



MCCLELLAN AFB CALIFORNIA

ADMINISTRATIVE RECORD COVER SHEET

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DEPARTMENT OF THE AIR FORCE
AIR FORCE CIVIL ENGINEER CENTER

JAN 18 2013

MEMORANDUM FOR SEE DISTRIBUTION

FROM: AFCEC/CIBW
3411 Olson Street
McClellan CA 95652-1003

SUBJECT: Restoration Advisory Board Meeting Minutes, 18 September 2012

1. Attached please find the final minutes from the 18 September 2012 McClellan Restoration Advisory Board (RAB) meeting held at the North Highlands Recreation Center as approved by the RAB members at the December 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 blue ink, appearing to read "S. K. Mayer", is positioned above the printed name.

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

Attachments:
Final Meeting Minutes, 18 September 2012

DISTRIBUTION LIST
Final 18 September 2012 McClellan RAB Meeting Minutes

Electronic Copy

Robert Blanchard, RAB
William Clements, RAB
Kathy Gallino, RAB
Paul Green, Jr., RAB
Alan Hersh, RAB
Glen Jorgensen, RAB
Randy Orzalli, RAB
Paul Plummer, RAB

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
Radhika Majhail, DTSC
Stephen Pay, DTSC
Jose Salcedo, DTSC
Mark Clardy, Central Valley RWQCB
James Taylor, Central Valley RWQCB
Kent Craney, Sacramento County

Phil Mook, AFCEC/CIBW
Linda Geissinger, AFCEC/CIBW
Steve Mayer, AFCEC/CIBW
Paul Bernheisel, AFCEC/CZRB
Joe Ebert, AFCEC/CZRB

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

Stephanie Benedict, URS Corp.
Rich Beyak, URS Corp.
Chris Costamagna, City of Sacramento Fire
Department
Andy Cramer, CH2M Hill
Dennis Dudzik, URS Corp.
Clif Gray, Cabrera Services
Dave Jones, Sacramento Suburban Water
District
Warren Jung, Sacramento Suburban Water
District
Ben Malisow, TetraTech
Corinne Marks, URS Corp.
Tiffany Mendoza, URS Corp.
Warren Myhre, community
Deanna Osborn, Tetra Tech
Kevin Spesert, URS Corp.

Hard Copy

Gary Collier, RAB
Carolyn Gardner, RAB
Tina Suarez-Murias, RAB
Felicia Elkinson, community
Frank Miller, community
Mars Pastor, community
Carole Statler, community
Lee Whitehead, community
McClellan Admin Record

**McClellan Air Force Base (AFB)
Restoration Advisory Board (RAB) Meeting Minutes FINAL
18 September 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-ELVERTA COMMUNITY
CHARNJIT BHULLAR	U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)
GARY COLLIER	WEST SIDE OF BASE, PARKER HOMES
KATHY GALLINO	SACRAMENTO COUNTY, LOCAL REUSE AUTHORITY
PAUL GREEN	EDUCATION COMMUNITY
ALAN HERSH	MCCLELLAN BUSINESS PARK
STEVE MAYER	AIR FORCE REAL PROPERTY AGENCY; CO-CHAIR
TINA SUAREZ-MURIAS	ENVIRONMENTAL COMMUNITY
RANNDY ORZALLI	MCCLELLAN PARK BUSINESS
STEPHEN PAY	CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCE CONTROL
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.

Lee Whitehead, a community member in the audience, said he wanted information about the radiation signs around the Magpie Creek excavation sites and information about what would be done with the radioactive materials.

Carole Statler, a community member in the audience, said she would like to see the plan for continuing the restoration at McClellan out into the greater North Highlands area.

Mr. Brian Sytsma informed the RAB that RAB members Mr. Glenn Jorgensen and Ms. Carolyn Gardner are both absent due to family obligations, however, both stay remain in close contact with the community relations office and read the meeting materials to stay informed. He also reported that Mr. Paul Plummer is absent due to ankle replacement surgery but hopes to attend the next meeting.

II. June 2012 Minutes

Mr. Davis asked if there were any comments or changes to the June 2012 meeting minutes. There being no comments or changes, the minutes are considered approved.

Mr. Mayer gave a response to the comment from Mr. Frank Miller in the public comment period last meeting regarding whether or not it is time to adjourn the RAB. Mr. Mayer said that the Air Force feels it is not time to adjourn the RAB. There are still cleanup decisions to be made and property transfers remaining. The RAB is still a valuable resource for the Air Force to hear from the community to information with the community.

III. Community Co-chair Update

There was no community co-chair update.

IV. Air Force Cleanup Update

Field Review

Mr. Mayer presented the *BRAC Cleanup Team and Stakeholder Meeting Field Review* for June (Attachment 3) and the *Key Documents* (Attachment 4). Only information and comments not presented in the attachment are recorded in these minutes.

In the Field Review, Mr. Mayer noted that several groundwater and soil vapor extraction systems are temporarily shut down for rebound analysis.

Regarding the Radiation Program, Mr. Mayer said there are 29 sites, including Magpie Creek, being cleaned this summer. The principle contaminant of concern is low level radium from former activities associated with the radium paint on instrument dials.

Speaking about the *Key Documents*, Mr. Mayer noted that Item #2, Small Volume Sites (FOSET #2) NTCRA Remedial Action is ongoing and includes the radium removal at Magpie Creek. He said the project includes cleaning up approximately 3300 feet of creek channel and so far crews have removed approximately 1200 cubic yards of contaminated sediment. He noted that there had been some news coverage of vandalism at the site the previous weekend. Vandals unplugged a bladder dam that was holding back water so that workers could access the sediment in the bottom and sides of the channel. No contaminants were released; however, work was delayed for about a week while the dam was restored and the creek channel dewatered again.

The removal of Building 252 and soil underneath it is part of the same project. Demolition of the building is complete and removal of the soil underneath the site will begin this fall.

Regarding FOSET #2, the governor's approval is expected by the end of the year for the early transfer with privatized cleanup. Following that approval, EPA will write the ROD for the sites in that project and cleanup will happen under privatization with MBP as the responsible party for implementing it.

Mr. Mayer said he expects the Ecological Sites ROD informal dispute to be resolved this winter and field work to begin next year.

The Follow-on Strategic Sites Proposed Plan will include 79 sites from the original Follow-on Strategic Sites project. The remaining sites are being incorporated into the FOSET #2 project. Mr. Mayer said he expects a ROD on the 79 Follow-in Sites around the end of 2013.

RAB Discussion

Ms. Suarez-Murias asked for clarification on who (Air Force, EPA, or McClellan Park) is responsible for different projects. Mr. Mayer clarified that the Air Force is the lead agency for cleanup at McClellan. However under the FOSET with privatized cleanup model, through an Administrative Order of Consent, the Air Force transfers the lead agency responsibilities to EPA and transfers an agreed-upon amount of funding to McClellan Park to carry out that cleanup.

Alan Hersh clarified that the funds do not actually go to McClellan Park. Rather, they are held in an oversight fund administered by Sacramento County and released for payment to contractors as cleanup objectives are achieved and verified by EPA.

Questions from the public

A question was asked about other early transfers with privatized cleanup at McClellan. Mr. Mayer said the first privatized cleanup was a 62-acre parcel transferred in 2007 and the EPA and McClellan Park have completed cleanup at that site. The next was a 600-acre transfer in 2010 which is in varying stages of cleanup. FOSET #2 includes 515 acres and is scheduled for transfer later this year. That will leave approximately 1500 acres, most of which is the runway and will be transferred to the County. That entire area is part of FOSET #3 and will be separated into four components: the airfield; the West Nature Area, a 200-acre nature conservancy on west side of base; 70 acres for fire training and urban search and rescue; and the remainder, approximately a couple hundred acres will go to McClellan Park for development. Mr. Mayer noted that those transfers are still several years away.

Mr. Miller asked why the Air Force is removing radium now when it has been there for 30 years.

Mr. Mayer said the radium has to be removed before the property can be transferred. The receiving entities don't want to accept the responsibility for having the radium on the site. The California Department of Public Health will not give approval for release of that property to a non-licensed entity until the radium is removed.

Mr. Miller stated that there have been numerous radiation surveys at the base and that the sites have been blessed and cleared and asked why is the Air Force now picking it up again.

Mr. Mayer said it is inaccurate to say it had been blessed and cleared. The scans identified areas of radiation, and the Air Force, following the CERCLA process, has characterized all the contaminants at the base, conducted feasibility studies, and established cleanup levels that have to be achieved. In the case of radium, background concentration in this area is approximately 1 picocurie per gram and the Air Force cleanup level is 2 picocuries per gram. Where the concentrations exist below cleanup levels, the Air Force is not removing it.

Mr. Miller said that background is different across the county and the difference between 1 and 2 picocuries is negligible and to cleanup below 2 picocuries is a waste of taxpayer money so why is the Air Force spending the money to clean it?

Mr. Mayer said the Air Force is not cleaning up below 2.

Mr. Miller asked how the radium got there? Mr. Mayer said most of it is from spills.

Another gentleman asked why there had been such a long time between when the radium went into the ground until now for cleanup?

Mr. Mayer said it is a process that takes time. The investigations and studies have to be completed before the cleanup can begin. McClellan is more than 300 acres in size, so it all takes time.

V. Local Reuse Authority Activities

Ms. Kathy Gallino presented an update on the sewer project stating that it is almost complete. The final section is located in the southern portion of the base and should be completed this fall.

The county is conducting an assessment of the airfield to identify needed improvements. This should be completed later this fall.

Ms. Gallino presented several photos (Attachment 5) of the Freedom Park Drive and Gateway 5 projects, both of which are winding down.

RAB discussion

Mr. Collier asked about color changes for handicapped marking. Ms. Gallino said she was not aware of color changes. It was clarified that yellow curb painting is for school zone.

Mr. Mayer asked the timeframe for the Dudley Road improvements in the area where the Air Force conducted an expedited cleanup last fall. Ms. Gallino said Gateway 5A construction should start in April 2013. Mr. Hersh noted appreciate to the Air Force for it cooperation in that project.

Questions from the public

There were no community questions.

VII. Regulatory Update

Mr. Pay said representatives from the state have been in the field monitoring cleanup activities and have had meetings with Sacramento City Fire Department to address their concerns and with

Sacramento Metro Fire maintenance staff to address some of their concerns regarding their activities at the fire training area.

Mr. Bhullar reported on behalf of Ms. Barbara Maco that EPA is finalizing the IP#3 ROD for signatures and said she asked him to express her appreciation to the state and county for their review of the documents.

Mr. Taylor did not have an update.

RAB discussion

There were not questions from the RAB.

Questions from the public

Chris Costamagna from Sacramento Fire Department stated that DTSC and the Air Force were very helpful in addressing his department's questions and concerns about the fire training area and the upcoming cleanup activities scheduled for the area.

VI. Privatized Cleanup Update

Mr. Ben Malisow with TetraTech introduced himself as the prime environmental contractor for McClellan Business Park and presented the privatized cleanup update (Attachment 6). Only information and comments not presented in the attachment are recorded in these minutes.

RAB discussion

Ms. Suarez-Murias asked for clarification about the plan for AOC 314?

Mr. Hersh stated that there are two components to AOC 314. First is to remove the radiologic contamination. Once that is finished and the Final Status Survey has been approved, then the non-radiological cleanup will happen. That consists primarily of sewer line leakages along hush houses. McClellan Park and the EPA will brief the RAB along the process, including investigation findings, a public comment period, and then ROD.

Questions from the public

A woman in the audience asked how much soil (in terms of tons) is being removed off-base and how much is being stored on base?

Mr. Hersh said soil volumes are usually measured in cubic yards, with the conversion being 1.6. In the first privatization project, approximately 26,000 yards, or 39,000 tons, were heated to remove the contaminants. As they were "cooked" the soils lost volume due to the moisture evaporating out. The cleaned soil, approximately 16,000 to 19,000 yards was put back in the excavated hole. He noted that the building at the site is approximately 80 percent leased and there is a parking lot over the dig area. The top of the hole was filled with an extra thick rock layer, stronger than usual, to accommodate industrial trucking use.

Mr. Miller asked how much of the area is parking lot?

Mr. Hersh said typical industrial construction, a building accounts for 28 percent of the lot. Applying that ratio to this 62-acre lot, approximately 18 acres will be building and the rest is for parking and logistics.

Mr. Hersh noted that through the privatized cleanup process, the Air Force funded the cleanup site restoration. McClellan Business Park put in the differential dollars for the extra work for the rock and asphalt. He also noted that the 35 acres of that lot would not have sold had it not been for the cleanup.

US foods bought the lot and the “parking lot” is actually a logistics area in which trucks load and unload. They currently have a 200,000 sq. ft. building and will expand to 400,000.

Mr. Davis reminded the audience that the time for public comments is later in the meeting. This is a time for question and answers only. Comments made now will not be captured in the minutes.

A member of the audience asked where untreated soils are taken and why is it ok for them to go somewhere else when they can't stay here?

Mr. Malisow said it depends on the type and level of contamination. Some is required to be taken out of state, such as landfills in Utah and Colorado. Some can go to facilities here in state. He explained that the landfills are lined to prevent migration of contaminants. In addition, when they are filled, the landfills are capped so contaminants stay contained.

Mr. Collier asked about plans for CS-10 and if the RAB could tour CS-10 again. Mr. Mayer responded that CS-10 is covered in the next presentation.

Mr. Green said his understanding was that the RAB had decided it would take questions and comments from the audience intermittently during the meeting. He said he didn't necessarily agree with cutting someone off whose question requires an explanation before asking it. He suggested people be allowed to continue making their statement before asking their question.

Mr. Hersh said the privatization project has had great support from the RAB and regulators and he and Tetra Tech are happy at any time to talk to folks, answer questions and give presentations on the project. The privatization is working. It is a good program.

X. Community Co-chair Elections

Mr. Davis briefed the RAB on the election procedures. He asked for nominations from the community members.

Mr. Blanchard volunteered to be the community co-chair. Mr. Collier and Ms. Suarez-Murias both stated their support and seconded Mr. Blanchard as co-chair. Mr. Blanchard was elected community co-chair by a unanimous show of hands of all community members present.

Mr. Hersh stated for the record that the election as stated in the amendment is by a majority of members present. The election was carried out according to procedures.

IX. Public Comment

Mr. Davis stated that it is time for the public comment period, so it will be moved ahead of the next presentation on the agenda.

Mr. Frank Miller: *I can tell by the return comment from Steve Mayer, you all have completely misunderstood what I've been talking about. I'm not talking about adjourning the RAB board. This meeting needs to turn back to the prior format. As you know, I started these meetings in the summer of 1983 when I got the local congressional representatives involved. It's because of me that these meetings even exist. For 20 to 25 years we've had a different format. This iteration of RAB meetings is a new iteration on it. Now Steve Mayer, you know that your predecessor, Paul Brunner, fired the entire section of community RAB members. He fired them all and he fired them all at once for performing, just like these people here aren't performing. They were here one meeting and gone the next. And then the meeting went back to a prior format. And now I'm saying that the meeting needs to return to a prior format. It is long long overdue to fire these community RAB members. What would Donald Trump do? These community RAB members – they can't read a technical report. They can't evaluate or critique a technical report.*

Mr. Blanchard said he would take offense to that himself.

Mr. Miller: *I'm sure you'll have a retort. But all I hear are inane questions from this panel. It is long overdue to dismiss only the community RAB members and return to a prior format. Its getting ridiculous. The inane questions. As I said, what would Donald Trump do? He'd have two words for you: you're fired. The community RAB members. Now we've even had one community RAB member come in last year. The man came in, checked in, sat down and then walked out, just to check into a meeting.*

Mr. Green asked what is the definition of inane?

Mr. Miller responded that inane is inane, near ridiculous. He said that the community RAB members don't read the technical reports and can't evaluate them.

Mr. Green said he was asked to be on the RAB 10 or 12 years ago and the RAB and the cleanup program were not as far along as they are today. He said the RAB was much more involved then in tracking the technical parts of the program even though they still may not have read the documents. Now, the program is further along, the questions are answered in the presentations and McClellan is a success story and he doesn't feel the need for the deep drilling questions. Secondly, he pointed out that the RAB is an advisory committee. The community members give advice on things that they we are concerned about and how it may affect the public. He stated the RAB is not charge of the public safety issues. Rather the RAB is concerned with how things are reported to the public. He noted that he served as the RAB co-chair for 4 years and the things that he brought up had to do with whether the lay person at the meeting could follow the discussion and did they have a voice at the meeting. He stated that there are technical staff in the agencies and on the RAB and they have been trained in their subject areas. He said it is ridiculous for anyone to expect community RAB members to be able to read a technical manual when that's not their job.

Mr. Miller interjected that they could do that from the audience.

Mr. Collier said he knows that he sometimes seemingly asks stupid questions, but he feels that it is job to ask questions so that he can go back to the community and answer their questions. That is what the RAB members are there for --to go into the community and talk to people and explain and help people who aren't educated to understand. That's why he represents his community.

He added that the previous RAB was a valuable asset to the community, but some bad things happened it is time to let it go.

Audience member question: *I haven't heard of this sewer project before. Is that to handle all the new construction at McClellan? Because obviously all the buildings that are occupied have working sewer systems now. In a few words, what's the general purpose of this new sewer system.*

Mr. Hersh said the purpose was twofold: To make sure there wasn't any contamination around the sewer pipes themselves and to increase the capacity for anticipated growth in building space at McClellan. The project changed the flows to increase the capacity for the whole region, which frees up capacity for future development not only at McClellan but for the whole region.

Mr. Lee Whitehead: *All county roads except for McClellan, the signage is put up by the County, with their design, meeting their codes, but on McClellan, you guys build your signs and put them up. I've seen the map where the county adopted some of your roads and they maintain them and they rest you still take of, and yet your signs are still up on the part that they take care of. You recently changed the signs for the infamous Dudley-Dudley-and Dudley intersection, and yet the County GIS system doesn't reflect that. So in other words we've got the tail going before the dog is barking or something along those lines. What is the story that you handle the signage on the County roads as opposed to the County doing it and does the County know that you've been changing the signs and renaming the roads? I tried to go through my Supervisor and petition them to, like for James Way going out to Watt, there's a little segment called A Street, and I petitioned the Board of Supervisors to get them to rename that and nothing happened. I called them back and nothing happened and finally they sent me a form wanting \$814 to rename the streets and I said no thanks. They said they would look at it and I still haven't heard anything. Do you know of any action or coordination with the County to get the GIS systems in sync with what everybody thinks streets should be named and signs are going up naming them?*

Mr. Hersh said there are both public and private streets at McClellan. The public streets have to be brought up to public standards, such as Dudley Blvd., Price St. and James Way. As part of that process, the County put up the public street names and McClellan Park paid for it. The County is currently working on what it calls Gateway Project 5A, and the last piece of that is the Dudley, Dudley, and Dudley intersection. It's an engineering challenge and very expensive. Mr. Hersh said he doesn't know how the GIS system gets updated. He added that in addition to paying the \$814, you have to offer to everyone on the street to pay all their expenses in changing their stationery and such to reflect the new street name. If the County GIS system is not correct, Mr. Hersh suggested Mr. Whitehead talk with Ms. Gallino.

Ms. Gallino offered to provide her contact information after the meeting.

VIII. McClellan Focused Strategic Sites

Mr. Rich Beyak with URS introduced himself as the project manager for the Focused Strategic Sites project and gave a presentation on the project (Attachment 7). Only information and comments not presented in the attachment are recorded in these minutes.

Mr. Green asked what is URS. Mr. Beyak said it is a consulting engineering firm working for the Air Force.

Mr. Miller blurted out that was an inane comment. Ms. Suarez-Murias thanked Mr. Green for his question.

Mr. Hersh noted that the change in remedy for CS 22 is an important point. He said that while the original remedy, a partial excavation, was cost effective for the Air Force, as a RAB member and developer, he did not believe it was the best solution. He appreciates the Air Force asking for cost alternatives in the bid process for the Focused Strategic Sites and for selecting this alternative for CS 22.

RAB discussion

Mr. Green asked what is planned for the consolidation unit if it is filled to above grade. Mr. Beyak said they will design the CU to handle the anticipated capacity, plus a bit extra. He noted that the current plan calls for only a minimal increase in elevation.

Mr. Taylor said the final design will have to have some grade to it to shed rainwater. He said it will also have to have a vegetated cover of at least 2 feet. Mr. Beyak said it is nominally a 3 percent grade.

Mr. Orzalli asked what is the origin of the soil currently in CS 10. Mr. Beyak said it is CS 10 soil. Mr. Orzalli asked what will happen to the CS 22 site after that soil is moved to CS 10. Mr. Beyak said it would be backfilled with clean soil.

Mr. Meyer noted that the current CS10 excavation pit is approximately 60,000 cubic yards and the anticipated final capacity will be 360,000 cubic yards. To accommodate that the Air Force will remove from CS10 and stockpile approximately 300,000 cubic yards of clean soil available for backfilling other sites.

Mr. Meyer said the Air Force directive is now to clean up as many sites as possible, which is why the CU is being designed with excess capacity to hold soils from other sites. Most of the sites remaining at McClellan will be cleaned to industrial levels or cleaner, which will also help redevelopment.

Mr. Green said he appreciated the slides and the level of information and detail for the RAB. He sat on a DTSC committee in which it was agreed that the community wasn't as concerned with the technical details of a project as much as with the schedule, truck routes, noise and impacts on the community.

Mr. Hersh pointed out that the CU will not ever be owned by McClellan Park because it is a landfill that will require licensing and that is not in their business model. He noted that initially

McClellan Park was very opposed to the CU alternative, but as the AF has developed the idea, McClellan Park has come to realize that it is a giant economic savings for the taxpayer; a good and reasonable solution for the community; and meets the objective of taking some of the spot contamination that may have been left at other sites and puts it in one place without having to ship it across the country which is very expensive. In addition, he noted that Air Force has been working in concert with the Sacramento firefighters to make sure the remedy works for them. He said that something they were quite opposed to has become a win-win.

Questions from the Public

Ms. Statler asked if the RAB was strictly concerned with the environmental cleanup or if they also discussed the larger redevelopment of McClellan and Freedom Park.

Mr. Hersh said the RAB was established as a means for the community to learn what is going on with the cleanup and report back to their communities. However, because the board includes representatives from McClellan Business Park and the County, RAB meetings do include brief updates on issues related to redevelopment of McClellan.

She asked if this was the forum to ask questions about Freedom Park or the Museum or other issues. Ms. Gallino said this is a forum to ask such questions and if this isn't the right place to get the answers, then it can be addressed outside the meeting.

Mr. Sytsma noted that the Department of Defense has established RABs all over the country to address the cleanup for active and closed bases. For closed bases, part of the discussion does include property transfer issues and redevelopment, as they are inherently related to the cleanup.

Mr. Miller asked what is the cost to the taxpayer?

Mr. Mayer said the AF tracks the costs to complete for all the projects. Prior to signing the Record of Decision for the Focused Strategic Sites, the cost to complete included costly digging and shipping contaminated soils out of state. However, the final Record of Decision prescribes a protective remedy that significantly reduces the cost to complete by more than \$300 million. In addition, the remediation work was contracted through a competitive award process that significantly reduced the cost for the taxpayer while implementing a very protective remedy.

Mr. Miller again asked the cost for the project.

Mr. Mayer said it was a competitive award of \$40 million down from the original cost to complete of nearly \$500 million, representing a savings of more than \$300 million.

Ms. Suarez-Murias asked if there will be a gas or methane recovery component to the landfill. Mr. Beyek said it would not be necessary as it will not be a traditional municipal landfill with decaying organic materials that will break down and generate methane. The CU will house soils and debris, more like a construction debris landfill. The acceptance criteria specify no free liquids or sludges. He said they will be segregating a lot of materials out. A leachate collection system will be installed to pump out any liquids that are collected. The project is still in the design phase and monitoring points may be included if necessary.

Ms. Suarez-Murias asked about subsidence? He said they will be compacting the materials placed in the CU and managing size of materials deposited to make sure there are not large voids.

She asked if it will remain under Air Force management. Mr. Mayer said the Air Force has long term responsibility for the site. Through cap on Operable Unit D at the north end of the base, the Air Force has a good idea of what is required for long term operation and maintenance.

Mr. Miller asked what is the long-term cost to the taxpayer for the landfill?

Mr. Mayer said it costs approximately \$25,000 / year to maintain and monitor the 12-acre vegetated OU-D cap.

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

Mr. Blanchard pointed out that the meeting day, September 18, is the 65th anniversary of the establishment of the Air Force in 1947.

Mr. Hersh asked if the RAB could acknowledge Mr. Jorgensen's service as co-chair at the year-end meeting. He noted that he knows from experience that Mr. Jorgensen did read the documents cover to cover and asked numerous questions outside of the meeting as well as during the meeting.

Mr. Sytsma encouraged anyone with questions to please contact the Air Force community relations staff.

Mr. Mayer congratulated Mr. Blanchard on his election and thanked him for volunteering to serve and thanked everyone for coming.

Mr. Davis announced the next meeting is the annual holiday social. The social will begin at 5:30 p.m. and the meeting will follow at 6:30 p.m.

The meeting adjourned at 8:45 p.m.



McClellan Restoration Advisory Board Meeting

Tuesday, September 18, 2012

Name/Organization	Address	Email	Add to Mailing List?
Dennis Dudzik ^{URS} Corp.			
Stephen Pa			
BL			
Kathy Gallis			
R Ozilli			
Carole Statler			
Warren Myhre			
JAMES TAYLOR			
Warren Jung			
LEE WHITEHEAD			
Tina Suarez-Murias			

Public
comment



McClellan Restoration Advisory Board Meeting

Tuesday, September 18, 2012

Add to
Mailing
List?

Name/Organization	Address	Email	Add to Mailing List?
Karin Spesert URS Corporation			
Rena BGLAR URS			
CHARKJIT BHULLAR			
Tiffany Mendoza			
Corinne Marks			
Clif Gray			
Chris Costamagna			
Ben Malisow			
DEANNA OSBORN			
Frank Miller			
Stephanie Benedict			

SAC
File

**McClellan Restoration Advisory Board (RAB) Meeting
North Highlands Recreation Center
Tuesday, September 18, 2012, 6:30 – 8:30 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 June 2012 Minutes	Bill Davis, Facilitator
6:45 – 7:05	Air Force Cleanup Update <i>Goal: Provide an update of current field activities and key documents.</i> <i>Process: Presentation and Q&A</i>	Air Force Steve Mayer
7:05 – 7:15	Local Reuse Authority Activities <i>Goal: Provide an update of Local Reuse Authority activities.</i> <i>Process: Presentation and Q&A</i>	LRA, Sacramento County Kathy Gallino
7:15 – 7:20	Regulatory Update	Regulatory Agencies
7:20 – 7:35	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>	McClellan Park Alan Hersh/ TetraTech Ben Malisow
7:35 – 7:45	RAB Community Co-chair Elections <i>Goal: To elect a community co-chair for the coming year.</i> <i>Process: Nominations from RAB members at the meeting and vote by show of hands.</i>	RAB
7:45 – 8:05	McClellan Focused Strategic Sites Remedial Action <i>Goal: Provide an overview of schedule and work plan for the Focused Strategic Sites remedial action</i> <i>Process: Presentation and Q&A</i>	URS Corp. Rich Beyak
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>	Bill Davis, 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

**Next McClellan RAB Meeting: Tuesday, December 4, 6:30 p.m.
Holiday Social – 5:30 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)*
- *Be respectful*
- *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
30 August 2012**

FIELD REVIEW:

Groundwater Program Activities

a) McClellan Ground Water Treatment System (GWTS)

The GWTS is operating at approximately 1450 gpm (100% uptime); with the following extraction wells (EW) shut down because VOC concentrations are less than the MCLs:

- OU A: EW-336, EW-435, EW-456 (A/B groundwater monitoring zone)
- OU B: EW-443 (A), EW-307 (C), *EW 140 (B)*
- OU C: EW-137 (B), EW-446 (A), EW-144 (A/B)
- OUD: EW-86 (A/B)
- OUG & H: EW-451 (B)

The above wells are being monitored for rebound.

Flow to Beaver Pond was restored on June 11 with the Beaver Pond water level currently at 2.5ft. The CERCLA treatment system is operational. The ion exchange system is operating normally. *On 8/22, a groundwater conveyance line was broken during excavation activities associated with the NTCRA radiation project. An estimated 600 gallons of untreated groundwater from the OU D and OU C northern areas was released into an excavation before the line was isolated. All wells were back online by 8/23, except EW-305, which is expected to be online by 8/30.*

b) Ground Water Monitoring Program (GWMP). The 3Q12 groundwater sampling event *was completed on 27 July 2012.*

c) Davis GWTS - Davis GWTS is shut down. *Continued preparation activities for an additional round of EVO injections and the first phase of decommissioning activities. The additional round of EVO injections is scheduled to start the week of August 27, 2012. Submitted a Draft and Final Supplemental Phase 3 Treatability Study Work Plan Addendum. In addition, a Final Decommissioning Work Plan has been submitted.*

Soil Vapor Extraction (SVE) Program Activities

d) Soil Vapor Extraction (SVE) Systems

All shutdown for rebound 29 June except IC 37 oxidizer, OU C1 oxidizer, and IC 19 oxidizer. Will sample for rebound in 1Q13. 3Q12 sampling was completed on 3 August.

(3 of 13 SVE systems are operating, removing vapors from 3 of 13 SVE sites).

- 1) IC 1 SVE shutdown for rebound 29 June. (0% uptime).
- 2) IC 7 SVE shutdown for rebound 29 June. (0% uptime).
- 3) IC 19 Flameless Thermal Oxidizer (FTO) is operating normally (100% uptime). *Installing new extraction well to optimize system.*
- 4) IC 19/21 VGAC is not operating. System was shut down for a rebound study (IC 21) on 21 April 2008. IC 21 has been closed by the June 2012 final FOSS STOP Evaluation.
- 5) IC 31 SVE shutdown for rebound 29 June. (0% uptime).
- 6) IC 34/35/37 FTO system is operating normally (100% uptime), extracting from IC 37 wells only. *Installing new extraction well to optimize system.*
- 7) IC 34/35/37 SVE shutdown for rebound 29 June. (0% uptime).
- 8) IC 42 SVE is not operating; the system was shut down for a rebound study on 11 July 2007. IC 42 has been closed by the June 2012 final FOSS STOP Evaluation.
- 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 (PRL 66B) on 17 July 2008. PRL 66B has been closed by the June 2012 final FOSS STOP Evaluation.

NOTE: *Italicized text represent update changes*

BCT & RPM Field Activities Update 30 Aug 2012

Margin or Underlined text represent corrective changes

- 11) OU D VGAC shutdown for rebound 29 June. (0% uptime).
- 12) OU D Thermal Oxidizer shutdown for rebound 29 June. (0% uptime).
- 13) B243 (PRL S-015 and PRL S-008)/PRLS-039 SVE shutdown for rebound 29 June. (0% uptime).
- 14) PRL S-015 and PRL S-039 have been closed by the June 2012 final FOSS STOP Evaluation.

Petroleum, Oil, and Lubricants (POL) Cleanup Activities

e) POL Program:

- a) **PRL S-40, Biovent System** – Shutdown for rebound 1 June 2012. *Rebound sampling expected in December 2012.*
- b) **The Basewide Fuels Investigation** – The Bldg 4 and Bldg 1036 biovent systems were shutdown for rebound 1 June 2012. *Rebound sampling expected in December 2012.*

Radiation Program Activities

c) Radiation Program.

- 1) CS-10 – Site inspections are being conducted weekly.
- 2) SVS and B252 NTCRA – Demolition of B252 is complete. Excavations are proceeding for Magpie Creek (SA 109), CS B-005, and CS 040/PRL S-006 with offsite disposal of the soil. The Final Status Surveys for PRL S-006 and Phase 4 of Magpie Creek have been completed. *Restoration of Phase 4 of Magpie Creek is underway.*
- 3) FOSET #3 NTCRA – Excavations are underway. *Excavations completed: AOC 321 A North, B North and South, E, and G, OMCC North, PRL 020, PRL 066C, and CS 052. Excavations underway: CS 067, CS 043, PRL 068 A and D, PRL 032 A, B, C, and D, PRL 057 North and South, CS 069 East, CS 037, and AOC 321A South.*

Soil Remediation, Investigation and Management Activities

- d) **OU D Cap O&M.** The 2Q12 inspection was conducted in June after the mowing was completed. Findings will be reported in 2QCY12 inspection report due in August. *The 3Q12 inspection is scheduled for 6 September.*
- e) **Skeet Range Site Investigation** —The AF contractor completed the remedial action field work by the end of February. The Draft Remedial Action Completion Report was submitted to the regulatory agencies for review on 19 April 2012, *and agency comments were received by 14 August. The Final RACR will be submitted by 31 August 2012.*

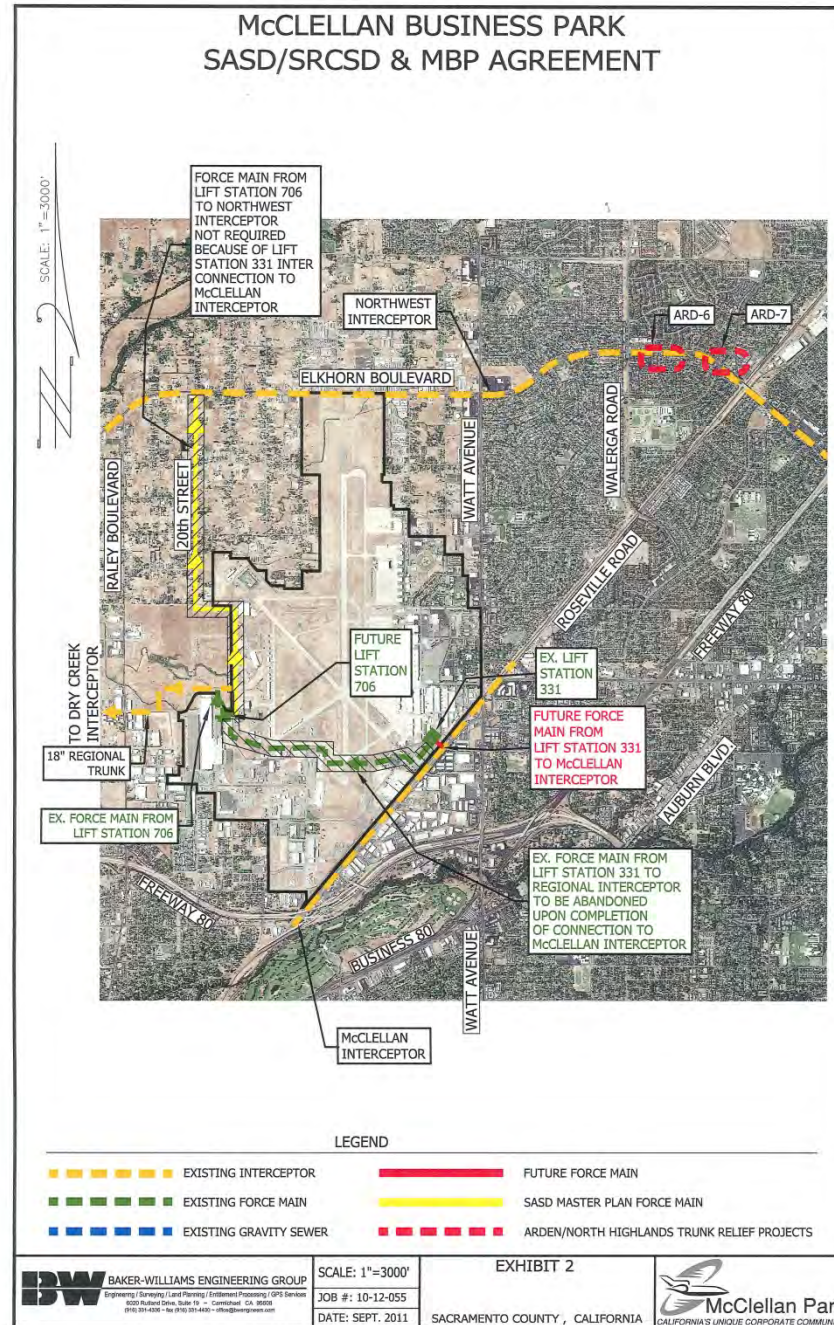
Wetlands/Habitats Management Maintenance and Miscellaneous Activities

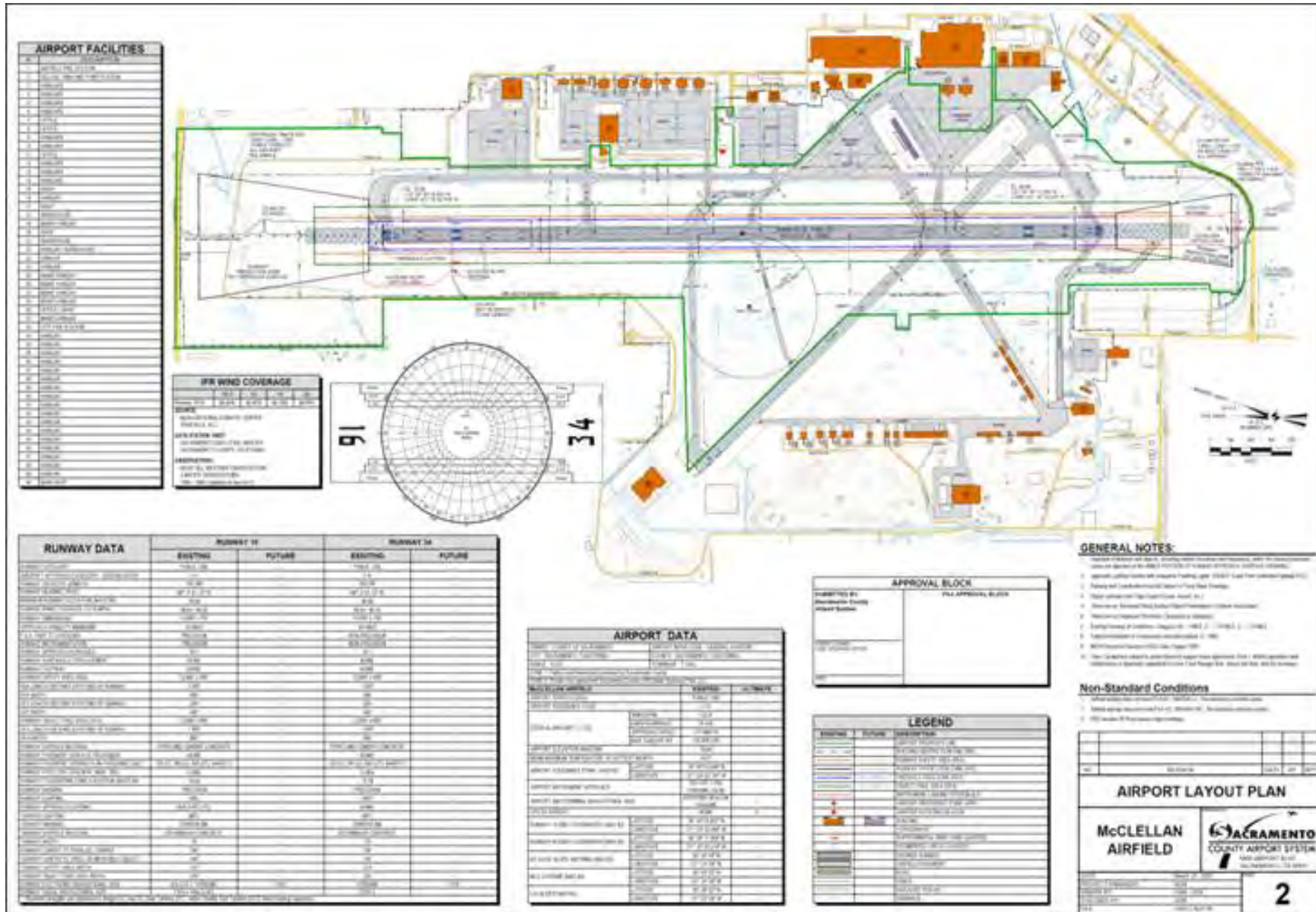
- f) **Ecological Sites Proposed Plan/ROD** - *The informal dispute resolution is still in process.*

Current Key Documents and Events of Interest to the RAB 18 September 2012 RAB Meeting

	Document	Document Description	Status	FOSET
1	AOC 314 and PRL S-030A (FOSET #1) Non-time-critical Removal Action (NTCRA) Work Plan	Details the work plan for the cleanup action. 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 Aug 2012. Field work in progress; to be completed this summer.	FOSET #1
2	Small Volume Sites (FOSET #2) NTCRA Remedial Action Work Plan	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 mid-May 2012. Field work in progress; to be completed this summer.	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 signed in May 2012. Governor's signature to follow by November 2012. Other documents in package include Administrative Order on Consent, and Environmental Services Cooperative Agreement.	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).	Final issued June 2012.	FOSET #3
5	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 levels. Compromise language being developed for ROD.	FOSET #3
6	Follow-on Strategic Sites (FOSET #3) NTCRA Action Memo	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.	Final issued June 2012.	FOSET #3
7	Follow-on Strategic Sites (FOSET #3) NTCRA Remedial Action Work Plan	Specifies the cleanup actions for these sites.	Final issued July 2012. Field work in progress; to be completed this Summer.	FOSET #3

8	Follow-on Strategic Sites Proposed Plan	Presents Air Force's preferred cleanup alternatives for additional landfill and soil sites (79 sites).	Draft final out for agency review. Public comment period on Final expected in October /November 2012.	FOSET #3
9	Focused Strategic Sites Remedial Design-Remedial Action Work Plan	Details the work plan and schedule for the cleanup action at the 11 Focused Strategic Sites.	Draft starting agency review. Contractor is asking for an expedited review to facilitate initial field work starting in October 2012.	FOSET #3











Attachment 6



Update: Early Transfer with Privatized Remediation

Former McClellan AFB, California
SEP 2012



Introduction

- CERCLA: environmental legislation describing procedure for remediating contamination; “Superfund”
- IRP site: Installation Restoration Program; a potentially contaminated site
- FOSET: Finding of Suitability for Early Transfer
 - CERCLA provision for allowing private cleanup
- NTCRA: Non-Time-Critical Removal Action
 - EPA method for expediting priority remediation actions
- RDCP: Remedial Design Closure Plan
- IP: Initial Parcel
- ROD: Record of Decision
- RI/FS: Remedial Investigation/Feasibility Study



The Plan



The Work So Far

- C-6 (completed)
- FOSET 1 (IP#2 through RDCP; IP#3 up to ROD, and Group 4 up to RI/FS) -
- FOSET 2 (gubernatorial approval anticipated in fourth quarter 2012)





C-6

- 62-acre parcel in the southwest portion of McClellan
- 12 IRP sites
- Had been contaminated with PCBs, PAHs, VOCs, SVOCs, metals, and dioxins and furans
- Almost 26,000 cubic yards of soil excavated
 - Approximately 19,000 cy treated by low-temperature thermal desorption (LTTD) and used for backfill
- First remediation of its kind, using privatization, in the country
 - Innovative solution led to less landfill waste
 - Ceremony marking finish: September, 2011



SECTION 34, T1S, R3E
COUNTY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA



TETRA TECH, INC.
3140 PACIFIC AVENUE, SUITE 101
MCCLELLAN, CALIFORNIA 95651
(916) 442-1000
(916) 442-9400 FAX

62 ACRE FOSET
LOTS 153, 154, 155 AND 156

SCALE:
1" = 200'

FIGURE
1

M:\Graphics\projects\AND NEW CAD\Drawings\portel-dwg-info\new-lots-156-153-WITH-LINES-REMOVED.dwg 10/10/2006 16:16

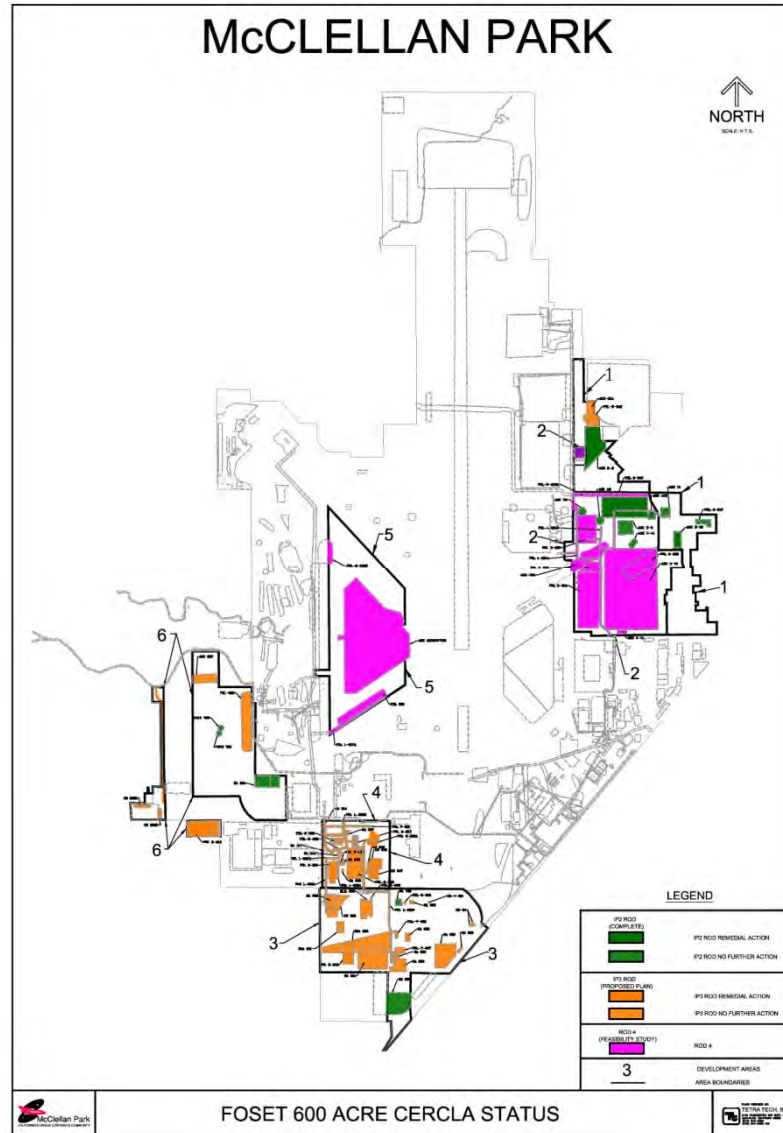


FOSET I

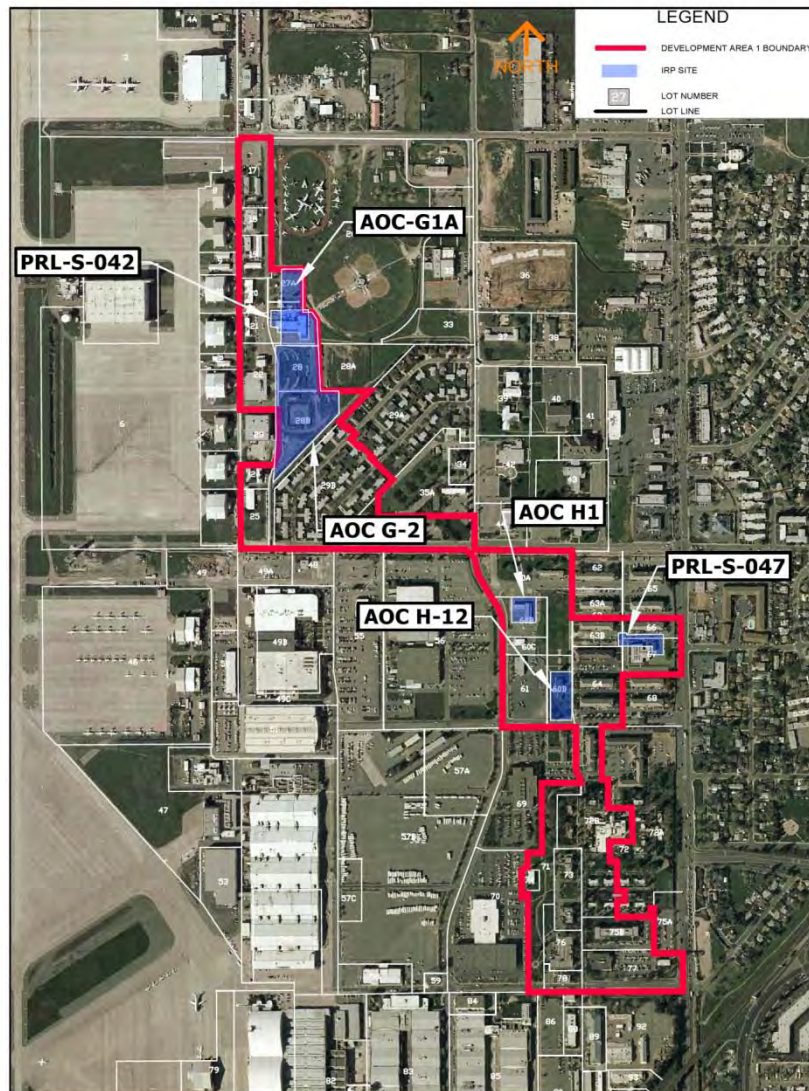
- Comprises 87 IRP sites
 - 6 Development Areas
- 600 acres, divided into four portions
 - IP#2, 15 IRP sites
 - IP#3, 57 IRP sites
 - Group 4, 15 IRP sites
 - NTCRA sites



McCLELLAN PARK



FOSET I

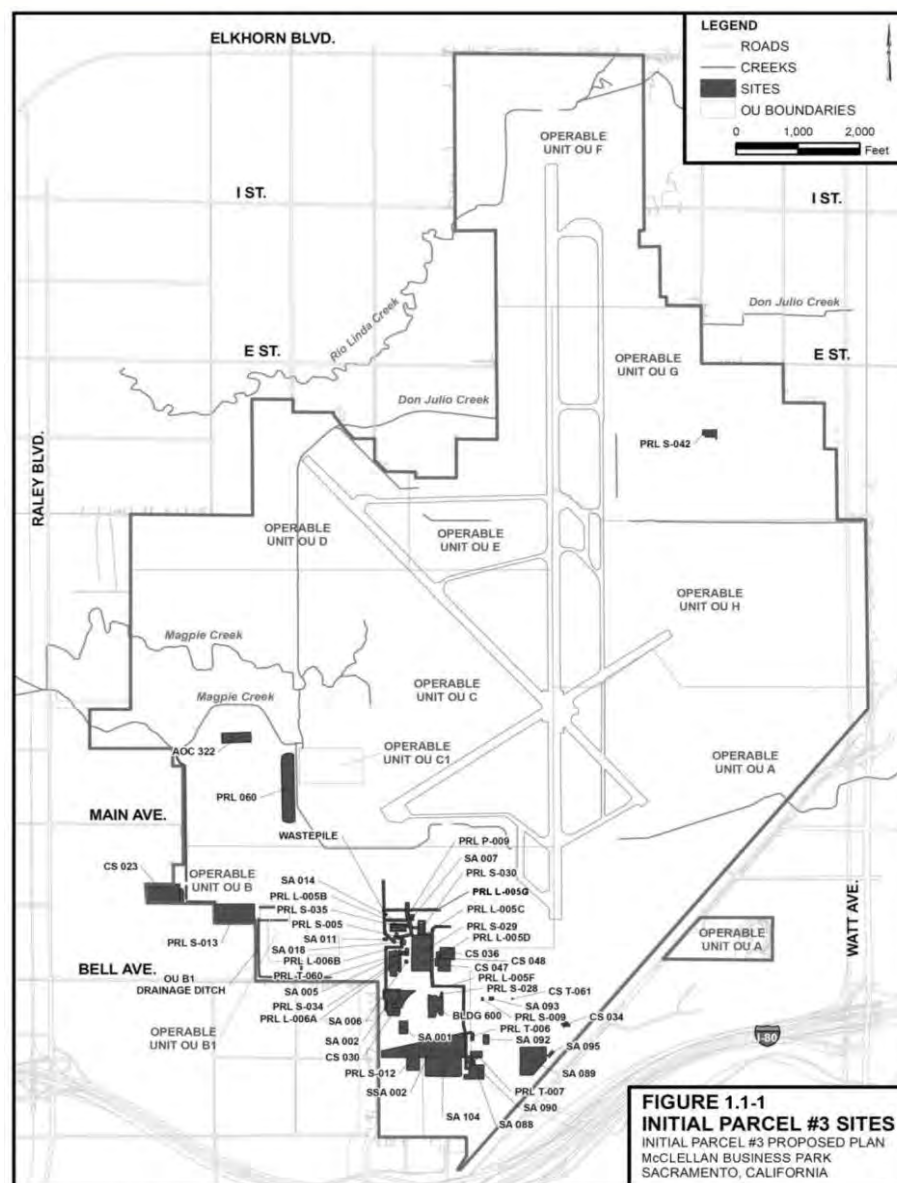


Development Area I



FOSET I

IP#3

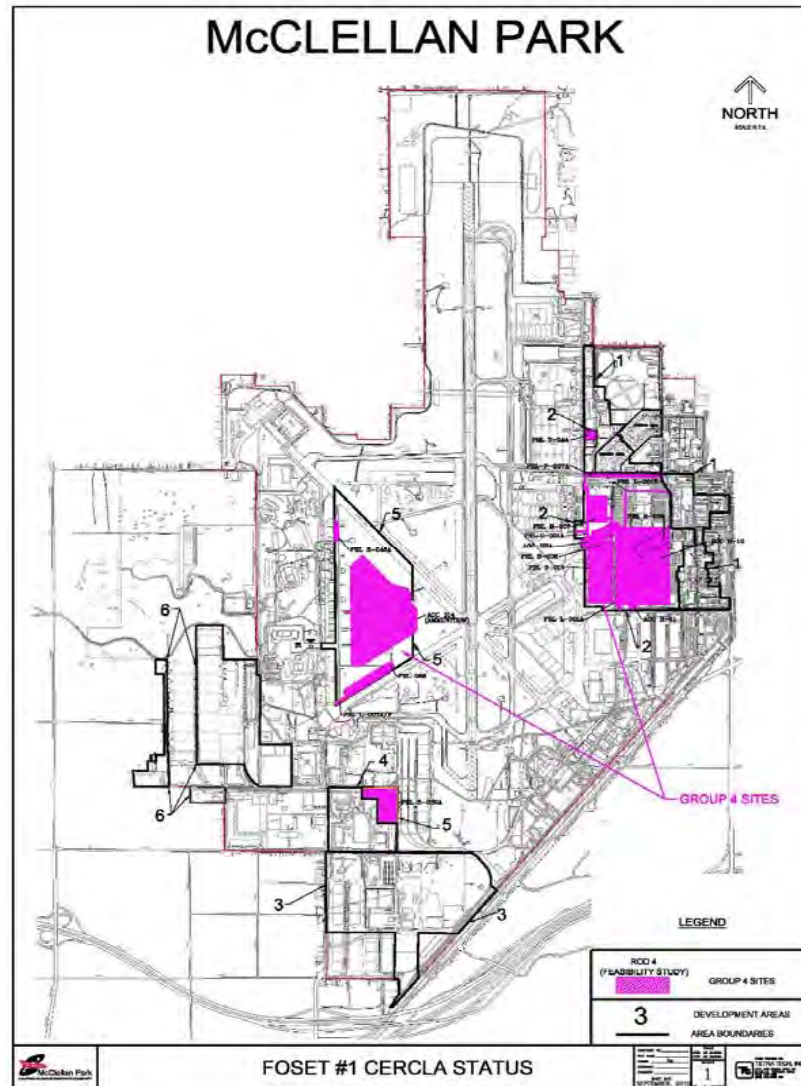


Note: Annotated from the Draft Initial Parcel #3 Proposed Plan for 45 Sites at the Former McClellan Air Force Base July 2008 (CH2MHill)



FOSET I

Group 4





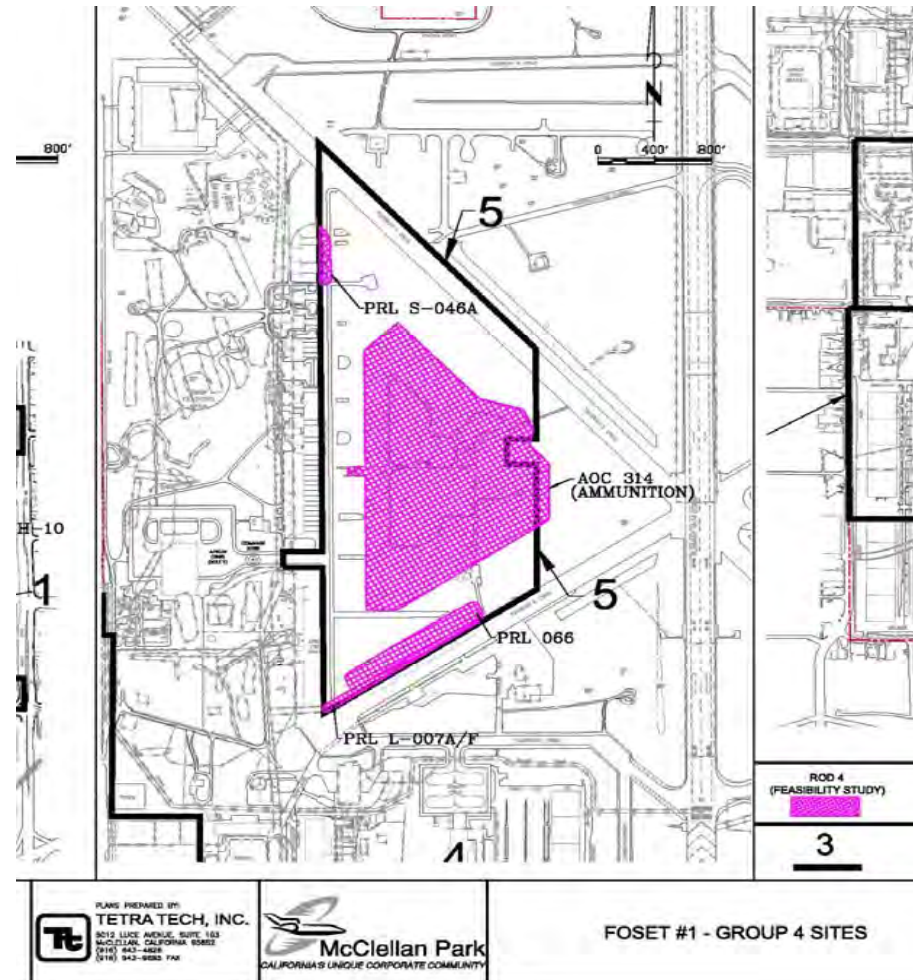
Group 4

- AOC 314
 - A non-time-critical removal action (NTCRA) site
 - Once the radioisotopes are remediated, then work will segue into the AOC 314 IRP site, as part of FOSET 1 , Group 4



FOSET I

AOC 314



Where We're Headed

- Finishing FOSET 1 (IP#3, Group 4)
 - IP#3 fieldwork should start this fall
 - Group 4 next spring/summer; RI/FS submitted; community should see the proposed plan in about six months
- FOSET 2
 - 550 acres
 - Should be signed in fourth quarter 2012
- FOSET 3
 - AFRPA and MBP agree on the scope
 - The FOSET model has been useful for clearing contaminated sites; this conceptual success will be used to clear the rest of McClellan
 - Finish remediation on remaining sites

McClellan Park RAB – SEP 2012

Questions?

For more information, contact:

Alan Hersh

(916) 965-7100

ash@mcclellanpark.com

or



Bob Fitzgerald

(415) 947-4171

fitzgerald.bob@epa.gov

or



Ben Malisow

(916) 643-4826 x133

ben.malisow@tetrattech.com



McClellan Focused Strategic Sites Overview

Restoration Advisory Board Meeting
September 18, 2012





Introduction

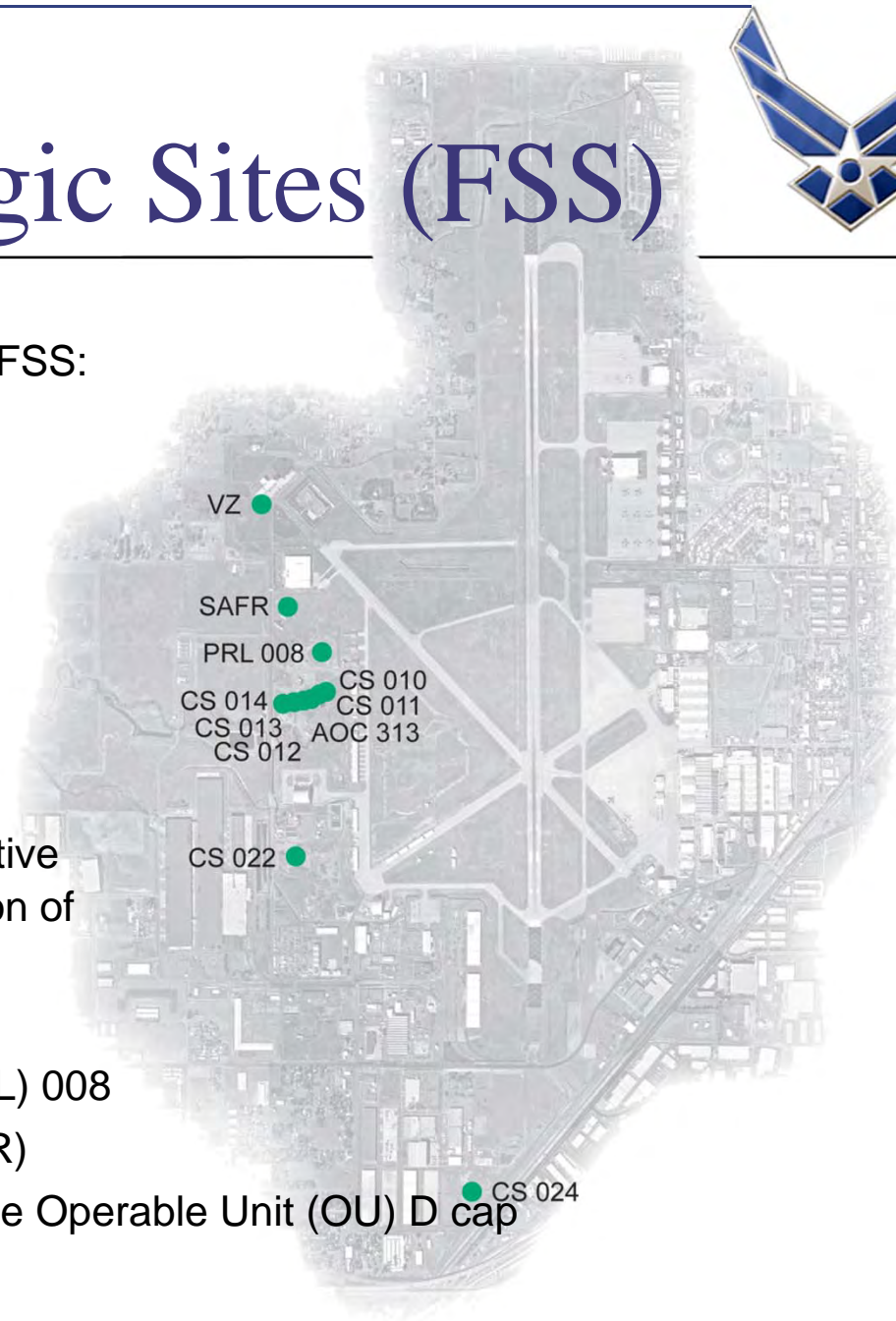
- ☐ Overview
- ☐ Schedule
- ☐ Design Considerations
- ☐ Approach



Focused Strategic Sites (FSS)

The Record of Decision,
signed April 26, 2012, identified 11 FSS:

- ❑ Area of Concern (AOC) 313
(Fire Training Area)
- ❑ Confirmed Site (CS) 010
- ❑ CS 011
- ❑ CS 012
- ❑ CS 013
- ❑ CS 014
- ❑ CS 022 will have a more protective
approach to remedy (Explanation of
Significant Differences planned)
- ❑ CS 024
- ❑ Potential Release Location (PRL) 008
- ❑ Small Arms Firing Range (SAFR)
- ❑ Vadose Zone site adjacent to the Operable Unit (OU) D cap





Schedule

Key Milestones	Date
Move soils from CS 010	Fall 2012
CS 010 Weatherization Tent Removal	February 2013
Consolidation Unit (CU) Construction	February to July 2013
CS 024 remediation and disposal in CU	May to October 2013
Remediation of other FSS	2013 through 2014
CU Operation	July 2013 through 2018
Final CU Cap installation complete	Summer 2020

Schedule subject to change.



Design Considerations

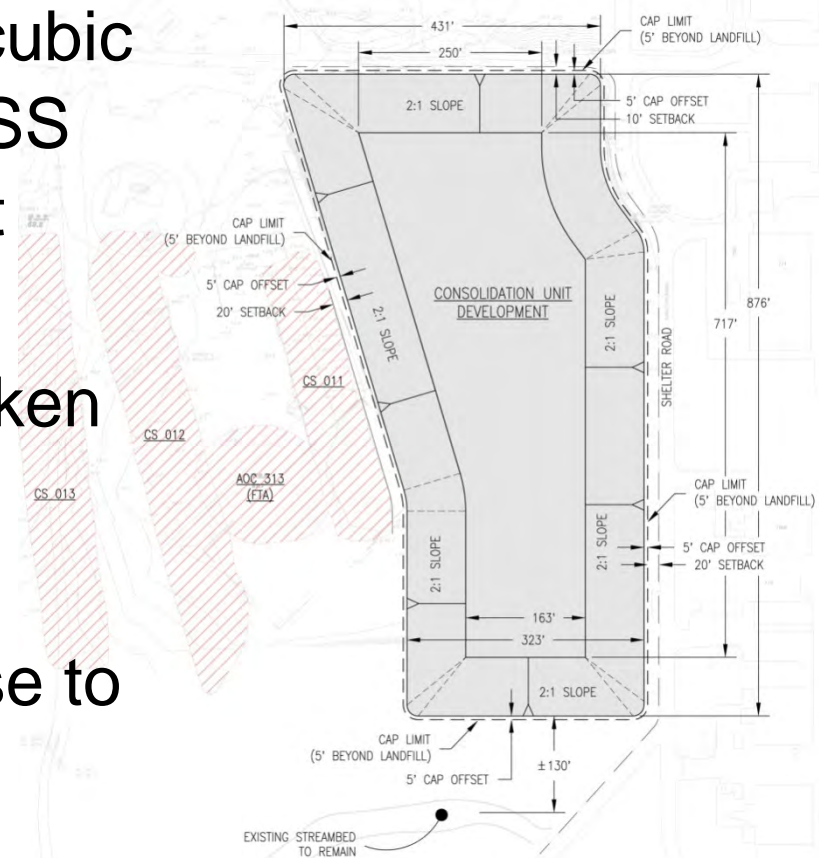
- ❑ Consolidation Unit Footprint
- ❑ Combined Cap Footprint
- ❑ Final Land Use
- ❑ Protection of Human Health and the Environment





Consolidation Unit Footprint

- Design capacity of 360k cubic yards to accommodate FSS soils and other projects at McClellan
- Surface water patterns taken into consideration in design
- Final grades to be as close to existing as practical





Combined Cap Footprint

- At CS 011 through CS 014, and at the Fire Training Area, currently evaluating whether to cap:
 - Entire area (blue line)
 - Individual trenches (red lines)





Final Land Use Restrictions

Cleanup has been designed to work with future land use and redevelopment:

- ❑ CS 022: Industrial
- ❑ CS 024: Light industrial, or intermodal rail facility
- ❑ CS 010 through CS 014, AOC 313, and PRL 008: Industrial, including possible regional fire and rescue training facility
- ❑ Vadose Zone site: Open storage
- ❑ SAFR: Continued use of firing range
- ❑ No current or future human uses of surface waters at or in the vicinity of any of the FSS. Groundwater use is prohibited.

Protection of Health & Environment



- ❑ Wetlands Avoidance
- ❑ Radiation Protection
- ❑ Stormwater Pollution Prevention





Wetlands Protection/Drainage

- ❑ Wetland delineation completed August 2012
- ❑ Pre-construction surveys planned
- ❑ Construction of new concrete culvert
- ❑ Construction activities will be planned to avoid wetlands as much as practical
- ❑ Where avoidance is impractical, on-site mitigation measures will be used



Radiation Protection Measures



Work to be performed under Nuclear Regulatory Commission approved licensed program (Cabrera Services):

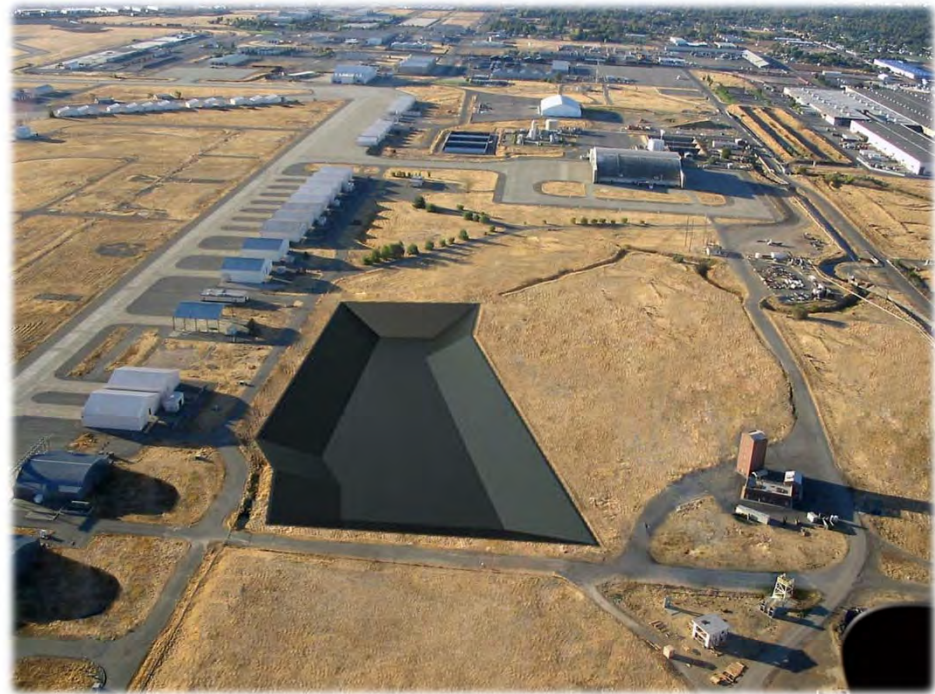
- ❑ Dust control to mitigate airborne activity
- ❑ Air monitoring program (perimeter and general work areas)
- ❑ Water monitoring program (leachate sampling and analysis)
- ❑ Personnel and equipment surveys
- ❑ Radioactive material controls



Approach to Consolidation Unit

Completion is dependent on:

- ❑ Movement of soil from CS 010 to temporary staging area at CS 022.
- ❑ Sampling of CS 010 excavation floor.
- ❑ Unrestricted release of CS 010.





Approach to CS 024

- To meet the Air Force's goal identified for CS 024, CU development to be completed by July 2013.



Approach to Other McClellan Soil Projects

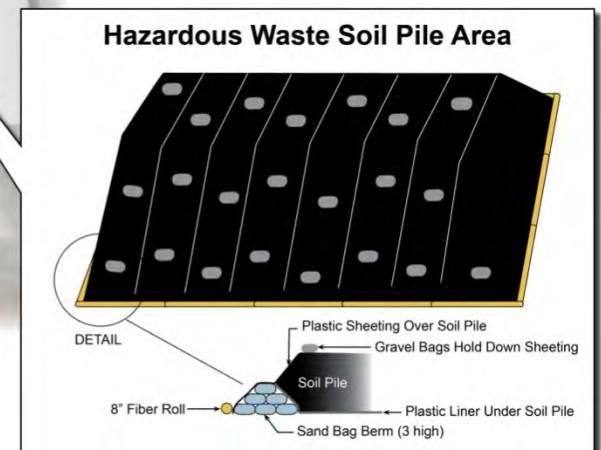
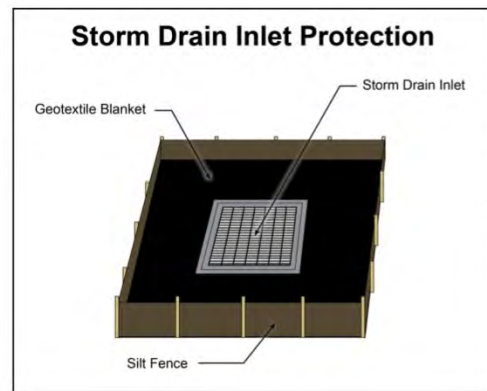
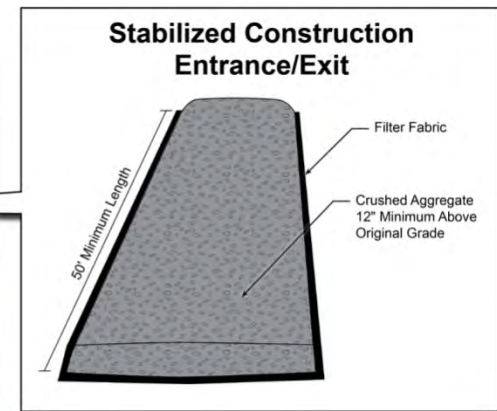
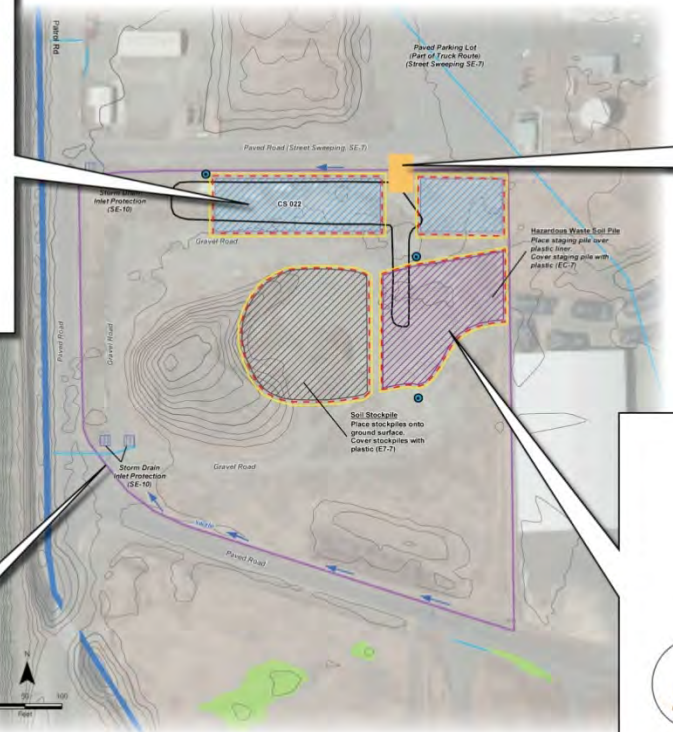
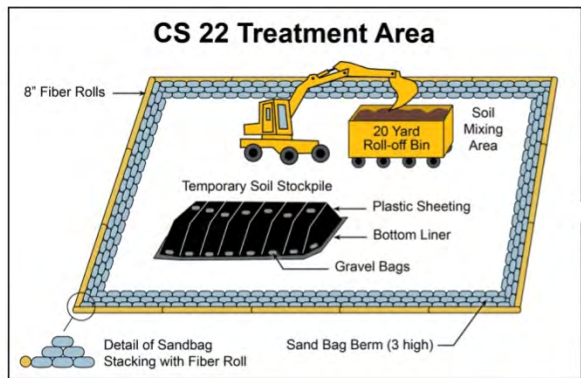


- Other soil remediation and removal actions, are being stockpiled. CU must be operational for permanent placement of this stockpiled soil.





CS 022 Stormwater Protection



Community and Stakeholder Involvement



Outreach activities will include:

- Informing the community about work to be done, planned work hours, truck traffic and changes in traffic patterns, noise, health and safety precautions, etc.
- Establishing procedures for notifying residents in the event of a release or other emergency.



Questions and Discussion

FINAL PAGE

ADMINISTRATIVE RECORD

FINAL PAGE