	Status	FOSET
1	Engineering Evaluation/ Cost Analysis (EE/CA) for AOC 314 and PRL S-030A.	Characterizes sites. Establishes remedial action objectives (RAOs) for cleanup. Analyzes, compares, and recommends alternatives to achieve the RAOs. Takes the place of the FS and PP in the CERCLA process.	Final issued September 2011. In 30-day public comment period through October 1, 2011. The Action Memo is coming out by the end of Sept. Field work to be done in 2012.	FOSET #1
2	Small Volume Sites Remedial Investigation Characterization Summaries/Feasibility Study	Details investigation results and evaluates cleanup alternatives for 91 sites.	Final issued May 2011. EPA to prepare PP/ROD	FOSET #2
3	Small Volume Sites and Bldg 252 Engineering Evaluation/ Cost Analysis (EE/CA) for six sites	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.	Final issued August 2011. 30- day public comment period ended September 10, 2011. Most field work to be done in 2012. Dudley site work to be completed in Fall 2011 to facilitate County and MBP redevelopment.	FOSET #2
4	FOSET #2 (Finding of Suitability for Early Transfer)	Documents the environmental restrictions in support of an early transfer of property. Includes 120 sites (primarily from Small Volume Sites ROD, Building 252, and some Follow- on Strategic Sites).	Anticipate completion by end March 2012.	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).	Agencies reviewing draft final START/STOPs. DF RI/FS due out 10 Oct. Final is anticipated by Jan 2012.	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 the Adv Final version, revisions being made by AF, signatures are expected in October.	FOSET #3
7	Ecological Sites Record of Decision (ROD)	Documents cleanup decision for Ecological Sites	Awaiting last of agency comments on the Draft ROD. . Field work planned for Summer 2012.	FOSET #3
9	Skeet Range Record of Decision	Documents cleanup decision for Skeet Range.	Completed and signed. Field work underway.	FOSET #3



McClellan Privatization Update

September 20, 2011





Privatization Snapshot

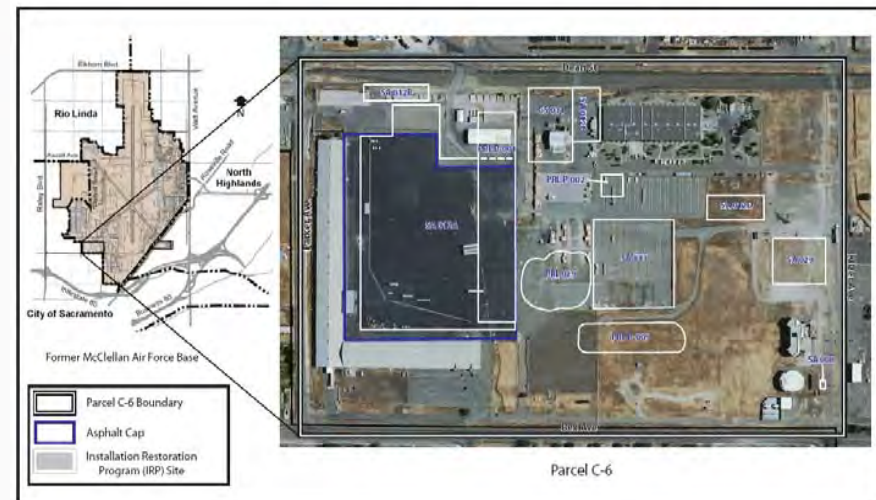
Parcel C-6	FOSET #1	FOSET #2
62 acres	560 acres	521 acres
12 sites	80 sites	131 sites
\$11.2 M cleanup	\$23.5 M cleanup	approximately \$20M
transferred July 2007	transferred February 2010	target transfer date March 2012



Parcel C-6

Activities completed:

- ROD signed May 2009
 - PCBs, PAHs and metals
 - excavation of 26,000 cy of soil
 - off-site disposal of 2,500 cy of soil
 - thermal desorption unit testing
 - treatment of 11,200 cy of soil
 - backfill/reuse of 18,800 cy
-
- **Certification of Completion August 2011**





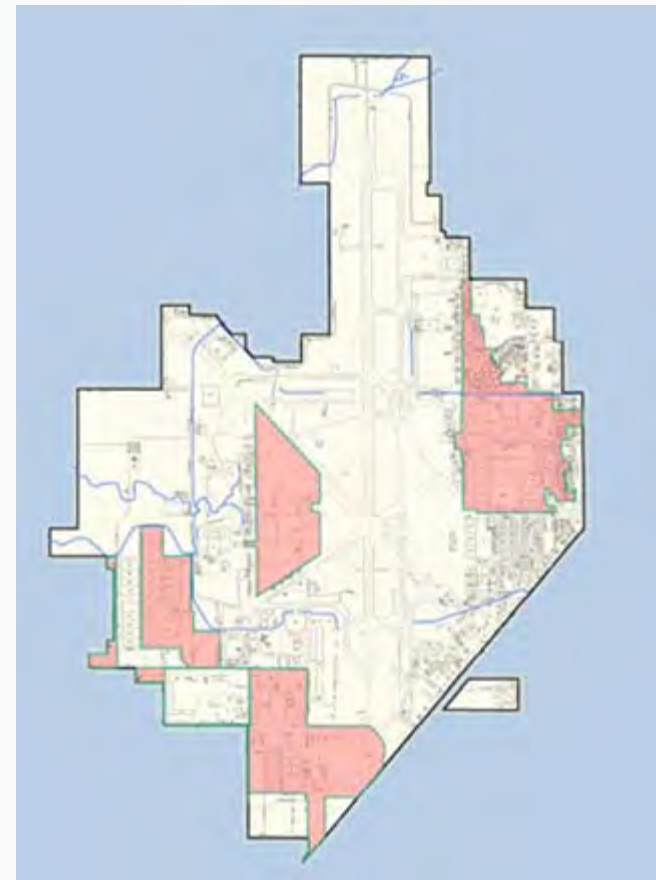
Parcel C-6 Site Restoration





FOSET #1

- organized into 3 Records of Decision
 - **Initial Parcel #2**
 - 15 sites
 - October 2008 AF ROD
 - 12 No Action sites
 - 2 soil excavation and disposal sites
 - **Initial Parcel #3**
 - 49 sites
 - EPA issued PP in April 2011
 - public meeting held May 2011
 - 4 public comments received
 - EPA to issue ROD in December 2011
 - **Group 4**
 - 16 sites
 - MBP working on RI/FS
 - includes 2 "delayed transfer" sites with radiological contamination





Initial Parcel #2 (FOSET #1)

AOC G-2

TPH and PAHs
2,061 cubic yards



AOC H-12

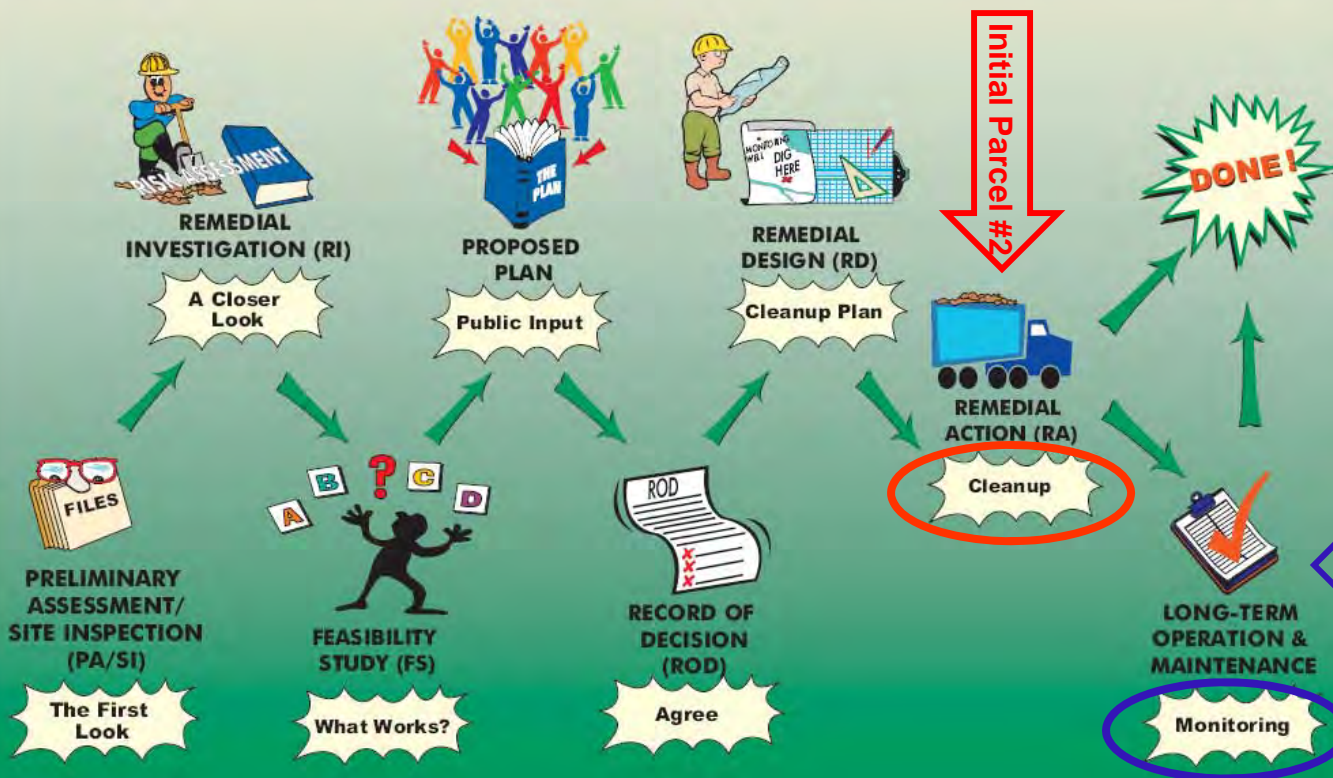
PCBs and mercury
360 cubic yards



- excavation and disposal with ICs remedies selected by Air Force
- same field team as Parcel C-6 project
- field work July – September 2011



Comprehensive Environmental Response, Compensation and Liability Act





Upcoming Events

Parcel C-6 Completion Ceremony

Friday, September 30, 2011

10:30 am

Location: Parcel C-6

McClellan Business Expo

Thursday, October 6, 2011

12:00 – 4:00pm

www.mcclellanpark.com/EXPO

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Site Overview Webpage

www.epa.gov/region09/McClellanAFB



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FOSET #2

Finding of Suitability to Early Transfer with Privatized Cleanup

Air Force Real Property Agency
Steve Mayer
Base Environmental Coordinator



Finding of Suitability for Early Transfer with Privatized Cleanup



- ❑ Facilitates timely and efficient reuse
- ❑ Maintains protection of human health and the environment
- ❑ Allowable under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) approval from EPA and State of California with Governor's signature

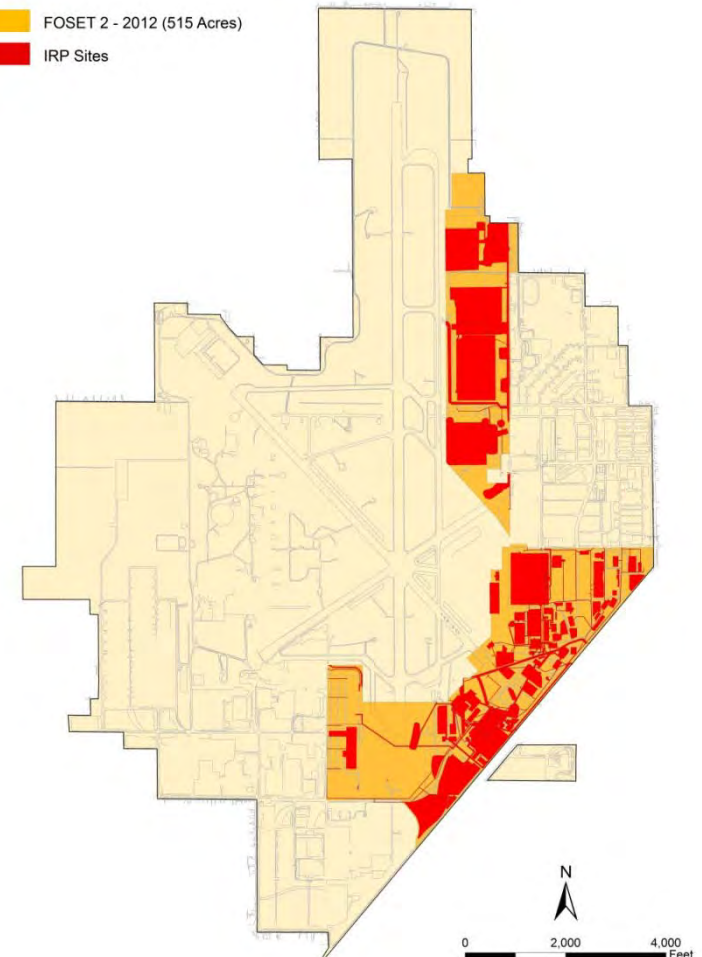
FOSET #2



136 Installation Restoration Program (IRP) Sites

- 91 Small Volume Sites
 - RI/FS Final in agency review
 - EPA to prepare PP/ROD
- 30 Follow-on Strategic Sites
 - Expedites redevelopment
 - Leaves only non-developable sites for final transfer
 - Draft Final RI/FS in agency review
 - EPA to prepare PP/ROD for sites in FOSET #2
- 1 Ecological Site
 - Draft ROD in agency review
- 14 Sites addressed in previous RODs

FOSET 2 - 2012 (515 Acres)
IRP Sites



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
 - Draft Final in Department of Justice and US EPA review

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

- FFA: Federal Facility Agreement Amendment
 - Suspends Air Force's obligation to perform cleanup as long as AOC is followed
 - Document compete

Schedule



- ❑ Draft Final FOSET #2 in agency review
 - ❑ Comments due early November
- ❑ Other pieces in negotiation
- ❑ FOSET Final to be issued January 2012
- ❑ EPA and Governor's signatures March 2012
- ❑ Transfer Spring 2012



McClellan Building 252 Mitigation of Impact to Historic District

Air Force Real Property Agency
Steve Mayer
Base Environmental Coordinator



Background

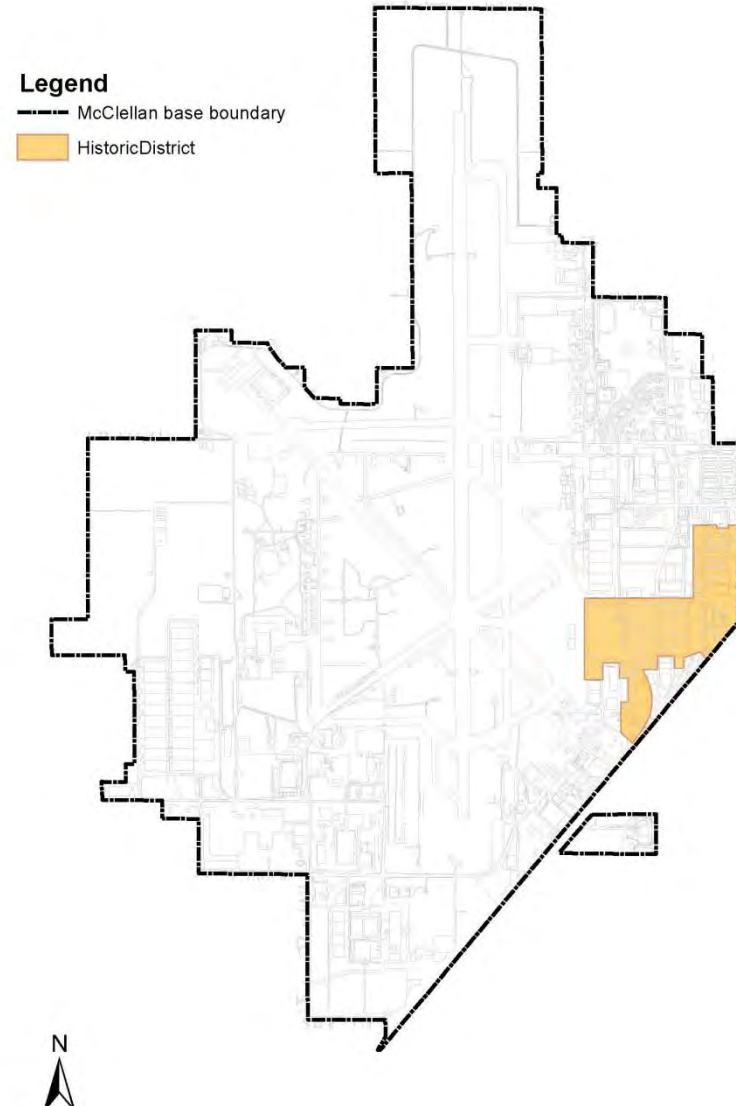


- ❑ Building 252 must be demolished as part of CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) cleanup process
- ❑ Building mitigation dictated by designation on National Register of Historic Places
- ❑ Building mitigation is in addition to CERCLA activities

Sacramento Air Depot Historic District



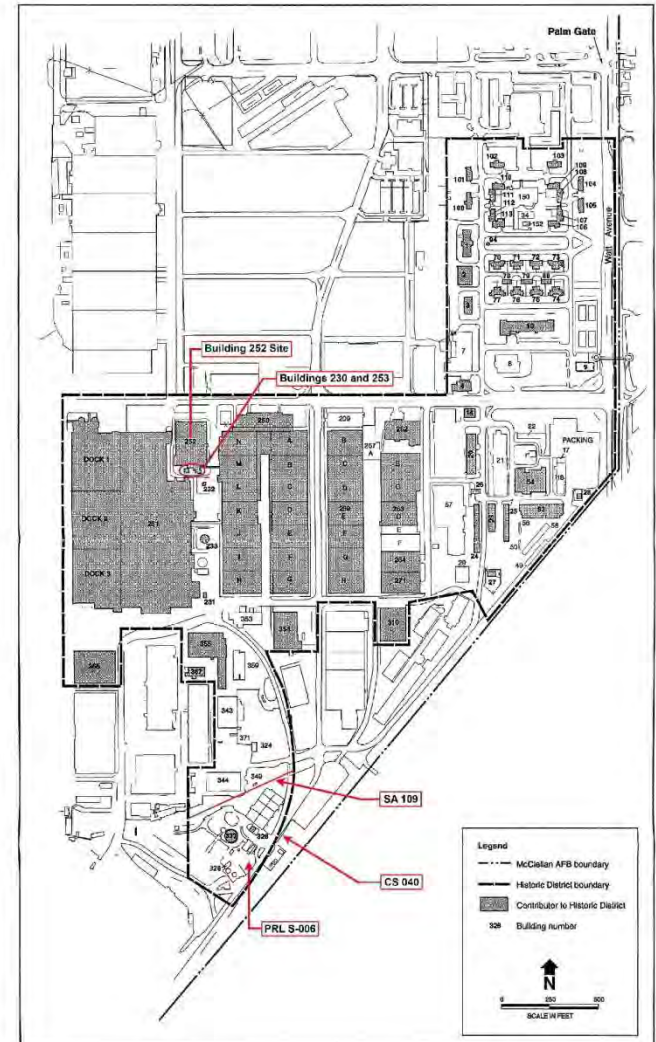
- Listed on National Register of Historic Places in 1992 for
- ❑ Significant events preceding World War II that took place on the site
 - ❑ Architecture



Building 252



- ❑ Built in 1938, expanded in 1955
- ❑ Radium dial painting
- ❑ Mercury manometer repair
- ❑ Deemed a contributor to the historic district





Building 252 Contaminants

- ❑ Contaminants inside building have been cleaned
- ❑ Leaks from sanitary sewer lines released radium and mercury into soil beneath Building 252
- ❑ Concentrations of radium 226 and mercury in soil beneath Building 252 exceed EPA goals for protectiveness as specified in CERCLA
- ❑ Building must be demolished to remove underlying contaminated soil to ensure protectiveness of human health and environment





Finding of Effect and Mitigation

- ❑ Federal regulations require a Finding of Effect for the remediation project in an historic district
 - FOE: Remediation will have direct adverse effect on Historic District
 - Awaiting State Historic Preservation Officer (SHPO) Concurrence
- ❑ For adverse effects, loss must be mitigated
- ❑ Public invited to comment on the proposed mitigation



Typical Mitigations

- ❑ Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation
 - Drawings
 - Photographs: exterior and interior views
 - Written data: history and description
- ❑ A publicly accessible website with the HABS/HAER documentation, and/or history, photos, and maps of the historic district
- ❑ An easily viewed public display about the building and the historic district. After display period is over, the materials are archived at a local repository (library, city or state archives, local university, etc.)

Schedule



- ❑ Early Fall 2011 – FOE prepared; SHPO concurrence on Adverse Effect received
- ❑ Fall 2011 – Air Force and SHPO begin preparing Memorandum of Agreement
- ❑ Fall 2011 Air Force invites public to comment on the proposed mitigation measures during a public comment period.
- ❑ Early 2012 – Final MOA signed by Air Force and SHPO.
- ❑ February 2012 – HABS/HAER documentation performed
- ❑ Spring 2012 – Building 252 demolished

Questions...



and

Answers / Discussion