



MCCLELLAN AFB CALIFORNIA

ADMINISTRATIVE RECORD COVER SHEET

AR File Number 7571



DEPARTMENT OF THE AIR FORCE
AIR FORCE REAL PROPERTY AGENCY

JUN 26 2012

MEMORANDUM FOR SEE DISTRIBUTION

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

SUBJECT: Restoration Advisory Board Meeting Minutes, 20 March 2012

1. Attached please find the final minutes from the 20 March 2012 McClellan Restoration Advisory Board (RAB) meeting held at the North Highlands Recreation Center as approved by the RAB members at the June 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 "Steven K. Mayer", is positioned above the printed name.

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

Attachments:
Final Meeting Minutes, 20 March 2012

DISTRIBUTION LIST**Final 20 March 2012 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
Dave Jones, community

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

Charnjit Bhullar, US EPA
SJ Chern, US EPA
Viola Cooper, US EPA
Bob Fitzgerald, US EPA
Barbara Maco, 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
Mike Malone, TetraTech
Warren Myhre, community
Todd Robinson, Sacramento Suburban Water District

**McClellan Air Force Base (AFB)
Restoration Advisory Board (RAB) Meeting Minutes FINAL
20 March 2012 -- 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 COMMUNITY
DANA BOOTH	SACRAMENTO COUNTY, LOCAL REUSE AUTHORITY
CHARNJIT BHULLAR	U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
GLENN JORGENSEN	NORTH HIGHLANDS; COMMUNITY CO-CHAIR
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. December Minutes

Mr. Davis asked if there were any comments or changes to the December 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 and apologized for missing the last meeting due to a schedule conflict. He noted that two public comment periods recently ended and added that anyone with questions about public comment periods is always welcome to contact the McClellan community relations office and talk with Mary Hall, Brian Sytsma or Linda Geissinger. Community relations contact information is on the bottom of all public notices.

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) documents in the packet and invited them to review it on their own.

RAB discussion

Mr. Jorgensen asked if there would be more specific information available about the mitigation for cleanup impacts to vernal pools in the ecological sites. He said the information he has seen so far has not had any specifics of what the mitigation would be. Mr. Meyer said the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game serve in an advisory capacity regarding cleanup activities around sensitive habitats. In this case, the Air Force asked the USFWS for a consultation to determine what mitigations might be required. Currently, in the Record of Decision (ROD), the Air Force is proposing that little mitigation is required. During development of the work plan, there likely will be site visits and discussions of specific cleanup actions and their proximity to vernal pools. Measures might need to be put in place at that stage to protect the vernal pools. Details will have to be worked out at the work plan stage.

Mr. Jorgensen noted that the Feasibility Study identified one or more vernal pools that would be eliminated. Mr. Meyer said that at site CS 007, vernal pools are above the landfill and will have to be removed for that cleanup, so there will be some mitigation required for that. The AF will work out the specifics, including offsets for the mitigation, in the work plan stage. In most cases, the Air Force will fund in perpetuity the set aside and preservation of vernal pools in the West Nature Area (WNA). The WNA will be set up as a nature conservancy and will need long-term funding. Mitigation costs would go towards that.

Mr. Jorgensen asked if those details would be laid out in a publicly available document and Mr. Meyer said yes it would.

Ms. Suarez-Murias asked if there is an established ratio for protection. Mr. Meyer said he believes it is a 3:1 offset. If you take out 1/3 of an acre of vernal pools, the mitigation would be to preserve 1 acre. She asked if the mitigation has to be on site? Mr. Meyer said it can be off site, but the Air Force has a vested interest in preserving the WNA, so it is the first choice. If the Air Force didn't have the WNA, then it would have to look at purchasing credits at offsite locations for the mitigation.

Ms. Suarez-Murias noted that the WNA has vernal pools and sensitive habitats, and asked if it wouldn't already be protected? Mr. Meyer explained that it isn't necessarily protected, and that is why it will be set aside as a nature conservancy. Funding is needed for the long-term care and maintenance of it. The Air Force mitigation credits would go into an endowment that would provide for that long-term care and maintenance.

Ms. Suarez-Murias asked where the Beaver Pond is. Mr. Meyer pointed it out on the map, indicating it is part of Don Julio Creek and is fed, in part, by discharge from the GWTP. She asked if it was natural? Mr. Meyer said he wasn't sure if the Air Force created it or if it was in there before the Air Force acquired the property. She asked if the Air Force is maintaining it as a detention area. Mr. Meyer said yes. He noted that it gets quite a bit of waterfowl activity.

Mr. Collier said he had understood that all mitigation would be kept on base. He asked if any would be off base. Mr. Meyer said the plan is to keep it on the base.

Mr. Booth asked if any of the Follow-on Strategic Site non-time-critical removal action (NTCRA) sites would need a biological opinion? Mr. Meyer said he needs to double check on that. For the most part they are all industrial sites, but there could potentially be some impacts on the west side of the base. It comes down to very site specific details that will have to be looked at.

Questions from the public

There were not questions from the audience.

V. Local Reuse Authority Activities

Mr. Booth updated on the status of the gateway projects and referred to two figures (Attachments 5 and 6). Only information and comments not presented in the attachment are recorded in these minutes. He noted the goal is to complete the pathway from the east to the west side of the base along Dudley Blvd.

Mr. Booth said Mr. Hersh and elected officials from the county are in Washington D.C. trying to secure funding for the continuation of the Dudley Blvd. project and other projects.

RAB discussion

Mr. Meyer asked how the change in the redevelopment agencies has impacted McClellan projects. Mr. Booth said the gateway projects were funded with federal grants leveraged with local dollars from McClellan Business Park and Sacramento Housing and Redevelopment Agency (SHRA). Now that SHRA doesn't exist anymore, other alternatives are being explored. The Dudley Blvd. improvements scheduled for this summer are already funded and will move forward. The question is how to get the matching dollars for the future sections.

Mr. Collier asked how the loss of the redevelopment agency would affect the residents in his area. Parker Homes, which has a memorandum of understanding (MOU) in place for redevelopment. Mr. Booth said commissions are being formed to appropriately dissolve the redevelopment agencies. Part of their jobs will be to go through legal agreements encumbered by the redevelopment agencies and make sure they are handled appropriately. Regarding the

MOU, Mr. Booth said that is something the commission would have to investigate if it did involve the SHRA.

Mr. Collier asked what he and his community can do to protect their interests? He said he wants Congresswoman Doris Matsui to know that he and his community are concerned. He asked if Mr. Booth could talk with him more later. Mr. Booth agreed.

Questions from the public

There were no clarification questions from the public.

VI. Privatized Cleanup Update

Mr. Bhullar gave a presentation on the status of the Privatized Cleanup projects (Attachment 7). Only information and comments not presented in the attachment are recorded in these minutes.

Mr. Bhullar informed the RAB that Yvonne Fong, who has been one of the EPA remedial program managers for many years, has moved to different projects within the EPA and would no longer be working on McClellan. She asked that he tell the RAB that she enjoyed working with the RAB and will miss working with them in the future. He said Mr. S.J. Chern will be the new EPA remedial program manager.

RAB discussion

Mr. Collier noted that he will miss having Ms. Fong involved in the McClellan cleanup. He said she has been very good for the community and very open about the cleanup process.

Ms. Suarez-Murias asked if specific cleanup sites are shown on the FOSET #2 map in the presentation. Mr. Booth replied that he supplied that map to EPA and it does not have the specific cleanup sites. It has buildings, parcels, parcel names, transfer status and other information. Mr. Meyer noted it is a real estate map.

Ms. Hall referred her to the poster that shows the FOSET #2 project with the Installation Restoration Program sites overlaid in red. Mr. Meyer noted that while all those sites are IRP sites, some are no further action sites, so they do not all need cleanup actions. The coloring is not indicative of where the sites are in the process.

Questions from the public

There were no clarification questions from the public.

VII. Regulatory Update

Mr. Pay noted that Mr. Frank Lopez, the DTSC remedial project manager for privatized cleanup, will be retiring in May. Mr. Pay will notify the RAB when a replacement has been named.

Mr. Taylor said that Ms. Conny Mitterhoffer, CVRWQCB project manager for the Davis Global Transmitter site, has moved to the State Water Board and Mr. Mark Clardy has been named the new project manager for the Davis site.

VIII. McClellan Non-time-critical Removal Action

Mr. Mayer gave a presentation on the Non-time-critical Removal Action projects at McClellan (Attachment 8). Only information and comments not presented in the attachment are recorded in these minutes.

RAB discussion

Ms. Suarez-Murias asked if there was contamination in the sewer line from Building 252 to the treatment plant. Mr. Meyer said the project does include cleanup along the sewer alignment. Ms. Suarez-Murias asked if there were incinerators on the base and if they had all been tested. Mr. Meyers said there were several on base and they had all been tested and investigated.

Regarding CS-10 she asked if there would be acceptance criteria for soils going into the consolidation unit. Mr. Meyer said yes there would be and certain contaminants or high concentrations of certain contaminants would be shipped offsite for disposal.

Mr. Jorgensen asked if sites CS 067, 043, and 052 are in the West Nature Area (WNA). Mr. Meyer said they are not. Patrol Road is the western boundary of the WNA and those sites are all east of Patrol Road, in an industrial area near the CS-10 tent and the fire training area. He noted, however, that even in that area, they have to evaluate the site for the presence of vernal pools.

Mr. Collier asked how the Air Force is differentiating what is going on with contaminants in the creeks outside of the base. He said it is known from worm studies that stuff from the Air Force made it off the base. He also asked when Building 252 will be demolished and if he can watch it. Mr. Meyer said the Air Force will send out an email when the demolition is scheduled so that folks who are interested can watch.

Regarding the off base creeks, Mr. Meyer said the Air Force analyzed sediments in the creeks and did not find any contaminants above background levels in the transitional areas of the creeks that would indicate that contaminants had moved further downstream. The areas and contaminants the Air Force is cleaning from the creeks are closer to the source areas

Mr. Collier asked if previous results are being disregarded. Mr. Meyer said they took sediments from the creeks and crayfish samples from the creeks and did not find anything above naturally occurring levels.

Mr. Jorgensen asked if radium could have gotten into the groundwater. Mr. Meyers said that was studied and there was no evidence of any radium above background levels. Mr. Taylor said radium strongly adheres to soil particles and is relatively immobile in the environment.

Ms. Suarez-Murias asked if the land would be deed restricted for future use. Mr. Meyer said not if the cleanup achieves unrestricted release, which is the goal. He noted that there is a lot of interest in developing, AOC 314, and once the cleanup is complete and the Final Status Survey Report confirms that the cleanup goals have been met, it will be released for unrestricted use. There will not be any institutional controls required.

Mr. Pay confirmed that the consolidation unit at CS-10 would not be released for unrestricted use.

Mr. Blanchard asked what are the redevelopment plans for the AOC 314 area? Mr. Meyer said McClellan Park is interested in this site because it is one of the last large developable spaces on the base. Some ideas they've discussed include warehousing, rail, storage or possibly intermodal use. Mr. Booth said a lot of ideas have been speculated, but haven't yet figured out what the reuse will be.

Mr. Collier asked if CS 10 will be expanded. Mr. Meyer said yes, it will be expanded a four- to five-fold increase in size to accommodate the soils that will be brought in over a three- to five-year period.

Mr. Jorgensen asked what would be done with the contaminated soil in there now during construction. Mr. Meyer said it could be handled in a couple ways. Construction could start in the open area within the current pit, or there are other ways to address it. Mr. Meyer said the Air Force contract allows the contractor to have flexibility in how they construct the facility.

Mr. Jorgensen said he is concerned about having one end of the facility open and maintaining security from environmental effects. Mr. Taylor said the part of the project design includes a stormwater pollution prevention plan that addresses much of those concerns. Mr. Jorgensen asked if the RAB would have an opportunity to see those plans, and Mr. Taylor and Mr. Mayer both said yes.

Questions from the Public

There were no questions from the public.

IX. Public Comment

Mr. Frederick Gayle: *Who is the individual living in zip code 95660? I'm referring to the individual that is representing my community; I've lived there since 1968.*

Mr. Jorgensen said he represents that zip code and has lived there since 1967, so they are in good shape. Mr. Gayle said not necessarily because he would prefer to see more diversity on the committee. Mr. Jorgensen invited Mr. Gayle to stay after the meeting and share his contact information. Mr. Gayle said his statement was for the record and that his contact information is on the comment card.

Mr. Frederick Gayle: *Are these meetings governed by the Brown Act?*

Mr. Meyer said he did not believe that they are. The Air Force provides public notice of the meetings, but the meetings do not fall under the Brown Act. Mr. Blanchard said the Brown Act is a requirement when the people are actually sworn in and have an official title other than a board member. Mr. Booth added that the RAB is strictly an advisory board and as such nothing happening at the RAB has any statute of law behind it.

Mr. Gayle asked if that meant that the wisdom the RAB member offers is of no interest. Mr. Booth said the Air Force has established the advisory boards to hear what is being said at the meetings and they do take it to heart. It is a time for the Air Force and the regulators to hear concerns from the public and share points of interest most applicable to the public, but that doesn't mean that the Air Force has to follow through on every idea thrown out there.

Mr. Gayle said it seemed disingenuous for the Air Force and Federal government to invite these people to share their expertise and time if the government is going to have such a cavalier attitude about it.

Mr. Booth said Mr. Gayle is assuming the glass half empty.

Mr. Collier said he hasn't seen that he isn't listened to. In addition, all the RAB members have their contact information available if members of the community would like to contact them with their concerns.

MR. Frank Miller: *After evaluating building 252 over a period of about 30 years, and after millions of dollars spent in that building and on that in situ piping, now it seems a bit disingenuous to suddenly say that there is a bit of residual contaminant under a slab in the building that has probably been sequestered for decades and now you want to have the taxpayer ripped off because the developer has lobbied you and pandered to you and pressured you into pulling the building down. That seems a bit disingenuous. Keep in mind that over the decades of use of that building, no individual was ever harmed, there is no evidence that anyone was ever harmed from that building. Having said this, I am not against demolishing building 252, however the developer should pay all the cost of that. All the cost of repositioning piping and the precursor stages and the aftermath stages. This cost should be paid entirely by the developer who has gotten that building for nothing.*

The next point that I want to make is I have a question to all the community RAB members, What McClellan environmental technical reports have you read and evaluated. The answer is none. Now the honorable thing to do, well let me back up for a moment, how can you protect the taxpayer because you have never read, because you cannot, you don't have the qualifications or background to read and understand and evaluate or critique a technical report. Now I anticipate that there will be a baseless retort coming. I anticipate that. Now the honorable thing to do would be to resign and come out here in the audience and sit down and take a seat out here because you have no qualifications to be sitting there as consultants or advisors. It's absurd and ridiculous. And lastly, what would Donald Trump say? Donald Trump would have two words. Two words: You're fired.

Mr. Collier asked if Mr. Miller knew anything about his bachelor's degrees and hydrogeology experience and said that he has also received training from the Air Force. Mr. Miller called for him to bring in his CV and Mr. Collier said he did not need to. Mr. Collier stated that the RAB members are not required to have technical experience and that is good because we want the community represented by people who can bring the community's concerns to the RAB. Mr. Collier stated that you don't have to have technical expertise to do that and be on the board.

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

Ms. Suarez-Murias said that an advantage to her having a technical background is she can play devil's advocate and ask a dumb when she knows what the answer may be so that it can be explained. She said everyone on the RAB tries to play that role and is not afraid to ask questions to help the community understand.

Mr. Blanchard said that when he applied to the RAB, there was there was no requirement for a technical background, but he came with experience from being on the Rio Linda Water District Board and Sacramento Groundwater Authority. When he came, he was an information taker, reporting back after each meeting to the water manager. He said he that none of the technical data was beyond his comprehension to take back and explain. Mr. Blanchard added that Mr. Miller concerns about Building 252 have come up several times and if there were a problem with the Air Force doing something they shouldn't be doing with the taxpayer money then it would have been addressed by now.

Mr. Blanchard also noted that 70 years ago today the last B-25s left McClellan to fly to Alameda to be loaded onto the aircraft carrier Hornet for the Tokyo Raid mission under Jimmy Doolittle. The mission included 16 aircraft and 80 crew members. April 12 is the anniversary of the raid and there are only four members of crew left. Mr. Blanchard said he met 22 of the 80 members of the crew.

Mr. Jorgensen said that his understanding is that by law the Air Force can't transfer property with radiological contamination on it. Therefore the sites remain under Air Force control, and they can't ask McClellan Park to pay for it even if they wanted to.

Mr. Collier said Mr. Hersh has been quite adamant in saying that McClellan Park doesn't want and won't take the building in the current state, so the Air Force has to clean it up. The county doesn't want it either.

Mr. Collier added that he has read a lot of documents over his tenure on the RAB. He hasn't always made comments because if he doesn't see anything objectionable to comment on, then why comment. There's no need to just talk. His job on the RAB is to communicate with other people and to have people communicate with him.

Mr. Meyer announced that the annual McClellan Creek Week Cleanup is scheduled for April 14 at 8:30 a.m. to noon and will be followed by a free BBQ at the Air Force offices. He invited everyone to come and participate.

He noted that there will be a lot of cleanup going on this summer as projects move beyond the investigative stage. The other good news for the summer will be the signing of the Focused Strategic Sites ROD which will represent a savings of some \$200 million over the other cleanup alternatives that were considered.

Mr. Sytsma noted that the RAB Handbook, issued by the Secretary of Defense, explains the role of the RAB, the makeup of the community members, their roles, and how the RAB is to function. He encouraged anyone who had questions about that to take a copy of the Handbook with them and read it.

The next RAB meeting is scheduled for June 19, 2012 at 6:30 p.m. at the North Highlands Recreation Center. Ms. Hall noted that community co-chair elections will be held at that time.

Mr. Davis adjourned the meeting at 8:30.

Attachment 1



McClellan Restoration Advisory Board Meeting

Add to
Mailing
List?

Name/Organization	Address	Email	Add to Mailing List?
MIKE SNYDER MRF SERVICES			
Frederick A. Gayle Jr. U.S. CITIZEN			
FRANK MILLER			
CHARLIE B. HUIZENDIJK EPS			
Andy Crum			
WARREN MYHRE			
JAMES TAYLOR			
Dave Jones			
Stephen Pany			
Mike Moore			
Warren Jure			



McClellan Restoration Advisory Board Meeting

Name/Organization	Address	Email	Add to Mailing List?
Tina Suarez - Murio / RAB	—	—	—
Steve Mayer / RAB			
Robert Flannery / RAB			
Tina Suarez / SSWO			

Attachment 2

**McClellan Restoration Advisory Board (RAB) Meeting
North Highlands Recreation Center
Tuesday, March 20, 2012, 6:30 – 8:15 pm**

AGENDA

<u>TIME</u>	<u>TOPIC</u>	<u>LEAD</u>
6:30 – 6:35	Welcome & Introductions	Bill Davis, Facilitator
6:35 – 6:45	Agenda & Comments on December Minutes	Bill Davis, 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 Charnjit Bhullar
7:30 – 7:35	Regulatory Update	Regulatory Agencies
7:35 – 7:50	McClellan Non-time Critical Removal Actions <i>Goal: Provide an overview of the non-time critical removal actions planned for 2012</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>	Bill Davis, 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

Next McClellan RAB Meeting: Tuesday, June 19, 6:30 p.m.

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*

Attachment 3

**Current Key Documents and Events of Interest to the RAB
20 March 2012 RAB Meeting**

	Document	Document Description	Status	FOSET
1	AOC 314 and PRL S-030A (FOSET #1) 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.	Final issued February 2012. Draft work plan in agency review. Field work to be done in summer 2012.	FOSET #1
2	Small Volume Sites and (FOSET #2) Action Memo	Defines removal action plan and takes the place of ROD. Pulling the 6 Small Volume Sites with radium forward for non-time-critical removal action to move more efficiently through property transfer.	Final issued early March 2012. 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).	Air Force signature expected in early April. Governor's signature to follow by September 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).	Preliminary final issued mid-March 2012. Agency comments due mid-April.	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 signed February 3, 2012. EPA and State signatures expected by end of March. Performance-based contract for remedial design and remedial action expected to be awarded in mid-May.	FOSET #3
6	Ecological Sites Record of Decision (ROD)	Documents cleanup decision for Ecological Sites	DTSC requested informal dispute resolution proceedings to resolve a disagreement over creek cleanup and removal of tailings piles in WNA. First meeting set for March 22.	FOSET #3
7	Skeet Range Record of Decision	Documents cleanup decision for Skeet Range.	Completed and signed. Field work completed February 2012.	FOSET #3

8	Follow-on Strategic Sites (FOSET #3) 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.	Performanced-based contract for this project issued in December 2011. Draft issued late January 2012. Agency comments due late March.	FOSET #3
9	Follow-on Strategic Sites Proposed Plan	Presents Air Force's preferred cleanup alternatives for additional landfill and soil sites (79 sites).	Draft due late April 2012.	FOSET #3

Attachment 4

**BRAC Cleanup Team and Stakeholders Meeting
19 January 2012****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 and OU A monitoring wells (PZ-834, 835, and 836) were installed in December and early January. Anticipate wells will be fully operational by end of 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 began 3 January 2012 and will be completed by 20 January.**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 15 December 2011 through 12 January 2012.

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. SVE system/vapor well decommissioning was completed 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. SVE system/vapor well decommissioning was completed in December 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.
- 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)

NOTE: *Italicized text represent update changes*

Margin or Underlined text represent corrective changes

BCT & RPM Field Activities Update 19 January 2012

- 10) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study (PRL 66B) 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

c) POL Program:

- 1) **PRL S-40, Biovent System** - Operating normally. 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 *has suffered a blower fan failure but will be promptly repaired*. 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. *Draft Investigation Report document to be issued week of 16 January.*
- 4) **Bldg 251 UST** - The UST (north side) was removed on 17 November 2011. *Stained soil was removed and samples collected. Further removal of contaminated soil continued on 21 December 2011. The contractor removed as much contaminated soil as was practical in consideration of the utility lines which could not be disturbed. The Air Force is waiting for TPHD samples to determine whether further action is required.*

Radiation Program Activities

f) Radiation Program.

- 1) CS-10 - Site inspections are being conducted weekly.
- 2) SVS and B252 NTCRA - The Dudley Blvd removal action was completed on 14 November. The site has been backfilled and re-paved.
- 3) **FOSET #3 NTCRA** - *FSPs are being prepared for additional delineation sampling at several of the sites. The FSPs will be submitted for review next week. It is anticipated that the sampling will occur in February.*

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 flushed out the drainage channel along Patrol Road in December 2011. In this first quarter CY12, the inspections will take place monthly due to the possibility of seasonal inclement weather.*
- h) **Industrial Waste Collection System:** IWL Abandonment and Decommissioning field work and site restoration *anticipated to be finalized by mid-January.*
- i) **Skeet Range Site Investigation** - Remedial Action construction is ongoing. Confirmation sampling results submitted for Areas A and D, and both areas backfilled *with exception of diesel spill location in Area A. Area B confirmation results submitted and approval to backfill is pending.* All non-hazardous soil has been transported to disposal facility. Step out excavations and confirmation sampling continuing in Areas C, E, and G. RCRA soil mixed with 5% water to stabilize lead. Confirmation sample results pending.

Wetlands/Habitats Management Maintenance and Miscellaneous Activities

- j) **Ecological Sites Proposed Plan** - The draft final ROD was submitted 5 January 2012.

**BRAC Cleanup Team and Stakeholders Meeting
16 February 2012**

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

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

- OU A: EW-336 (A/B groundwater monitoring zone)
- OU B: EW-443 (A)
- OU C: EW-137 (B), EW-446 (A), EW-456 (A/B)

The above wells are being monitored for rebound.

New OU D extraction well and OU A *central* monitoring wells (PZ-834, 835, and 836) were installed in December and early January. OU A *central* wells were sampled as part of IQ12 event. EW-497 is being plumbed and tested, and is expected to be operational in late February. Flow to Beaver Pond was turned off 1 December with the Beaver Pond water level currently at 3.2 ft. The CERCLA treatment system is operational. The ion exchange system is operating normally.

b) Ground Water Monitoring Program (GWMP). The IQ12 groundwater sampling event began 3 January 2012 and was completed 27 January.**c) Davis GWTS -** Davis GWTS is shut down. *Submitted the Draft Semi-annual Groundwater Monitoring Report, Fall 2011 to AFROA for review (includes Site wide 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**

(10 of 14 SVE systems are operating, removing vapors from 10 of 14 SVE sites). System uptime is calculated from 12 January 2012 through 10 February.

IQ12 SVE sampling 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. SVE system/vapor well decommissioning was completed in December 2011.
- 6) IC 31 SVE is operating normally (IC 31 only) (100% uptime). The system was restarted on 8 June 2011 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).
- 7) IC 34/35/37 FTO system is operating normally (100% uptime), *extracting from IC 37 wells only.*
- 8) IC 34/35/37 VGAC was restarted 2 February 2012 and is operating normally, *extracting for IC 34 and IC 35 wells.*
- 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 system is operating normally, treating vapors from OU C1 only. (100% uptime)
- 11) OU C1/PRL 66B VGAC is not operating. The system was shut down for a rebound study (PRL 66B) on 17 July 2008.

NOTE: *Italicized text represent update changes*

Margin or Underlined text represent corrective changes

BCT & RPM Field Activities Update 16 February 2012

- 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. (100% uptime)

Petroleum, Oil, and Lubricants (POL) Cleanup Activities

e) POL Program:

- 1) **PRL S-40, Biovent System** - Operating normally. *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 blower fan was repaired and is back in service. 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. Draft Investigation Report document has been issued *and is now waiting for Regulator comments.*
- 4) **Bldg 251 UST** - The UST (north side) was removed on 17 November 2011. Stained soil was removed and samples collected. Further removal of contaminated soil continued on 21 December 2011. The contractor removed as much contaminated soil as was practical in consideration of the utility lines which could not be disturbed. The Air Force will issue a tank removal report. It is believed at this time that no further action is required.

Radiation Program Activities

f) Radiation Program.

- 1) CS-10 - Site inspections are being conducted weekly.
- 2) SVS and B252 NTCRA - The Dudley Blvd removal action was completed on 14 November. The site has been backfilled and re-paved.
- 3) FOSET #3 NTCRA - FSPs are being prepared for additional delineation sampling at several of the sites *to better understand the excavation volumes.* The FSPs will be submitted for *information this week.* It is anticipated that the sampling will occur in February *and into the first week of March.*

Soil Remediation, Investigation and Management Activities

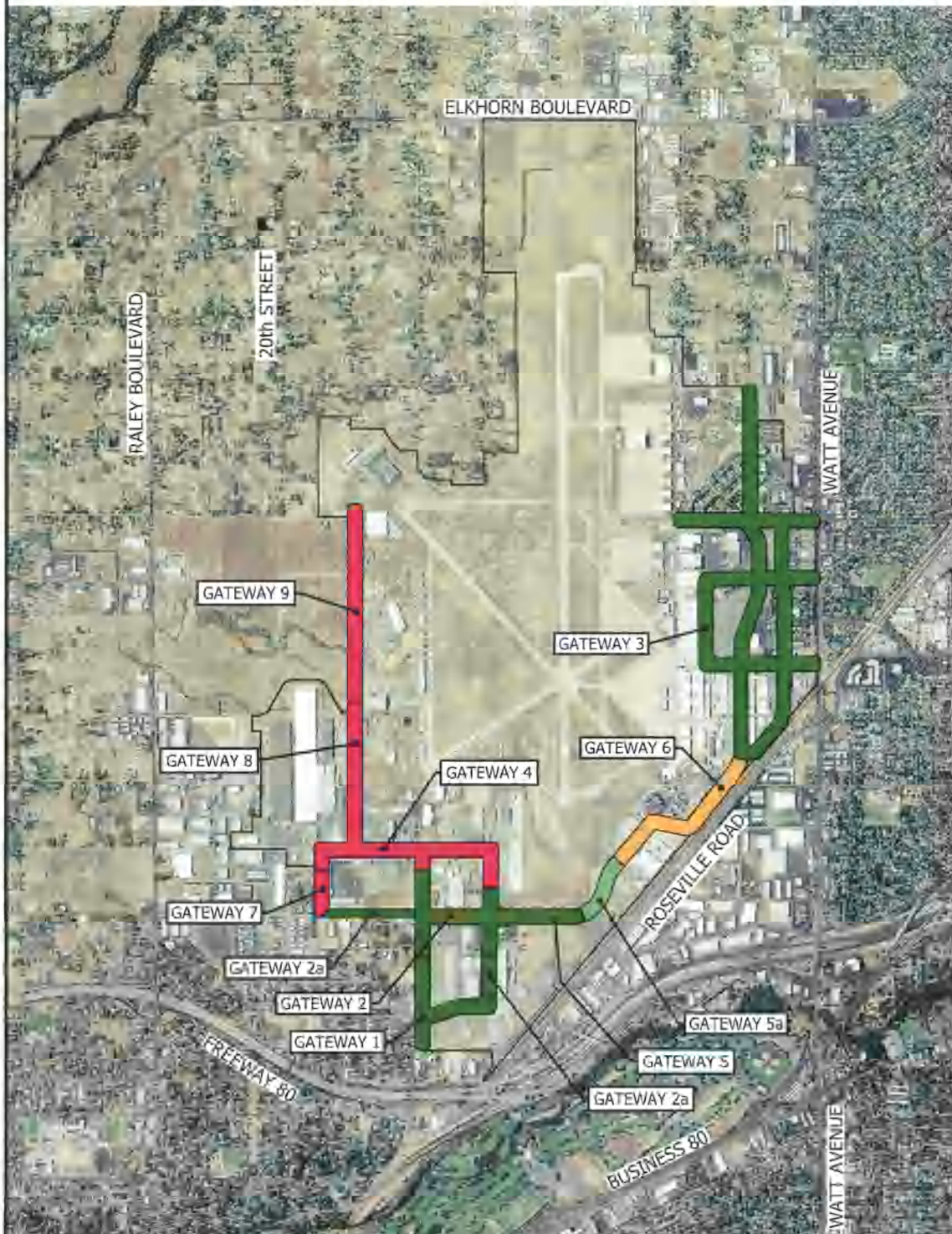
- g) **OU D Cap O&M.** *The first monthly inspection of the First Quarter was conducted on 26 Jan 2012. The second monthly inspection will be conducted on Feb 16th. The final monthly inspection report is slated for March 8th, eight days before the current period of performance on the O&M contract expires. The 4QCY11 and Annual Cap Inspection Report has been issued. The contractor flushed out the drainage channel along Patrol Road in December 2011.*
- h) **Industrial Waste Collection System:** IWL Abandonment and Decommissioning field work and site restoration *has been completed.*
- i) **Skeet Range Site Investigation** - Remedial Action construction is ongoing. *The AF contractor completed removal of the soil within the stained area and the results came back below industrial levels. Confirmation sampling results submitted and approved for Areas G, E and C. Sampling results for additional clean soil from Clean Soil Stockpile submitted and approved. Majority of backfill work completed and anticipate field work completion by the end of February.*

Wetlands/Habitats Management Maintenance and Miscellaneous Activities

- j) **Ecological Sites Proposed Plan** - Agency comments on draft final ROD were received by 7 February 2012. *DTSC submitted a letter of informal dispute.*

McCLELLAN BUSINESS PARK

GATEWAY INFRASTRUCTURE ROAD PROJECTS



STATUS



COMPLETE



DESIGN/CONSTRUCTION IN 2012



CURRENTLY SEEKING OEA/EDA FUNDING



FUTURE PHASE-SEEKING FUNDING



Attachment 6

Gateway 5 - Before Construction Pictures

April 2011 (East on Dudley)



June 2011 (West on Dudley)

**Gateway 5 - After Construction Pictures**

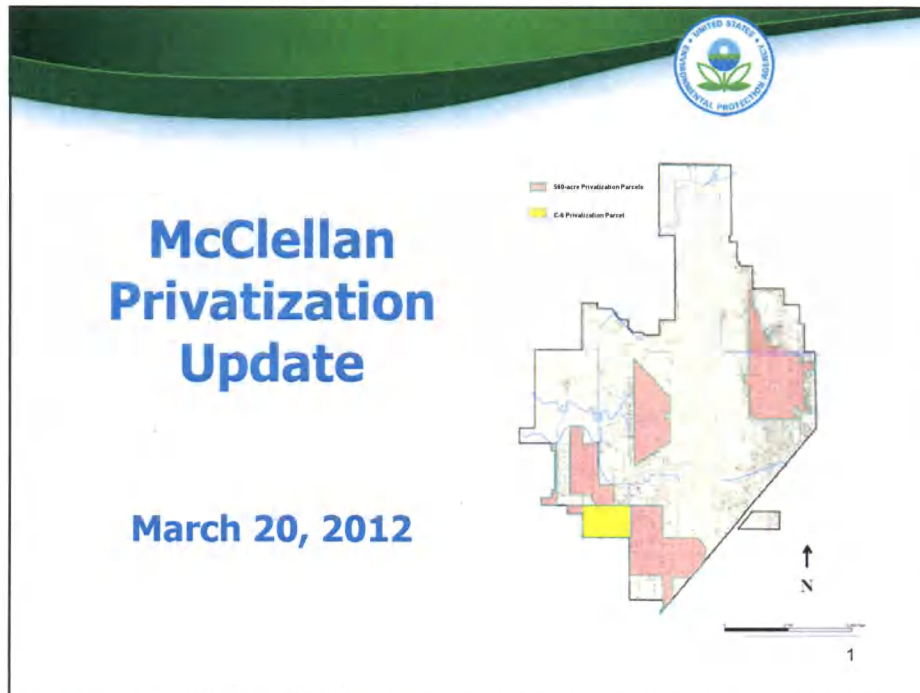
October 2011 (East on Dudley)




October 2011 (West on Dudley)



Attachment 7






Initial Parcel #3

EPA Record of Decision

- 49 industrial sites
- Stringent Cleanup levels
- 32 sites: Excavation, Engineering & Institutional Controls
- Coordinating review of MBP DMEA building permit






Group 4 Sites (FOSET #1)

Where are we now?

Comprehensive Environmental Response, Compensation and Liability Act




- 16 sites primarily located in the eastern portion of the base
- EPA and the State approved the Conceptual Site Model and Summary of Existing Data Report on February 16, 2012
- McClellan Business Park is now working on an updated RI/FS



FOSET #2

- discussions for the next property transfer are continuing
- includes 528 acres
- environmental insurance issues have been resolved
- anticipate signature by the Governor in August 2012



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U.S. EPA Region 9 Community Involvement Coordinator
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San Francisco, CA 94105
Phone: (415) 972-3243
Toll free: (800) 231-3075
Fax: (415) 947-3528
Email: cooper.viola@epa.gov

Site Overview Webpage
www.epa.gov/region09/McClellanAFB

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State Agency Contact Information

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Attachment 8

McClellan Non-time-critical Removal Actions

Air Force Real Property Agency
Steve Mayer
Base Environmental Coordinator



March 20, 2012

Topics



- ☐ What is a Non-time-critical removal action (NTCRA)?
- ☐ CERCLA Process for NTCRA
- ☐ McClellan NTCRA sites
- ☐ Cleanup Schedules

2

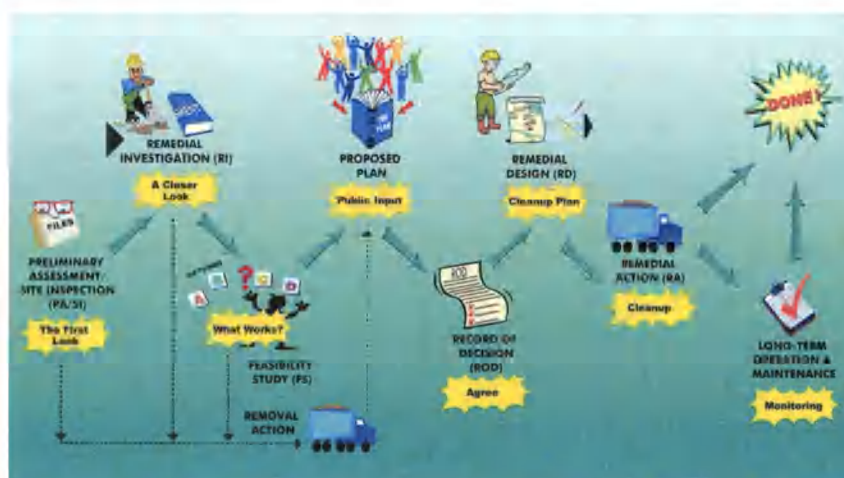
What is a NTCRA?



- ❑ A removal action at a site with a priority risk in which the lead agency has determined that a removal action is appropriate.
- ❑ Allowed under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
 - ❑ Moves sites more quickly through process
 - ❑ Provides substantial, prioritized risk reduction in shorter time frame

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CERCLA Process and NTCRA



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NTCRA Process



- ☐ Engineering Estimate/Cost Analysis
 - ☐ Analysis of alternatives
 - ☐ Effectiveness
 - ☐ Implementability
 - ☐ Cost
 - ☐ Preferred alternative
 - ☐ 30-day public comment period
- ☐ Action Memorandum
- ☐ Removal Action Work Plan
- ☐ Removal Action
- ☐ Removal Action Completion Report

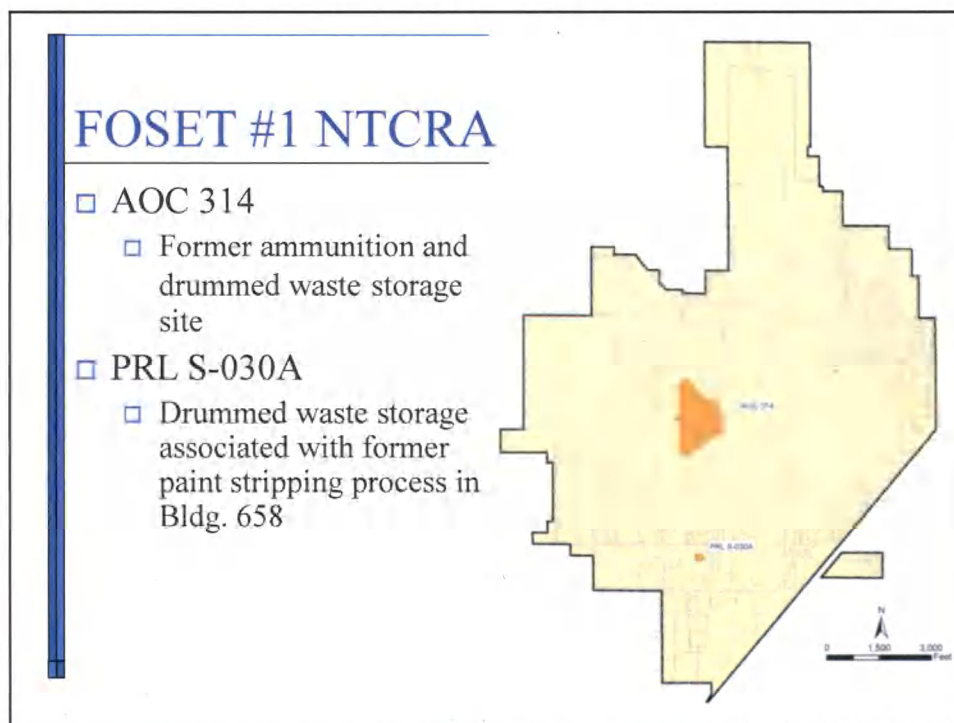
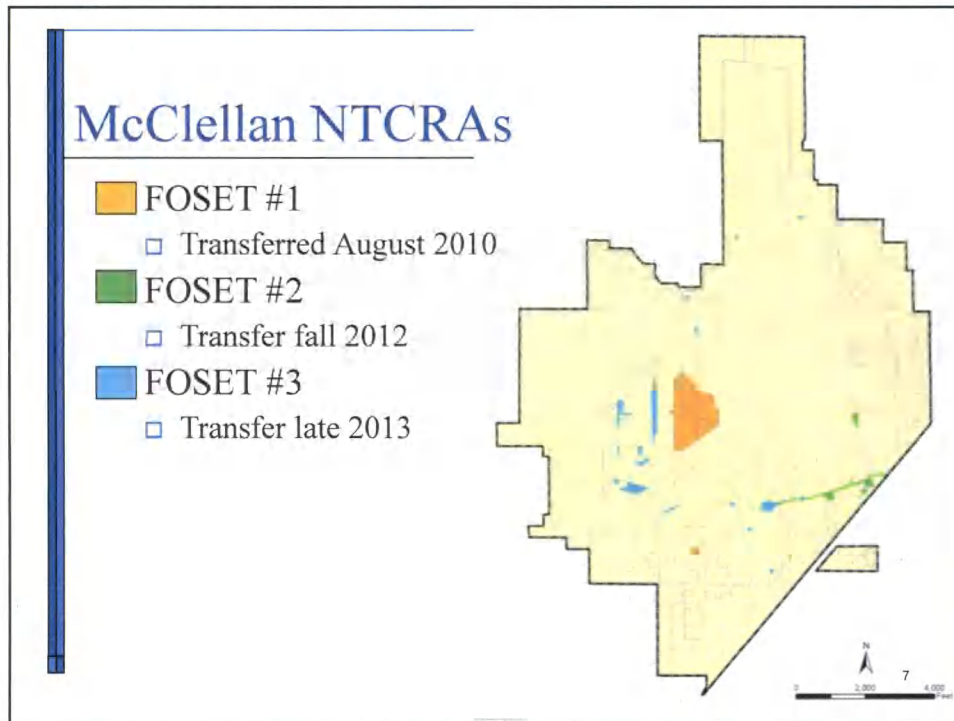
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McClellan NTCRA's



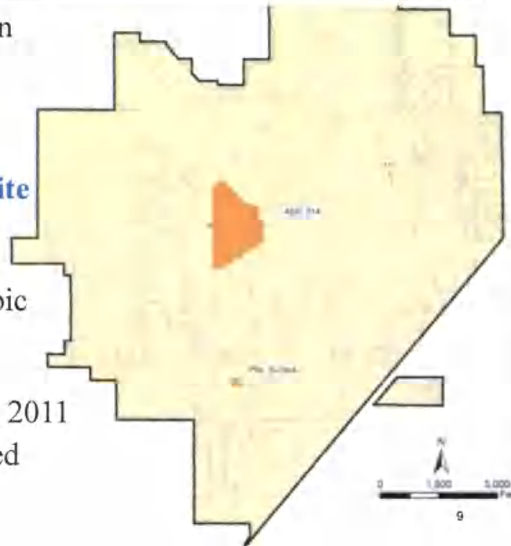
- ☐ Small sites with radium contamination
 - ☐ Likely sources include:
 - ☐ Spills from drummed waste
 - ☐ Ash disposal from burned waste
 - ☐ Sanitary sewer line leaks
 - ☐ Sanitary sewer effluent discharge
- ☐ Removal action objective (RAO): To reduce radium concentrations to unrestricted use levels.
 - ☐ Confirmed through Final Status Survey Report
- ☐ Removal of radium facilitates property transfer under early transfer with privatized cleanup model

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FOSET #1 NTCRA

- ☐ Alternatives considered in EE/CA:
 - ☐ No action
 - ☐ Capping
 - ☐ **Excavation and offsite disposal**
- ☐ Excavation volume = Approximately 1,900 cubic yards
- ☐ Public Comment Period September 2 - October 1, 2011
 - ☐ No comments received



FOSET #2 NTCRA

- ☐ SA 109 – Magpie Creek east of runway
- ☐ CS B-005 – Former disposal trenches
- ☐ CS 040/PRL S-006 – Former wastewater treatment facility
- ☐ WR 288 (Dudley Blvd)
- ☐ Bldg. 252 – former luminescent dial painting and manometer repair facility and associated sanitary sewer line



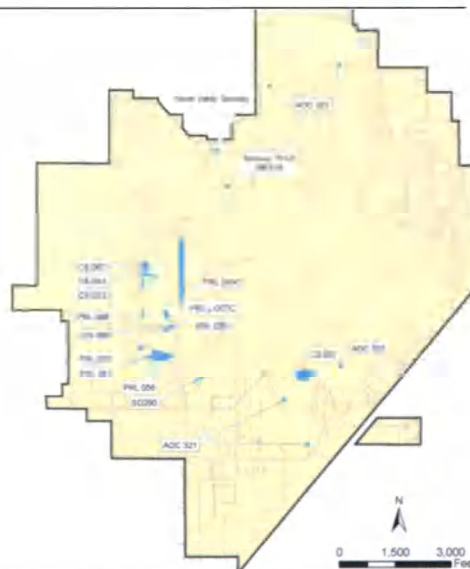
FOSET #2 NTCRAS

- Cleanup to unrestricted land use
- Excavation volume =
Approx. 21,000 cubic yards
- Alternatives for other chemicals of concern (Sites B252, CS B-005, and SA 109)
 - Excavation and disposal for restricted land use
 - **Excavation and disposal for unrestricted land use**
- Public comment period
August 11- September 10, 2011
 - No comments received



FOSET #3 NTCRAS

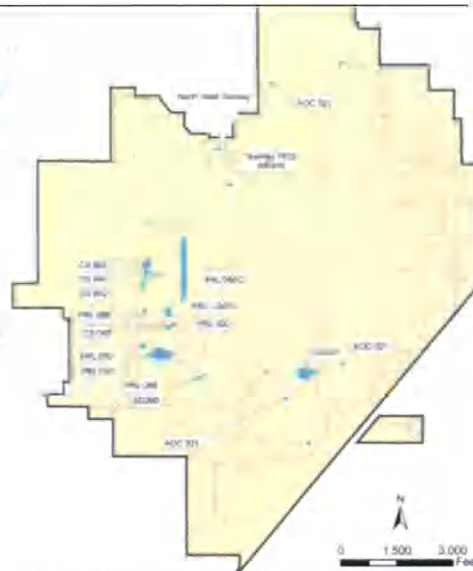
- Sites include:
 - Airfield and taxiways
 - disposal pits
 - Burn areas
 - Old Magpie Creek Channel
 - storage areas
 - drainage areas and storage ponds



FOSET #3 NTCRA's



- Alternatives considered
 - **Excavation and onsite stockpiling for onsite disposal at CS 10 consolidation unit**
 - Excavation and offsite disposal
- Excavation volume = Approx 13,000 cubic yards
- Public comment period scheduled for spring 2012



CS 10 Consolidation Unit



NTCRA schedules



- ❑ Dudley site field work completed November 2011
 - ❑ 120 cubic yards of soil and asphalt removed
- ❑ Bldg 252 demolition April 2012
 - Soil removal action in summer 2012
- ❑ All other sites scheduled for summer 2012
- ❑ CS 10 consolidation unit to be ready to receive soils by April 2013

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Questions...



and
Answers / Discussion

16

FINAL PAGE

ADMINISTRATIVE RECORD

FINAL PAGE