



DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

MAR 29 2012

MEMORANDUM FOR DISTRIBUTION

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

SUBJECT: Restoration Advisory Board Meeting Minutes, 06 December 2011

1. Attached please find the final minutes from the 06 December 2011 McClellan Restoration Advisory Board (RAB) meeting held at the North Highlands Recreation Center as approved by the RAB members at the March 2012 meeting.
2. If you have any questions or comments, please contact Ms. Mary Hall, at (916) 643-1250, extension 232.

A handwritten signature in black ink, appearing to read "S. K. Mayer", is positioned above the typed name.

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

Attachments:
Final Meeting Minutes, 06 December 2011

DISTRIBUTION LIST

Final 06 December 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

Hard Copy

Gary Collier, RAB
Carolyn Gardner, RAB
Tina Suarez-Murias, RAB
Frederick Gayle, community
Frank Miller, community
Mars Pastor, community
Jerry Quint, community

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

Chamjit Bhullar, US EPA
SJ Chern, US EPA
Viola Cooper, US EPA
Bob Fitzgerald, US EPA
Barbara Maco, US EPA
Yvonne Fong, US EPA

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

Mark Clardy, Central Valley Regional Water Quality Control Board
James Taylor, 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, Air Force contractor
Mary Hall, Air Force contractor

Andy Cramer, CH2M Hill
Warren Jung, Sacramento Suburban Water District
Ben Malisow, TetraTech

McClellan Air Force Base (AFB)
Restoration Advisory Board (RAB) Meeting Minutes FINAL
06 December 2011 -- McClellan, California

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

RAB Member Attendees

<u>NAME</u>	<u>AFFILIATION</u>
ROBERT BLANCHARD	RIO LINDA / ELVERTA
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
ALAN HERSH	MCCLELLAN BUSINESS PARK
BARBARA MACO	U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)
STEVE MAYER	AIR FORCE REAL PROPERTY AGENCY; CO-CHAIR
TINA SUAREZ-MURIAS	ENVIRONMENTAL COMMUNITY
RANDY ORZALLI	EDUCATIONAL COMMUNITY
STEPHEN PAY	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)
JAMES TAYLOR	CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

I. Welcome, Introductions and Agenda

Mr. Bill Davis 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. Davis 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. Davis 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.

II. September Minutes

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

III. Community Co-chair Update

There was no community co-chair update.

IV. Air Force Cleanup Update

Field Review

Mr. Mayer discussed the *Key Documents* (Attachment 3). Only information and comments not presented in the attachment are recorded in these minutes. Mr. Mayer referred the RAB to the *Field Review* (Attachment 4) document in the packet and invited them to review it on their own.

RAB discussion

Mr. Taylor noted that the agencies have reviewed the Draft of the Small Volume Sites and Bldg 252 Action Memo and the Air Force will be issuing the Draft Final in December 2011.

Mr. Blanchard asked if the Air Force will be recovering the lead from the Small Arms Firing Range (SAFR) during the cleanup. He acknowledged that it probably would not be practical to try to recover the lead from smaller pellets on the Skeet Range. Mr. Mayer said the Air Force conducted a recovery effort at the SAFR during a soil washing demonstration project. The Air Force found that they could recover the lead material, but the lead content in the soil was still too high to pass state standards without additional treatment before disposal.

Questions from the Public

Mr. Frank Miller asked if the Air Force still plans to demolish Building 252 after 25 years of prior cleaning and in situ cleaning on the sewer line. Mr. Mayer said the Air Force is working with the State Historic Preservation Office (SHPO) to get approval to take down the building, which is in the Historic District. The building must come down to remove the remaining contaminants under the slab. The Air Force and SHPO are establishing mitigation actions for the loss of the historic building. The building will be taken down in 2012.

Mr. Collier said that the community has expressed its interest in removing the building for several decades. There is a perception in the community that it is dangerous property and it's time to get rid of it, and he thinks there is plenty of support from the community.

V. Local Redevelopment Authority Activities

Mr. Hersh presented the LRA update in Mr. Dana Booth's absence. The County completed construction improvements on Dudley including a signalized rail crossing, on a half-mile section of Dudley Blvd. Plans are underway for continuing the improvements further along Dudley Blvd. next year. The County and McClellan Park are planning their annual trip to Washington DC to meet with elected officials and AF senior leaders to discuss property transfers, FOSETs, and redevelopment issues. Freedom Park Blvd. improvements will be wrapping up for the winter in a couple weeks. The housing project there is opening Thursday. McClellan Park is pressing forward with the lease for the State to house State artifacts with construction to begin around April. Most construction projects at McClellan Park have shut down for the winter.

Questions from the Public

There were no clarification questions from the public.

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

There was no RAB discussion.

VII. Regulatory Update

Mr. Taylor announced that Antonia Vorster, long-time Regional Board section chief for the DOD unit, retired in August. Duncan Austin has been named the new section chief.

VIII. McClellan Cleanup and Property Transfer Budget

Mr. Mayer gave a presentation on the status of the McClellan cleanup and property transfer budget (Attachment 6). Only information and comments not presented in the attachment is recorded in these minutes.

RAB discussion

Mr. Collier expressed frustration with the perchlorate contamination associated with Aerojet in Rancho Cordova and water rate increases from the City of Sacramento.

Mr. Blanchard asked if lessons learned at McClellan have been shared with other active duty bases, to preclude future cleanup actions. He said he thought the RAB would be interested in learning about that.

Mr. Meyer noted that there are now many environmental regulations, RCRA, Clean Air Act, Clean Water Act, and others that have changed standard practices. McClellan's contaminants stem from activities that predate those laws. He said there is a very strong network within DoD that communicates these regulations to the bases and operations to prevent the contamination seen at McClellan.

Mr. Blanchard said it would be nice to get some positive feedback on the things we have done here and how it is being used at other places.

Questions from the Public

There were no questions from the public.

IX. Public Comment

Frank Miller: *I just want to clarify regarding Building 252. Once again, that building, over the past quarter of a century, millions and millions of dollars have been spent on that site, including the in situ liner that Mr. Brunner promised was going to take care of the problems. Now after all that, taxpayer money has been wasted, suddenly you all want to bring that building down. I'm not against the demolition of that building, but I believe that McClellan Park now should pay for the demolition of that building. That shouldn't be. The price tag on that now, after all the taxpayer money on that site down the drain, should not be on the taxpayer again. McClellan Park should pick up the tab for that. If they don't*

like the building now, after all that money has gone into it, then McClellan Park should pick up the price of pulling that building down.

Regarding disclosure, it's important that we know who everybody is in here and what all the motivations are. At the beginning of each meeting we state who we are. We should say where we're from and what stake we have here. The comment I made about Mr. Hersh before: He should state that he's Alan Hersh not with McClellan Park, but that he should state that he's Alan Hersh part owner of McClellan Park. Regarding that, at the last meeting, this issue was brought up. We wanted to know who the list of beneficial owners of McClellan Park are and what share ownership they have in McClellan Park. And once again I would ask Mr. Hersh from the last meeting to this meeting, what percentage of McClellan Park do you own? Once again Mr. Hersh is non-responsive and I guess that speaks for itself.

To Mr. Meyer, it seems like there's a lot of money to be spent here at McClellan yet remaining. A lot of money has been spent, and in a country that is broke, in a country that has to borrow 42 percent of its money from other sources, how do you manage to get the money to spend on all these projects out here?

Mr. Meyer said that the staff at McClellan has to identify the program requirements and present a justification for what will be accomplished with those dollars. At McClellan, those costs have been identified through the end of the program, based on current government estimates. He noted that with performance-based contracting, the Air Force is doing better than the cost estimates, resulting in significant cost reduction to the taxpayers. The numbers presented tonight will show significant improvement in future updates. He suggested the take-away message should be that a significant amount of work is either already on contract or soon to be on contract and it is all moving forward.

Mr. Blanchard said he has always been insulted that there was no provision for the museum at the time the base was transferred to the county for only \$1. He said it is frustrating to the men and women who served there. He also suggested that because there is no imminent danger to life and limb, that the cleanup program could be shelved for now and the funds could be put into the general fund until the economy improves.

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

Mr. Meyer thanked everyone for coming and for their input and dialogue. He said it is beneficial for all the members. He wished everyone happy holidays.

Mr. Pey wished everyone happy holidays.

Ms. Maco wished everyone happy holidays and reminded participants that EPA contact information is in the packet.

Mr. Collier said he is happy with the RAB and the Air Force's cleanup program. His problem is with the City of Sacramento. He apologized if anyone was offended by his earlier comments.

Mr. Orzalli thanked Ms. Hall for the pictures of the skeet range cleanup, noting that he had spent quite a bit of time shooting out there.

Mr. Hersh wished everyone happy holidays.

Mr. Taylor wished everyone a great holiday season. He noted that he is a member of the Interstate Technology and Regulatory Council, a national organization that looks at innovative

technologies and tries to figure out ways to implement them and make them more available to others. The goal is to reduce costs at cleanups all across the United States. He said the group uses case studies and McClellan has been a case study in the past. That effort has saved millions of dollars since inception of the ITRC 15 years ago. In addition, DoD has two programs: the Strategic and Environmental Research and Development Program implemented by Department of Defense and the Environmental Security Technology Certification Program that both focus on developing innovative technologies to do things faster, better and cheaper using lessons learned. He noted that it takes a lot of effort to evaluate new programs and technologies. Organizations within DoD use those findings in planning their programs. There is a national awareness of using these lessons learned and McClellan was an SERDP/ESTCP test site years ago.

Regarding AeroJet, Mr. Taylor said he attends the Sacramento Groundwater Authority meetings and they've been keeping the group updated on the perchlorate plume there. Work on a decision document is moving forward. He noted that perchlorate was an emergent chemical and at first there wasn't the laboratory technology available to measure down to the levels that are now regulated. There is now an action level for perchlorate. Mr. Taylor said Alex McDonald is the Water Board RPM for Aerojet and suggested that he would be happy to answer questions.

Mr. Blanchard requested that Mr. Taylor prepare a presentation on the sharing of lessons learned. He noted that the perchlorate contamination went under the freeway and that several wells were taken offline due to the contamination. He wished everyone Merry Christmas.

Ms. Suarez-Murias thanked everyone for the presentations. She said it was a wonderful opportunity for the community to learn about the cleanup and that hopefully people in attendance will talk with other people about the project.

Mr. Davis adjourned the meeting at 8:15.



McClellan Restoration Advisory Board Meeting

December 6, 2011

Name/Organization	Address	Email	Add to Mailing List?
Andy Garner			
Stephen Fay			
MARS PASTOR			
Jerry Quint			
Frank Miller			
Vicki Lopez			
Warren Jurek			
Linda Geissinger			
JAMES TAYLOR			
Marcus Simpson			
BEI MALISOW			

**McClellan Restoration Advisory Board (RAB) Meeting
North Highlands Recreation Center
Tuesday, December 6, 2011, 6:30 – 8:15 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 September 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	McClellan Cleanup and Property Transfer Budget <i>Goal: Provide an overview of the budget for the cleanup and property transfer of McClellan</i> <i>Process: Presentation and Q&A</i>	Air Force Steve Mayer
7:50 – 8:05	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
8:05 – 8:15	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*

Current Key Documents and Events of Interest to the RAB 06 December 2011 RAB Meeting

	Document	Document Description	Status	FOSET
1	AOC 314 and PRL S-030A Action Memo	Documents the removal action the Air Force will take for two delayed transfer sites with radium. This is taking place as a non-time-critical removal action to facilitate property transfer and takes the place of a ROD in the CERCLA process.	Air Force legal comments being incorporated. Draft to be issued Dec 2011. Field work to be done in 2012.	FOSET #1
2	Small Volume Sites and Bldg 252 Action Memo for six sites	Defines removal action plan and takes the place of ROD. Pulling the 6 Small Volume Sites with radium forward for removal action to move more efficiently through property transfer.	Air Force legal comments being incorporated. Draft to be issued Dec 2011. Most field work to be done in 2012. Dudley site work was completed in Fall 2011 to facilitate County roadway improvement project.	FOSET #2
3	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).	Advance Final due mid December. Anticipate completion in Feb 2012.	FOSET #2
4	Follow-On Strategic Sites Remedial Investigation Characterization Summary/Feasibility Study	Details investigation results and evaluates cleanup alternatives for additional landfill and soil sites (108 sites).	Draft Final issued in November. Agency comments due in early January.	FOSET #3
5	Focused Strategic Sites ROD	Documents cleanup decision for 11 sites, including fire training area, small arms firing range, and large landfills	Air Force signature expected in December.	FOSET #3
6	Ecological Sites Record of Decision (ROD)	Documents cleanup decision for Ecological Sites	Draft Final due for Agency review in December.	FOSET #3
7	Skeet Range Record of Decision	Documents cleanup decision for Skeet Range.	Completed and signed. Field work underway.	FOSET #3
8	Follow-on Strategic Sites Engineering Evaluation/ Cost Analysis (EE/CA)	Characterizes 19 sites with radiological contamination. 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. Air Force pulling removal action ahead of FOSET process to facilitate property transfer.	Performance-based contract for this project expected to be in place by end of December.	FOSET #3

**BRAC Cleanup Team and Stakeholders Meeting
20 December 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)
- The above wells are being monitored for rebound.

New OU D extraction well to be installed week of 19 December. Should be plumbed and operating in January 2012. Flow to Beaver Pond was turned off 1 December, Beaver Pond water level currently at 3.2ft. The CERCLA treatment system is operational. , The ion exchange system is operating normally.

b) Ground Water Monitoring Program (GWMP). *The 1Q12 groundwater sampling event is scheduled to start on 3 January 2012.*

c) Davis GWTS - Davis GWTS is shut down. Collected the Fall 2011 semiannual groundwater samples (Semiannual and Treatability Study monitoring). *No field activities were completed during the reporting period..*

Soil Vapor Extraction (SVE) Program Activities

d) Soil Vapor Extraction (SVE) Systems

(9 of 14 SVE systems are operating, removing vapors from 10 of 19 SVE sites). System uptime is calculated from *17 November through 15 December 2011.*

4Q11 SVE sampling event is complete.

- 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 (*IC 21*) on 21 April 2008.
- 5) IC 23 SVE site was closed by the Final SVS RICS-FS STOP Evaluation in June 2011. Per final work plan submitted in August 2011, SVE system/vapor well decommissioning began 3 Oct, expect to be complete *in December 2011.*
- 6) IC 25/29/30/31/32 SVE is operating normally (*IC 31 only*) (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. Per final work plan submitted in August 2011, vapor well decommissioning began 3 Oct, expect to be complete by *December 2011.* 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.
- 7) IC 42 SVE is not operating; the system was shut down for a rebound study on 11 July 2007.
- 8) OU C1/PRL 66B FTO system is operating normally, treating vapors from OU C1 only. (100% uptime)

NOTE: Italicized text represent update changes

BCT & RPM Field Activities Update 20 December 2011

Margin or Underlined text represent corrective changes

- 9) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study (*PRL 66B*) on 17 July 2008.
- 10) OU D VGAC is operating normally. (100% uptime)
- 11) OU D Thermal Oxidizer is operating normally. (100% uptime)
- 12) 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 *final* 2QCY11 Bioventing Report for PRL S-40 has been submitted. *The draft 3QCY11 is in Draft form and is under review.*
- 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. The combined Bldg 4/1036 Biovent Report for 2QCY11 has been submitted *as a final. The 3QCY11 has been issued in Draft form and is under review.*
- 3) **Bldg 347 Investigation** – The First Phase of the Field work was done 26 Sep – 1 Oct. Sample results are being evaluated. *AFRPA has reviewed a working copy of the investigation report and returned comments to the contractor for preparation of the Draft document.*
- 4) **Bldg 251 UST** –. The UST (north side) was removed on 17 November 2011. Five samples were collected and stained soil was removed from under the removed UST. Stained soil and odor was detected in the sample collected from under the removed UST. Removal of the contaminated soil will continue on *21 December 2011.*

Radiation Program Activities

f) Radiation Program.

- 1) CS-10 – Site inspections are being conducted weekly.
- 2) SVS and NTCRA - The Dudley Blvd removal action was completed on 14 November. The site has been backfilled and re-paved.

Soil Remediation, Investigation and Management Activities

- g) OU D Cap O&M.** The 3Q11 Cap Inspection report was issued 8 November. *A site inspection was conducted on 9 December. Findings will be summary in the 4QCY11 and Annual Cap Inspection Report. The contractor will flush out the drainage channel along Patrol Road.*
- h) Industrial Waste Collection System:** IWL Abandonment and Decommissioning field work - *the removal/demolition of remaining manholes and lift stations along with site restoration nearing completion and anticipate finalization by mid-January.*
- i) Skeet Range Site Investigation** — Remedial Action construction was initiated on 30 September and is ongoing. *Confirmation sampling results submitted for Areas H and I, and both areas backfilled. Majority of non-hazardous soil has been transported to disposal facility. Step out excavations and confirmation sampling continuing in Areas A, B, C, D, E, and G. Treatment of RCRA soil with Portland cement completed and confirmation sample results pending.*

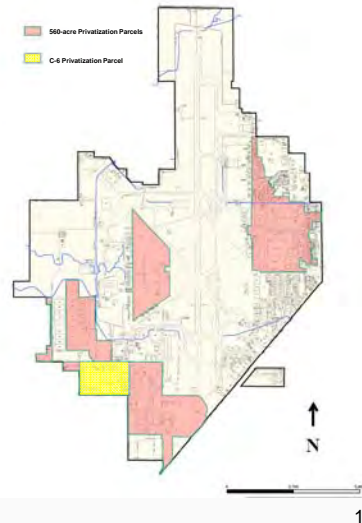
Wetlands/Habitats Management Maintenance and Miscellaneous Activities

- j) Ecological Sites Proposed Plan** - All comments have been received on the Draft Ecological Sites ROD. The draft final is being prepared for submittal 23 December 2011.



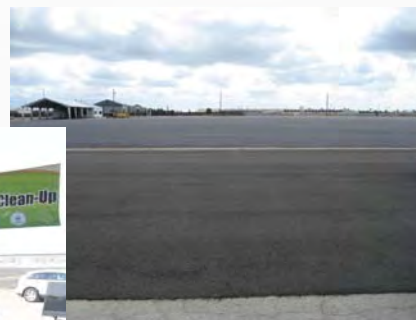
McClellan Privatization Update

December 6, 2011



Parcel C-6

- Certification of Completion August 2011
- September 2011 ceremony celebrated first in the nation privatized cleanup at a Superfund site



<http://epa.gov/Region9/superfund/mcclellan/index.html>



Initial Parcel #2 (FOSET #1)

AOC G-2

TPH and PAHs
2,061 cubic yards



- excavation and disposal with ICs remedy selected by Air Force
- site has been excavated and backfilled
- site grading and seeding need to be performed



Initial Parcel #2 (FOSET #1)

AOC H-12

PCBs and mercury
360 cubic yards



- excavation and disposal with ICs remedy selected by Air Force
- site has been excavated and backfilled
- site restoration is complete



Initial Parcel #3

EPA Record of Decision

- 49 industrial sites
- COCs: PCE, TCE, TPH, Metals and Pesticides
- 17 NFA sites
- 32 sites: Excavation, Engineering & Institutional Controls
- Collaborative development
 - ✓ Risk summary
 - ✓ Cleanup levels
 - ✓ ARARS
- Final ROD by 1/12



Integrated Cleanup Initiative (FOSET 2)

- EPA: 9 pilots nationwide
- Best practices & alternative approaches
- McClellan Privatization Model

<http://www.epa.gov/oswer/integratedcleanup.htm>.

3/22/2012

U.S. Environmental Protection Agency

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Contact Information

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Site Overview Webpage

www.epa.gov/region09/McClellanAFB

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State Agency Contact Information

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McClellan Environmental Budget

Air Force Real Property Agency
Steve Mayer
Base Environmental Coordinator



December 6, 2011

Topics



- Legal mandates
- Historical costs
- Cost stabilization
- Cost to complete

Legal Mandates

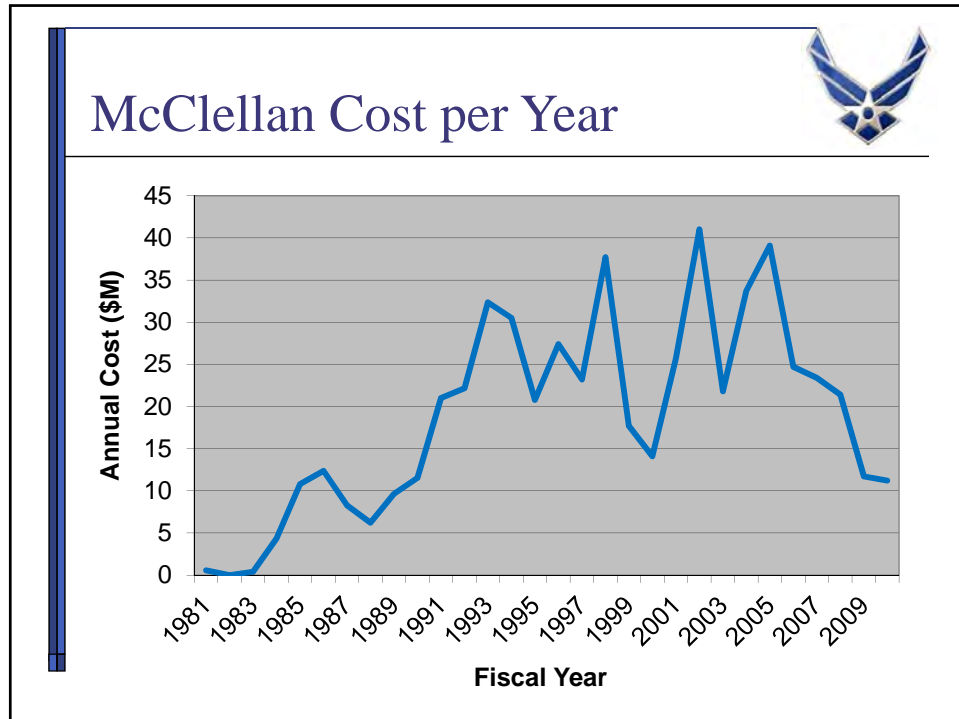


- Cleanup
 - Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
 - Resources Conservation Recovery Act (RCRA)
 - Leaking Underground Storage Tanks (LUST)
 - Toxic Substance Control Act
 - Military Munitions Response Program (MMRP)
 - Others
- Property Transfer
 - Base Realignment and Closure Act (BRAC)

Historical Cleanup Costs



- \$642.5 million through FY2010 (Annual Report to Congress)
- Pre-1995 (closure announcement)
 - \$194.2 million
 - Includes environmental management operational costs, compliance, staffing
- Post 1995 to 2010
 - CERCLA cleanup
 - Other cleanup
 - Property transfer
 - \$448.3 million



Cost Stabilization Strategies

- Early transfer with privatized cleanup
 - Obligates Air Force money sooner
 - Controls cost and change orders
 - Puts cleanup schedule in control of local developer
 - Provides developer fee title to property sooner
- Performance-based contracting
 - Fixed price contract is based on results rather than tasks
 - Competitive bidding
 - Reduces cost changes

Cost to Complete



- \$577 million (2010 Annual Report to Congress)
 - Amount will come down significantly upon completing the Focused Sites ROD and after awarding planned 2012 contracts
- AFRPA cost to complete being reduced
 - Optimization of cleanup systems
 - Known remedies vs. projected remedies (signed RODs)
 - Competitive Performance-based contracting
 - Negotiated privatization agreements

Contracts Pending



- Property Transfers
 - FOSET #2 (Spring 2012) with privatized cleanup
 - Small Volume Sites
 - 31 Follow-on Strategic Sites
 - FOSET #3 (2013) with privatized cleanup
 - 76 Follow-on Strategic Sites
- Air Force Cleanup
 - Contracts to be awarded by Spring 2012
 - Focused Strategic Sites
 - 19 radiological sites associated with FOSET 3
 - Ecological Sites
 - Five-year Groundwater Remedial Action Operations
 - SVE projected to be completed by 2016
 - Five-year Reviews

Questions...



and
Answers / Discussion