



WILLIAMS AFB ARIZONA

ADMINISTRATIVE RECORD COVER SHEET

AR File Number 1526

Community Involvement Plan for the Former Williams Air Force Base Mesa, Arizona

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U. S. Air Force Real Property Agency/Western Region Execution
Center
McClellan, CA

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LIST OF ACRONYMS

ADWR	Arizona Department of Water Resources
AFB	Air Force Base
AFRPA	Air Force Real Property Agency
AR	Administrative Record
ASU	Arizona State University
ADEQ	Arizona Department of Environmental Quality
Base	Williams Air Force Base
BEC	Base Realignment and Closure (BRAC) Environmental Coordinator
BCT	BRAC Cleanup Team
BRAC	Base Realignment and Closure Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act of 1980
CIP	Community Involvement Plan
CRP	Community Relations Plan
DERP	Defense Environmental Restoration Program
DEUR	Declaration of Environmental Use Restrictions
DoD	Department of Defense
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
EVP	East Valley Partnership
EVT	East Valley Think Tank
FFA	Federal Facilities Agreement
FS	Feasibility Study
FY	Fiscal Year
Gateway	Phoenix-Mesa Gateway Airport (previously known as WGA)
GRIC	Gila River Indian Community
IR	Information Repository
IRP	Installation Restoration Program
MCL	Maximum Contamination Level
NEPA	National Environmental Policy Act
NFA	No Further Action
NPL	National Priorities List
OL	Operating Location
OU	Operable Unit
PA	Preliminary Assessment
PCB	Polychlorinated biphenyl
PCE	Perchloroethylene
PMGA	Phoenix-Mesa Gateway Airport
PP	Proposed Plan

RA	Remedial Action
RAB	Restoration Advisory Board
RCRA	Resource Conservation and Recovery Act of 1976
RD	Remedial Design
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
SARA	Superfund Amendments and Reauthorization Act of 1986
SI	Site Investigation
SVE	Soil Vapor Extraction
TAG	Technical Assistance Grant
TCE	Trichloroethylene
TEE	Thermal-Enhanced Extraction
TRC	Technical Review Committee
USAF	United States Air Force
UST	Underground Storage Tank
VEMUR	Voluntary Environmental Mitigation Use Restriction
VOC	Volatile organic compounds
WGA	Williams Gateway Airport (now known as Phoenix-Mesa Gateway Airport)
WGAA	Williams Gateway Airport Authority (operates PMGA)
"Williams"	Former Williams AFB
WREC	Western Region Execution Center

SECTION 1: OVERVIEW OF COMMUNITY INVOLVEMENT PLAN

Section 1.1, Purpose	Describes the purpose of Community Involvement Plan
Section 1.2, Key Community Concerns	Summarizes community concerns
Section 1.3, CIP Update Methodology	Discusses research utilized in the development of the CIP

1.1 Purpose of Community Involvement Plan

The Air Force Real Property Agency/Western Region Execution Center (AFRPA/WREC-McClellan) developed this Community Involvement Plan (CIP) to facilitate two-way communication with the community surrounding the former Williams Air Force Base (hereafter referred to as “Williams”) and to encourage community involvement in site activities. AFRPA will utilize the community involvement activities outlined in this plan to keep residents informed and provide opportunities to be involved. This document replaces the Williams Community Relations Plan (CRP) released in 1997, and is currently located in the Williams Administrative Record (AR).

The AFRPA is the lead agency responsible for managing environmental restoration and all community relations activities at Williams under the Base Realignment and Closure (BRAC) Act. These responsibilities are managed from AFRPA’s Western Region Execution Center (WREC) in McClellan, CA. These activities are closely coordinated with the Environmental Protection Agency (EPA) Region IX, the Arizona Department of Environmental Quality (ADEQ) and other applicable regulatory agencies.

Recognizing the potential impact of base activities on public health and the environment, the Air Force created the Installation Restoration Program (IRP) in 1980 to identify, evaluate, investigate and remediate hazardous substances on all bases. According to the Fiscal Year 2006 (FY06) Defense Environmental Restoration Program (DERP) Annual Report to Congress, the Air Force has spent \$55.5 million on Williams’ environmental restoration as of FY06.

During the decade since the last CIP was written, the Air Force has continued to transfer property to key stakeholders such as Williams Gateway Airport Authority (WGAA); Arizona State University Polytechnic (ASU Poly), deeded through the Arizona Board of Regents; and Gila River Indian Community (GRIC) for redevelopment. The U.S. Army Reserve operates a center at the former base as well. To date, approximately 96% of the base property has been successfully transferred for redevelopment and is actively enhancing the growth and development of the East Valley.

The Air Force has managed an environmental restoration program at Williams for more than 25 years and continues to be fully committed to its cleanup as well as to working in partnership with the local community.

1.2 Key Community Concerns

Community concerns about the environmental restoration at Williams remains relatively low.

Although all of the environmental contamination to date has shown to be contained within the base boundaries, some public concern exists regarding the potential existence of low levels of trichloroethylene (TCE) and perchloroethylene (PCE) contaminants just off the base's southwestern boundary near site LF004, the former base landfill. Some community members have noted this to be their primary environmental concern at Williams. Air Force monitoring of the site has detected increased levels of TCE and PCE in groundwater beneath the landfill, thought to be the result of migration at the site due to rising groundwater. The extent that TCE or PCE have migrated off the base boundary as a result of this phenomenon remains to be determined. The Air Force recently began a supplemental remedial investigation (RI) at the site to determine the existence/extent of TCE and PCE contamination in the area. These efforts have been received favorably by the public.

Besides the supplemental RI at site LF004, the major community concerns about Williams center on the cleanup of the last remaining parcels of land awaiting transfer; specifically, the thermal-enhanced extraction (TEE) system pilot study at site ST012 (former liquid fuels storage area). The study will determine the efficacy of using TEE technology as a component of the long-term cleanup remedy at the site.

Some stakeholders are also concerned about the timeline for cleanup. These stakeholders would like to see an acceleration of the cleanup process in order to free the property for transfer and economic redevelopment.

1.3 CIP Update Methodology

During the decade since the last CIP update, there has been not only significant restoration and redevelopment progress made at Williams, but also explosive population growth in the area surrounding the former base. These factors necessitated an extensive revision of the previous CIP to include all-new demographic research; site descriptions; and updates of local news media, government officials, and other contacts. Additionally, Air Force organizational changes, additional BRAC rounds and the Global War on Terror have changed the communication environment for the AFRPA since the last CIP.

The conclusions drawn in this plan are primarily based on 16 interviews and discussions conducted in Mesa, Gilbert, Chandler and Queen Creek, Arizona, in November 2006; February 2007; and June 2007. Participants in these discussions included government and business representatives as well as interested community and Restoration Advisory Board (RAB)

members. Conclusions also consider input received through other public outreach efforts such as quarterly RAB meetings and public queries.

SECTION 2: CAPSULE SITE DESCRIPTION

Section 2.1, Site History	Presents a historical overview of installation operations
Section 2.2, Site Description/Location	Discusses the geographic location of the former Williams Air Force Base in relation to surrounding communities
Section 2.3, Site Inspection/Cleanup Activities	Reviews the history of the cleanup operations of the former Williams Air Force Base

2.1 Site History

- Detailed chronological history of installation
- Mission of the installation; related equipment and munitions
- Hazardous wastes produced
- Property transfers

In anticipation of U.S. involvement in World War II, the Army Air Corps began constructing its Advanced Flying School at Williams Field, Arizona, in 1942. Originally called the Mesa Military Airport at Higley, Arizona, Williams Field was officially established on July 1, 1941. The base was officially renamed Williams Air Force Base (AFB) on January 13, 1948, in honor of Arizona-born pilot Charles Linton Williams.

By the time the Base Closure and Realignment Commission ordered Williams to be closed and realigned in 1993, the base covered 4,043 acres.

Williams served as the U.S. Air Force's foremost pilot training facility, graduating more student pilots and instructors than any other base in the nation and supplying 25% of the Air Force's pilots annually. Approximately 26,000 men and women received their pilot wings at Williams. Williams provided training for a variety of fighter and bomber aircraft including the AT-9, AT-17, P-38, AT-6, B-17, B-24, P-51, P-47, F-86, F-100, T-37 and T-38.

During its 52 years of use as a military aviation, training, supply and maintenance complex, several areas of Williams were environmentally impacted as a result of industrial practices that were legal and commercially accepted at the time.

Land use at Williams fell into several activity categories: airfield/aviation support, 48.8%; public/recreation or vacant land, 38.6%; residential, 5.5%; industrial, 4.5%; commercial, 1.6%; and institutional, 1%.

Contaminants located at the site are typical of those found near flight training operations. Hazardous materials used at Williams included jet and motor fuels, other types of petroleum products, paints, thinners, adhesives, cleaners, pesticides, hydraulic fluids, solvents, photo processing chemicals, radioactive instruments, lead-acid batteries and lead-based munitions. These materials were used for such things as the operation and maintenance of aircraft and

vehicles, fire protection training, target practice, flight training, and the day-to-day activities of thousands of people residing at Williams.

Although these hazardous materials were managed according to legally acceptable disposal practices of the time, these practices were often not consistent with current regulations and laws protecting public health and the environment today. As a result, discharges and disposals at Williams AFB have resulted in soil and groundwater contamination. Investigative and remedial activities have been underway at Williams since 1983.

Williams AFB was included on the 1991 "Round 2" list of military facilities scheduled for closure or realignment under the BRAC Act of 1988, and the Defense Base Closure and Realignment Act of 1990. The base formally closed on September 30, 1993, resulting in a loss of 3,800 jobs and \$300 million in annual economic activity.

After the closure announcement, the community began aggressive redevelopment planning between the Air Force and the Williams Redevelopment Partnership to maximize the reuse of the land. Of the 4,043 acres at the base, 4,036.5 were made available for redevelopment. To date, the Air Force has transferred 96% of the former base, or 3,876 acres, to state and private ownership. Primary real property recipients include WGAA, ASU Poly and the GRIC. Approximately 160 acres still await legal transfer.

The remaining 6.5 acres of the original base acreage was retained by the Air Force for operation of an Air Force Research Laboratory. The Mesa Research Site was later identified for closure during the BRAC 2005 round. The acreage and disposal associated with the Mesa Research Site is not included in this document. However, the Air Force issued a Final Environmental Condition of Property Report on the facility in April 2007. That document is available to the public online at: <http://www.airforcebrac2005.org/Mesa/Mesa%20ECP%20and%20EBS.pdf>

2.2 Site Description/Location

- Geographic location and size of installation
- Land usage surrounding installation
- Installation in relationship to local communities
- Installation in relationship to geographic features (e.g. lakes, streams, wetlands, etc.)
- Map of installation in relation to state/region

Williams is located in Mesa, Arizona, approximately 30 miles southeast of central Phoenix. It was 4,043 acres in size when the base closed in 1993. Base boundaries are Power Road to the west, Ray Road to the north, Old Pecos Road to the south and Ellsworth Road to the east. There are no major surface water bodies within a 10-mile radius of the base. The base lies between the 100-year and 500-year flood level for streams in the Gila River Basin (U.S. Department of Housing and Urban Development, 1979).

The base was strip annexed in 1985 by the City of Mesa, to the north. It abuts the Town of Gilbert on the northwest and the Town of Queen Creek to the south.

A former farming area known as Higley lays to the west, although most of Higley has been incorporated into Gilbert and Mesa and no longer retains a unique zip code.

Immediately east of the former base sits 3,200 acres of land known as the General Motors Desert Proving Ground, which has been used as a testing center for General Motors automotive systems since 1953. General Motors announced in 2000 that it would be closing operations at the site and has since sold the property to developers. Commercial and residential development of the tract is slated to begin in 2009.

The GRIC sits to the south of Williams, near the Pinal/Maricopa County lines. Intervening land is agricultural, commercial and light industrial, much of it comprising the Town of Queen Creek.

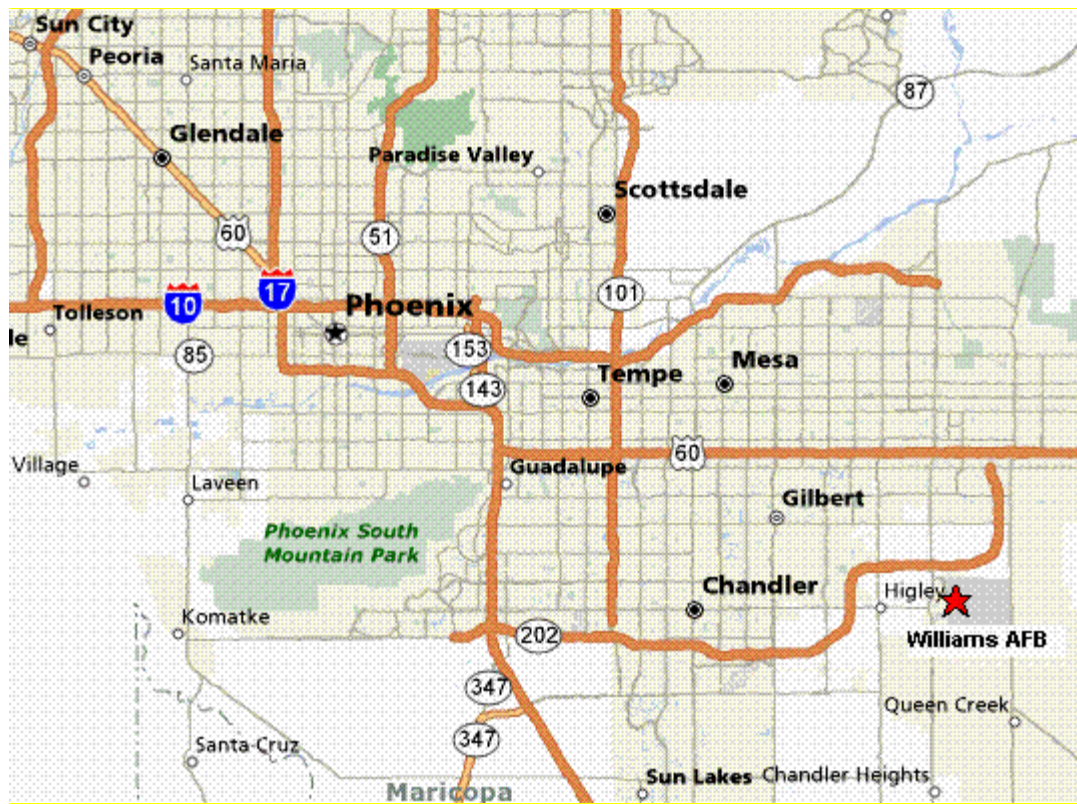
The Superstition Mountains, home to the legend of the Lost Dutchman Mine, sit northeast of Williams, near the City of Apache Junction.

There is still some open agricultural land near the former base and the area is not as densely populated as other parts of the East Valley. Nonetheless, the growth around the base has been significant in the past decade, particularly in the past five years. Many tracts of open land have been redeveloped into shopping centers and residential subdivisions.

The real estate market has cooled considerably in the metropolitan Phoenix area in 2006–2007, following a rapid run-up in prices in the previous five years. Despite significant drops in real estate prices, overall growth still continues at a historically strong pace in the area. According to *East Valley Tribune* research, there was 890,793 square feet of office space under construction in the Southeast Valley as of mid-October 2007 (Sources: *East Valley Tribune* article, "[EV office construction upbeat](#)" October 12, 2007, and *Arizona Republic* article, October 16, 2007). Despite the global recession of 2008-2009, in the long term, considerable new growth is anticipated, particularly to the east of the base.

Figure 1 shows the location of Williams in relation to the Phoenix metropolitan area.

Figure 1. Former Williams AFB location map



2.3 Site Inspection/Cleanup Activities

- Type of hazardous materials present at the installation
- Historical overview of inspections and studies conducted at the installation
- Overview of the sites, by Operable Unit (OU)
- Nature of current threat to human health and the environment from materials present

The type of contamination the Air Force has found at Williams is typical of that associated with flight training operations conducted in previous decades. Flight training activities resulted in discharges and disposals of fuels, industrial solvents (namely TCE and PCE), metals, polychlorinated biphenyls (PCBs) and some pesticides (dieldrin) into the soil and groundwater.

As Americans became more aware of environmental issues in the 1970s and 1980s, Williams began working to correct the impact of past practices, and prevent future impacts on the environment. Two primary laws govern these efforts: the Resource Conservation and Recovery Act of 1976 (RCRA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

RCRA gave the EPA authority to control hazardous wastes from creation through disposal, including transportation, treatment, and storage. Under RCRA, Williams and other Air Force installations were required to identify and report activities on base that generated, handled, or stored hazardous wastes, or had once treated or disposed of them.

The RCRA requirements, along with a generally increasing awareness of environmental issues, led Williams to establish a number of pollution-prevention measures to meet regulatory requirements. The program was based on the common-sense assumption that if Williams reduced the number and amounts of hazardous materials used in its industrial processes, not only would it reduce the risk of further environmental impacts, but it could realize significant savings from reduced disposal costs.

In the 1980s, Congress enacted CERCLA to address the impact of past practices that might have harmed the environment. CERCLA was amended with the Superfund Amendments and Reauthorization Act (SARA) of 1986, commonly known as “Superfund”.

Congress subsequently authorized the Defense Environmental Restoration Program (DERP) as part of SARA to address these impacts at military installations. Through the DERP, the Department of Defense (DoD) began identifying and cleaning up the damage that had been done in the past.

Williams Installation Restoration Program (IRP)

Under authority of the DERP, the Air Force established the Williams Installation Restoration Program (IRP) in 1983. The Williams IRP is designed to protect public health and the

environment by identifying and remediating environmental contamination caused by past operations and waste disposal practices at the former base.

The Air Force identified 32 sites potentially requiring remediation in the Williams IRP. Those sites included the liquid fuel storage area, a hazardous material storage area, a pesticide burial pit, a low-level radiological disposal area, landfill/hardfill areas, fire training areas, surface storm drainage areas, skeet and firing ranges and fuel storage tanks.

On November 21, 1989, Williams was placed on the EPA's National Priorities List (NPL) of environmental cleanup sites. As a consequence of inclusion on the NPL, negotiations were completed and a Federal Facilities Agreement (FFA) was signed on September 21, 1990. The FFA established a cooperative and participatory framework among the federal and state agency members, defined their roles and responsibilities, and developed a process to resolve any disputes that may arise during the study and execution phases of the IRP. In addition, the FFA prioritized and scheduled the investigation and remedial actions at Williams AFB through the designation of OUs that aid in managing these activities. Parties to the FFA include the Air Force, EPA, ADEQ and the Arizona Department of Water Resources (ADWR).

Base Realignment and Closure (BRAC)

After surviving the base closure process begun under the authority of the Base Realignment and Closure (BRAC) Act of 1988 and the Defense Base Closure and Realignment Act of 1990, Williams AFB was included on the 1991 list of military facilities scheduled for closure or realignment. The base formally closed on September 30, 1993.

The environmental history at Williams leading up to base closure is marked primarily by the completion of site investigations – discovering the extent of the problem and putting remedies in place. During the preliminary assessment (PA), under the IRP, areas of Williams were reviewed and evaluated to determine the need for remediation. Records were examined, aerial photographs were studied and current and former Williams' personnel were interviewed to help determine which areas may have potential contamination. When warranted, a more technical site inspection (SI) was performed to collect more extensive information on those areas, during which soil, water and air were sampled.

Once it was determined that an area may pose a hazard, an intensive study of the nature and extent of the contamination began. This RI was generally performed concurrently with the feasibility study (FS), which identified and analyzed alternative remedial actions (RAs). These alternatives were then presented to the public for comment in a proposed plan (PP) for each OU. Taking into consideration the suggested alternative and public comments, the formal site remedy was then documented in a record of decision (ROD). The ROD became the basis for the subsequent remedial design (RD) and RA, the design and implementation of the selected alternative for that site.

After closure, Williams formed a BRAC Cleanup Team (BCT) consisting of an Air Force BRAC Environmental Coordinator (BEC) as well as representatives from EPA and ADEQ. The BCT

issued the first BRAC Cleanup Plan for Williams in April 1994. The BCT was designed to help Williams meet the accelerated environmental requirements of the closure process.

The BCT continues to meet regularly today. The team includes representatives from EPA, ADEQ and the Air Force. The Air Force's representative, who serves as the BEC, is responsible for implementing all the environmental cleanup programs relating to the closure.

Williams Operable Units (OUs)

The Williams environmental restoration program is divided into six OUs. Unlike some other National Priority List sites, the individual sites at Williams were not organized into OUs based on geographical location or common contaminants. Rather, they were organized into OUs in order to facilitate administrative management of the sites. The Figure 2 map provides an overview of the location of the Williams OUs and their included sites.

1. **OU-1** contains 10 sites. The primary site is LF004, the main base landfill.

The former base landfill is located in the southwest corner of the former base and is adjacent to the sewage treatment plant. During its operation from 1941 to 1976, site LF004 received primarily domestic trash and garbage. The landfill also received wood, metal, brush, and construction debris. As with many sanitary landfills, solvents and chemicals may have been disposed there along with the trash. Also, prior to 1973, dried sludge from the sewage treatment plant was taken to the landfill. Since closure of the landfill in 1976, all newly generated wastes were transported off-base for disposal by a contractor.

The landfill was constructed by digging unlined trenches 15 to 20 feet deep and then filling them with refuse to approximately 10 to 15 feet above the original ground level for a total fill depth of 25 to 35 feet. Filling began in the southwest corner of the site and progressed to the area east of the sewage treatment plant, followed by filling in the southeast corner of the site. During the 1940s and 1950s, material deposited at LF004 was routinely burned.

A ROD was signed in 1994, with a remedy specifying a permeable cap (soil) and monitoring wells at the landfill. No chemicals of concern were identified in the ROD. At the time of the ROD, only low levels of contaminants were present in the wells.

Today, a supplemental RI is underway at the site to determine the nature and extent of TCE and PCE in the site's groundwater. The contamination is thought to be the result of rising groundwater releasing contaminants previously sorbed to the soil matrix. This RI is focusing not only on the site itself, but also includes future investigation off the south base boundary near East Pecos Road.

The landfill is part of Parcel N and is projected to be transferred by 2010 to the GRIC.

Besides site LF004, OU-1 also consists of Fire Protection Area #1 (site FT003), Northwest Drainage System (site SD010), Radioactive Instrumentation Burial Area (site RW011), Pesticide Burial Area (site DP013), Hazardous Materials Storage Area (site SS001), Underground Storage Tanks (USTs) at Building 789 (site ST005), USTs at Building 725 (site ST006), USTs at Building 1086 (site ST007) and USTs at Building 1085 (site ST008). No further remedial action was found to be required at these sites as indicated in the OU-1 ROD.

2. **OU-2** addresses the groundwater and soil contamination at site ST012, the former Liquid Fuel Storage area.

An initial ROD was signed for the site in 1992. A ROD-Amendment signed in 1996, incorporated ST012 deep soils previously presented in the OU-3 ROD into one OU for the site. According to the OU-2 ROD, the chemicals of potential concern at OU-2 result primarily from contamination of soil and groundwater by JP-4 and its constituents, e.g., benzene and toluene.

The 1992 ROD specified a remedy of pump and treat (P&T) for the groundwater at the site and soil vapor extraction (SVE) for the shallow soils (defined as those located 0–25 feet below ground surface). SVE of the shallow soils is complete. Groundwater P&T was terminated because the technology was deemed ineffective. SVE of the deep soils continues at the site.

Following a formal dispute in 2005 between the Air Force, EPA and ADEQ regarding cleanup remedies for the site, the Air Force has agreed to evaluate an enhancement to the groundwater technology selected in the ROD – thermal-enhanced extraction (TEE) of liquids and vapors – by using a treatability study at one test cell at the site. The study will determine the efficacy of using TEE technology as a component of the long-term cleanup remedy at the site. A full scale implementation of TEE at the site would only be initiated after the results of the treatability study phase are available, have been evaluated, and have been determined to be effective. The Air Force began the TEE pilot study at the site in August 2008. The pilot study will conclude in the summer of 2009.

Site ST012, consisting of 12.02 acres, was transferred to the WGAA in August 2008. Transfer of the property will not impact the TEE pilot study or any other ongoing cleanup activities at the site.

3. **OU-3** contains two sites, the Fire Training Area #2 (site FT002) and a storm water line with four oil/water separators and approximately 350 feet of the Southwest Drainage System that had been capped in 1987 (site SD009).

A ROD for OU-3 was signed in 1996. The ROD determined no further action was required at site SD009.

A site assessment of FT002 detected benzene, chloroform, and 1,4-dichlorobenzene, toluene and xylene present in FT002 soils at concentrations above cleanup levels.

The selected remedy for site FT002, as detailed in the ROD, involved in situ treatment of approximately 25,000 cubic yards of soil contaminated with benzene, chloroform, and 1,4-dichlorobenzene at concentrations above risk-based cleanup levels. However, the preferred remedy of bioventing and alternate remedy of SVE failed during treatability evaluations. Several events have also occurred which changed the input parameters used in the risk evaluation compared to those used in the Final ROD. These are:

- Failure of the preferred and alternative remedies to efficiently remediate the site
- Clarification that future land use will be non-residential
- Arizona Department of Environmental Quality (ADEQ) now permits the use of risk-based corrective action
- ADEQ refined the Groundwater Protection Level (GPL) Model Simulation to define risk to groundwater from overlying vadose zone residual contamination
- ADEQ promulgated the Soil Remediation Standard Rule including Declaration of Environmental Use Restriction (DEUR) provisions for sites with residual contamination that precludes residential use.

As a result, based on the ineffectiveness of the selected and alternative remedies and the fact that risk-based cleanup levels have changed since the Final OU-3 ROD was issued, the Air Force proposed no further action at FT002 beyond recording a DEUR. The DEUR restricts future use of the property to non-residential use and limit soil excavation on the site. A public meeting and comment period were held in conjunction with the proposed plan for FT002 and the final ROD-Amendment for the site was signed in 2008.

Site FT002, which contains approximately 0.84 acres, is scheduled to be transferred to the WGAA by 2010.

4. **OU-4** contains 10 sites. The ROD for OU-4 was signed in April 2000.

The most prominent site is South Desert Village (site SS019), former military family housing which is currently serving as student housing on the ASU Poly campus. Other sites in OU-4 include the Electroplating/Chemical Cleaning Facility (site SS016), Oil/Water Separator and Petroleum, Oil and Lubricant (POL) facility at Building 550 (site SD018), Firing Range at Building 927 (site SS020), Facilities 1020 and 1051 and surrounding areas (site SS021), Aboveground Storage Tanks (ASTs) 556 and 557 (site ST022), Building 1069 (site SS023), Building 1010 (site SS024), Concrete Hardfill area (site LF026) and Facility 1004 (site SS033).

Studies at OU-4 determined that residual contamination at five of the 10 sites did not pose an unacceptable risk to human health and the environment. As a result, the OU-4 ROD determined no further action was therefore required at sites SD018, ST022, SS023, LF026 and SS033.

The OU-4 ROD determined institutional controls (ICs) to include deed restrictions, Voluntary Environmental Mitigation Use Restrictions (VEMURs) and/or DEURs as the

selected remedy for sites SS016, part of SS020, SS021 and SS024. These ICs restrict future use of the sites to nonresidential use.

Site SS021, consisting of 19.24 acres, was transferred to the WGAA in October 2007. Site SS016, consisting of 2.20 acres, was transferred to the WGAA in February 2009.

A combination of engineering and ICs were selected as the remedial actions for sites SS019 and SS020 in the OU-4 ROD.

Part of South Desert Village (site SS019) sits on a former skeet range. Elemental lead bullet fragments were found in the soil under approximately 86 of 390 housing units during the OU-4 RI in 1995. As a remedial action, the Air Force removed the top six inches of soil around (but not underneath) the housing units and disposed of it at a non-hazardous waste landfill. Clean soil was deposited in its place and the site was restored. The property was transferred to ASU Poly in 1999. A VEMUR was placed on the affected property to ensure the cap was maintained and processes were implemented to inform student residents of the environmental status of the site. The Operations & Maintenance (O&M) Manual for SS019, found in the AR, details ongoing actions required for operating and maintaining the site.

The Firing Range (Facility 927, part of site SS020) was in operation for small arms target practice from 1961 to 1992. The Skeet Range location is visible on aerial photographs from the same time frame, and was demolished during construction of the east runway. Lead was present in surface soil at the Firing Range. The selected remedial action for the Firing Range (site SS020) as determined in the ROD consisted of the removal of affected surface soil and ICs in the form of deed restrictions and a VEMUR. Site SS020, consisting of 2.13 acres, was transferred to the WGAA in November 2008.

5. **OU-5** addresses nine soil sites which were closed out through expedited removal actions. No groundwater contamination is known to exist at any of the OU-5 sites. The OU-5 ROD was signed in February 1998. The sites included the Airfield USTs (site ST025), Paint Shop Leach Field (site WP027), Sewage Sludge Trenches (site DP028), Prime Beef Yard (site SS029), Golf Course Maintenance Area (site SS031), Building 1070 (site SS032) Munitions Incinerator (site SS034), Concrete Hardfill Drum Removal Area (LF026), and Sewage Sludge Stockpile Area (SS030).

Eight of the nine sites in OU-5 have already been transferred. Site WP027 and SS029 were transferred to ASU Poly in 1996. Sites SS030 and SS031 were transferred to the GRIC in 1997. Site SS032 was transferred to ASU Poly in 1997. Sites ST025 and SS034 were transferred to the WGAA in 1998. Site LF026 was transferred to the WGAA in 2004.

Site DP028 is projected to be transferred to the GRIC by 2010 as part of the larger Parcel N transfer that also includes site LF004, the landfill, located in OU-1.

6. **OU-6** includes one site, the Old Pesticide/Paint Shop (SS017), which contains soil contamination (dieldrin and volatile organic compounds).

A removal action of dieldrin-contaminated soil was completed and backfilled with clean soil. The contaminated soil was placed in the Temporary Treatment Facility (TTF) near the old landfill and treated with bioremediation. After bioremediation efforts were completed, the soil was disposed off-site as non-hazardous waste in late 2007.

Four monitoring wells continue to be periodically sampled at site SS017, which is located under the large water tower. Only one of the four wells continues to detect low levels of dieldrin. The other three wells have registered non-detectable levels since 2003. The Air Force is currently developing a ROD for the site that is expected to be signed in 2009.

Site SS017, which includes 1.77 acres, is projected to be transferred to ASU Poly by 2010.

7. **ST035.** Besides the sites outlined in the six OUs above, the Air Force is remediating site ST035, a site previously managed but the Arizona Department of Environmental Quality's Underground Storage Tank (UST) program. Site ST035 (also known as the former Bldg. 760), served as the old base gas station for 20 years, with gasoline service suspended in 1986 and formal closure in 1993. After closure, all tanks, dispensers and lines were removed. In 1996, the property was deeded to Arizona Board of Education and it is now located on the grounds of a new Arizona State University Polytechnic (ASU Poly) building complex on the campus.

In 1997 the Air Force installed eight monitoring wells, five of which were abandoned by ASU in 2007 when it began construction of the new complex. In 2008, ASU replaced the wells they abandoned and the Air Force replaced the three remaining wells because well screens were submerged. As ASU installed a bridge across an arroyo they integrated SVE piping into it and installed SVE piping in the vicinity of sidewalks, roads, and landscaping to minimize disruption to their construction. Later in 2008, the Air Force installed five SVE extraction wells and conducted an SVE pilot test. The Air Force plans to begin operation of the SVE system by 2010.

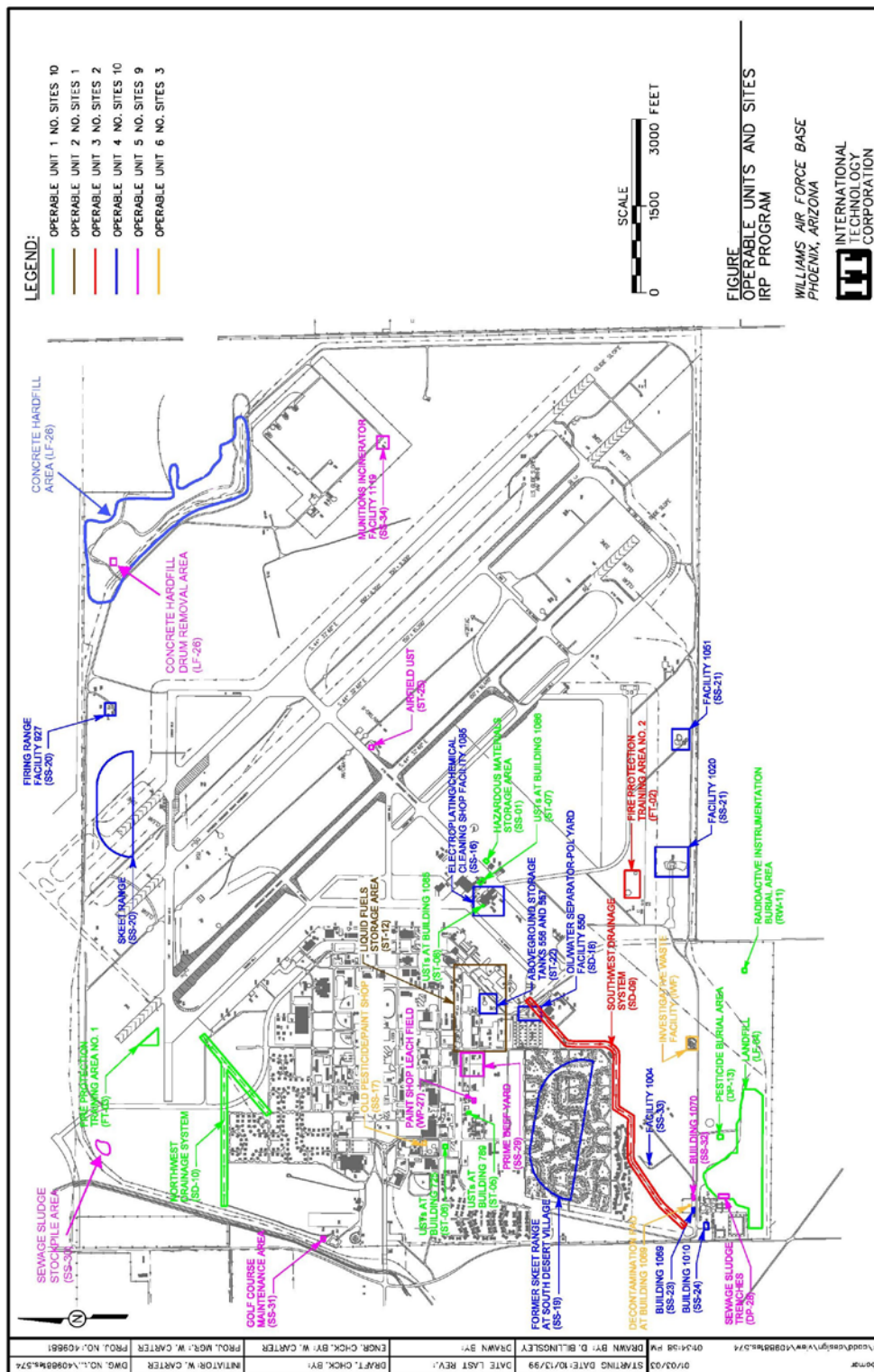
Table 1 provides a quick-reference description of each OU.

Table 1. Williams Operable Units and Site Descriptions Overview

OU	Site Description
1	OU-1 contains 10 individual sites, including LF004, the former base landfill. Primary concerns at LF004 are beryllium and dieldrin in the soil and TCE/ PCE in the groundwater.
2	OU-2 contains 1 site, ST012, the former Liquid Fuels Storage Area, fuel-related contamination (e.g., benzene) is present in groundwater and deep soil.
3	OU-3 contains 2 sites, with the primary site of concern being benzene, chloroform, 1,4-

	Dichlorobenzene, toluene and xylene contamination at site FT002, the Fire Training Area #2.
4	OU-4 encompasses 9 sites, including lead soil contamination at site SS016, the former Electroplating/Chemical Cleaning Shop, and elemental lead bullet fragments at site SS019, South Desert Village.
5	OU-5 included 9 soil sites, all of which have been closed out through expedited removal actions.
6	OU-6 contains 1 site, dieldrin contamination of groundwater and soil at site SS017, the Old Pesticide/Paint Shop.

Figure 2. Former Williams AFB Operable Units



Human Health and the Environment

Today, risks to human health and the environment have been largely eliminated as a result of the investigations and cleanup activities at Williams since 1983. All exposure pathways to contaminated soils and waste have been eliminated through remediation or restricted access. Exposure pathways to contaminated groundwater are incomplete since the contamination is stable, monitored and limited in extent within the Williams property boundaries.

It should be noted that the Air Force plans to install groundwater monitoring wells off the southwest boundary of site LF004, to determine whether any contamination has migrated off site. No domestic water supply wells are known to be impacted and no drinking or irrigation wells are located within several miles of the area in question near site LF004.

As a result of these cleanup activities, the Air Force has transferred more than 96% of the former base, or 3,876 acres, to state and private ownership. Former Williams acreage has been turned over for reuse to WGAA; aviation-related industry; ASU Poly; Maricopa, Chandler-Gilbert and Mesa Community Colleges; Homeless Assistance Program; and a golf course (purchased by GRIC).

Further information on each of the OUs is contained in the AR (locations listed in Appendix E). Additionally, independent information on the risks associated with contaminants identified at Williams can be found at the Agency for Toxic Substances and Disease Registry (ATSDR) web site (link listed in Appendix F).

SECTION 3: COMMUNITY BACKGROUND

Section 3.1, Community Profile	Presents an overview of the population and character of the area
Section 3.2, Primary Economic Redevelopment Efforts	Details the status and recipients of property transfer at Williams, including profiles of the major property recipients and economic development organizations
Section 3.3, History of Community Relations	Discusses the actions taken by the Air Force from 1993 to the present
Section 3.4, Community Feedback	Analyzes the major concerns and communication preferences revealed in the public's responses to interviews conducted in November 2006 and February 2007

3.1 Community Profile

- Populations of community, including any growth/loss since last census
- Minority populations
- Requirement for translation services (i.e. non-English as primary language spoken in home)
- Economics of community including major employers
- Education level of the community including major colleges and universities
- Local governments (e.g. Maricopa County, City of Mesa, Towns of Gilbert & Queen Creek, GRIC)

Understanding the composition and history of the community is vital to the success of any communications strategy. This section outlines the demographics of the East Valley in general, as well as the area surrounding Williams. It also discusses the local governments and economic partnerships that have shaped the extensive economic redevelopment of Williams and its surrounding area.

Demographic Makeup of Community

Metropolitan Phoenix, also known as “The Valley of the Sun”, is one of the nation’s largest cities, with a population of approximately 3.7 million people (representing those living within Maricopa County). Of the 10 largest cities in the United States, Phoenix grew the fastest, with a 3.8% population increase between 2000 and 2002, according to the U.S. Census Bureau. As a result, Phoenix was recently designated the fifth largest city in the United States.

Maricopa County, in which Williams is located, has seen a population increase of 7.5% between the 2000 and 2002 U.S. census. Williams is located in the Southeastern portion of the metro area, in a region known as the “East Valley”. The City of Phoenix proper had the largest population increase of any city between 2005 and 2006, according to the U.S. Census Bureau.

Comprised of 16 communities, the East Valley of Greater Phoenix has become one of the most dynamic regions in the nation, with record growth since 1980. In fact, more than 100,000 new

households have been added to the East Valley since the 2000 census. The East Valley currently has more than 1.6 million residents and is expected to grow to nearly 1.9 million by 2011 (Source: East Valley Partnership).

According to the 2000 census, Gilbert, Arizona, which borders Williams and the City of Mesa, was the fastest-growing city in the United States in 2003. Gilbert nearly doubled in size from 109,697 in 2000 to 191,517 residents in 2006. Mesa, which is home to Williams, grew 13% in population from 396,375 in 2000 to 447,541 in 2006. (Source: U.S. Census Bureau, City of Mesa and Town of Gilbert).

In the City of Mesa, non-Hispanic whites make up about 71% of the population, with Hispanics at 21%, African Americans at 4%, Asians at 2.2%, Native Americans at just under 1%, and a variety of other groups comprising the difference. The median household income in Mesa is approximately \$43,000. Youth under the age of 18 represent 26% of the population, while senior citizens (over 65) represent 13%. The median age is 32. Approximately 66% of families own their homes. Approximately 81% of households report English as the language spoken at home, indicating low demand for translation services of public documents. Approximately 85% of Mesa residents are high school graduates, with 22% of residents possessing a bachelor's degree or higher (Source: City of Mesa, U.S. Census Bureau).

In the Town of Gilbert, non-Hispanic whites make up about 74% of the population, with Hispanics at 12%, Asians at 3.6%, African Americans at 2.4%, Native Americans at 0.6%, and a variety of other groups comprising the difference. The median household income in Gilbert is approximately \$68,000. Roughly 87% of Gilbert residents speak English in the home, leading to low demand for translation services related to public documents. Youth under the age of 18 represent 34% of the population, while senior citizens (over 65) represent 3.8%. The median age is 30. Approximately 85% of families own their homes. Approximately 94% of Gilbert residents are high school graduates, with 36% of residents possessing a bachelor's degree or higher (Source: Town of Gilbert).

Before closure in 1993, Williams employed approximately 3,400 civilian, military and contractors. Williams was one of two major Air Force installations in the Valley of the Sun, with still-active Luke AFB, an F-16 training center, located across the metro area, in the West Valley city of Glendale.

The major industries in the Mesa/Gilbert economies are a mix of services, retail trade, manufacturing, education, finance/real estate and construction. There are also five four-year colleges and universities and four junior colleges in the greater Phoenix metropolitan area.

The East Valley is home to Arizona State University's Tempe campus as well as its Polytechnic campus at Williams. The East Valley is also home to six private universities and three of the 10 Maricopa Community Colleges — Mesa Community College, Chandler-Gilbert Community College and Rio Salado Community College (Source: East Valley Partnership).

Maricopa County Government

More than half of the state's population resides in Maricopa County, which covers 9,226 square miles in central Arizona and includes 23 incorporated cities. It is the fourth most populous county in the United States, and fourteenth largest in geographic area. The Maricopa County Board of Supervisors is the governing body for the county. Each member represents one of the five districts, which are divided geographically and by population to include a mix of urban and rural constituencies. Both Mesa and Gilbert are located in District 2. The Town of Queen Creek is located in District 1 (Source: Maricopa County).

City of Mesa Government

Mesa operates under a charter form of government, with the citizens electing a mayor and six council members to set the policies of City government. The mayor and council members are elected to four-year terms. Council members are elected on a staggered basis.

The City of Mesa recognizes the redevelopment potential of the Williams area as a major opportunity for the achievement of innovative development patterns for the community. The City's vision for the area includes the creation of a second urban center for the Mesa community. The City's general plan provides for a full array of land uses, including residential, commercial, business park, industrial, mixed-use, education, parks and other public uses. As specified in the plan, the residential potential is approximately 8,900 dwelling units and a corresponding population of about 26,300. The employment potential would provide approximately 147,700 jobs (Source: City of Mesa).

Town of Gilbert Government

Gilbert operates under a Town Council system. The Town Council consists of a mayor and six council members who are elected to staggered, four-year terms.

The Gilbert Town Council adopted the Gateway Area Plan on July 25, 2000. The plan is part of the General Plan 2001, ratified by Gilbert voters in November 2001. The Gateway Character Area is adjacent to Gateway Airport and ASU Poly campus. These two facilities are in Mesa, but their entrances are adjacent to Gilbert. The Gateway Character Area covers approximately 4,320 acres, generally located between Warner Road and Pecos Road; from Power Road to Greenfield Road. Gilbert has been a partner in the airport since the Air Force announced the closure of Williams AFB.

As envisioned, the Gateway Character Area will establish a "neighborhood village feel" in the area that serves the airport, ASU Poly and the thousands of new residents that are projected to live near both of these facilities in the future. The Gateway Character Area will not only provide shopping and services, but also a vibrant entertainment element. The combination will create a new traditional village center for the region that will grow with the area as it matures.

Additionally, in 1998, Gilbert established zoning for the Town's first regional mall. The mall is adjacent to the new Santan Freeway (Loop 202), bordered roughly by Greenfield Road, Ray Road, and Williams Field Road as it makes its way through central Gilbert adjacent to the former base (Source: Town of Gilbert).

Town of Queen Creek Government

The Town of Queen Creek also operates under a Town Council system. The Town Council consists of a mayor who serves a two-year term and six council members who serve staggered four-year terms.

The Town of Queen Creek works in close partnership with the East Valley Partnership, PMGA, the City of Mesa and Town of Gilbert to ensure its General Plan folds into the larger regional development efforts (Source: Town of Queen Creek).

Gila River Indian Community (GRIC) Government

GRIC is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). The community was established by Executive Order in 1859, and formally established by Constitution in 1939. Located on the southern boundary of the Phoenix, Arizona metropolitan area and northwestern boundary of Pinal County, GRIC is the largest reservation in the Phoenix metropolitan area, covering nearly 600 square miles and bordering such cities as Phoenix, Tempe, Mesa, Gilbert, Coolidge, and Casa Grande.

GRIC is led by a governor, lieutenant governor and 17 elected Tribal Council members who serve three-year terms.

GRIC's Economic Development Department mission is to expand and strengthen the capacity of the Community that will generate economic wealth for the Community and its members through business and entrepreneurship programs, Tribal corporate growth, public sector investments, and balanced lending programs.

GRIC has committed to investing its revenues to increase economic development opportunities, education, housing, social services, public safety and other community services for Community members. But in turn, they have invested nearly \$23.5 million in a 500-acre development for a commerce/business park, \$125 million for a resort, including golf and related infrastructure, as well as \$15.4 million into the Community's water and sewer improvements. This development is being constructed around the Wild Horse Pass Casino off the U.S. Interstate 10 transportation corridor, at the southern gateway into the Phoenix metropolitan region (Source: GRIC Economic Development Department).

3.2 Primary Economic Redevelopment Efforts at Williams

- Status of property transfer at Williams
- Recipients of property transfer
- Profiles of three major property transfer recipients: Williams Gateway Airport Authority, Arizona State University and Gila River Indian Community
- Chambers of Commerce
- East Valley development entities

Following the 1991 Base Realignment and Closure (BRAC) Act announcement that Williams AFB would close, state and local governments and economic partnerships began a

comprehensive planning effort that has resulted in a redevelopment effort that serves as a model of success to other closing bases around the United States.

Property has been transferred to a variety of organizations. The three major recipients of property at Williams are WGAA, Arizona State University (for the ASU Poly campus) and GRIC.

Table 2 shows the disposition of property at Williams AFB as of December 2007.

Table 2. Williams property disposition as of December 2007.

Property	Acreage
Community Housing Partnership	15 acres
City of Mesa (Water and Wastewater System)	13 acres
Department of the Army	15 acres
Department of Commerce	1 acre
Maricopa College	56 acres
Arizona State University	585 acres
Flood Control District of Maricopa County	0.75 acre
General Motors Corporation	1.75 acres
Gila River Indian Community	155 acres
House of Refuge	6 acres
Maricopa County Accommodation Schools	19.5 acres
Salt River Project Agricultural Improvement & Power District	2 acres
Phoenix-Mesa Gateway Airport (Williams Gateway Airport Authority)	3,006 acres
TOTAL acres transferred	3,876
Acres projected to be conveyed	160

Williams Gateway Airport Authority/Phoenix-Mesa Gateway Airport

Known as the WGA until its name was changed in October 2007, Phoenix-Mesa Gateway Airport (Gateway) is the result of work begun by the state and local communities immediately after the closure of Williams was announced. The Governor's Economic Reuse Advisory Board was appointed by then-Governor Fife Symington in 1991 to coordinate base reuse efforts.

The Williams Air Force Base Economic Reuse Plan was spearheaded by the Reuse Advisory Board and approved by the Governor of Arizona in 1992. The plan determined the base be developed as an aerospace center and an educational, research and training facility with the airport serving as a reliever to Phoenix Sky Harbor International Airport for up to 1.2 million

passengers per year. Aviation uses identified included commercial passenger service, aircraft manufacturing, maintenance, modification, air cargo operations and flight training.

To work toward ownership and operation of the airport, the Williams Redevelopment Partnership and an IAG was established on October 15, 1992. The IAG developed legislation to create the WGAA. The airport officially opened in March 1994 and the WGAA was established in May 1994; this allowed the IAG to be dissolved. The WGAA remains Gateway's governing board. Today, the WGAA consists of the mayors from the City of Mesa and Towns of Gilbert and Queen Creek and the Governor of the Gila River Indian Community.

The deed transferring the majority of the property from the Air Force to the WGAA was signed in 1998. Land-use experts with the Urban Land Institute and local news media have described the future of Gateway as that of an "aerotropolis", or an airport that generates the development of new American cities.

This phenomenon is expected to fuel rapid growth in the area around Williams. Gateway plans to extend one runway by 3,200 feet, enhancing the airport's ability to accommodate the world's largest aircraft. By 2020, the airport estimates that they will serve two million passengers each year in a planned 300,000 square foot terminal. City of Mesa economic development officials estimate by that time the airport will support 13,000 jobs with a total annual economic impact of \$960 million.

In 2004, the airport was named Arizona 2004 Airport of the Year for its development successes. In October 2007, WGAA changed the airport's name to Phoenix-Mesa Gateway Airport in order to best reflect the increased regional focus of the airport and the airlines operating there. (Source: WGAA, *Arizona Republic*).

To date, WGAA has received 77% of the former base property transferred for redevelopment. Future plans include the transfer of ST012, the former liquid fuels storage area and sites SS020 and FT002 (totaling 17.2 acres) to WGAA.

Arizona State University

In the fall of 1996, ASU opened its Polytechnic campus (originally called ASU East) on the former Williams Air Force Base, with nearly 1,000 students enrolled in one of the eight degrees offered. The small campus started with two schools—School of Technology, and School of Management and Agribusiness. East College was added in 1997 as an incubator for new professional programs.

Today, approximately 9,600 students are enrolled in 40 degree programs. ASU shares more than 700 acres at Power and Williams Field roads with Chandler-Gilbert Community College, Mesa Community College and Embry-Riddle Aeronautical University. These entities comprise what is known as the Williams Campus (Source: ASU Poly).

The university's Land Use Plan identifies continued expansion at the campus. ASU Poly has received 15% of total property transferred for redevelopment at Williams. Future redevelopment plans include the transfer of approximately 1.8 acres of property at site SS017, the former pesticide/paint shop, to ASU.

Gila River Indian Community (GRIC) Economic Development

Williams AFB is part of GRIC's tourism development effort. GRIC has successfully redeveloped the former Williams AFB Golf Course into Toka Sticks Golf Course at the intersection of Power and Williams Field roads (Source: GRIC Economic Development Department).

GRIC has received 4% of total property transferred for redevelopment at Williams. Future redevelopment plans also include the transfer of 141 acres at Parcel N which includes LF004, the former base landfill, to GRIC.

Chambers of Commerce

Mesa, Gilbert and Queen Creek all have Chambers of Commerce that actively monitor economic development in the Williams area and provide input on economic issues to their respective city governments and the East Valley Partnership. These chambers are members of the East Valley Chambers of Commerce Alliance (EVCCA), a coalition of seven East Valley Chambers founded in 1999, now representing 5,500 businesses (Source: East Valley Chambers of Commerce Alliance).

East Valley Partnership

The East Valley Partnership (EVP) is a regional coalition of community, business, educational and government leaders whose goal is to provide leadership and support in specific areas of focus, thereby improving business and quality of life in the region. EVP regularly collaborates with Phoenix and West Valley leaders on a wide range of issues. Additionally, EVP is an integral member of the Greater Phoenix Business Leadership Coalition and is engaged in broad-based metropolitan public policy issues.

One of EVP's primary goals is to provide input and leadership in developing a comprehensive, long-term general plan for the Phoenix-Mesa Gateway Area. More specifically, the Partnership aims to facilitate greater cooperation between PMGA, Phoenix Sky Harbor, Scottsdale Airpark, Chandler Airport, and Falcon Field; to assist in securing commercial passenger service and additional cargo service at Phoenix-Mesa Gateway Airport; and to support aviation, aerospace and defense industries through specific economic and labor force development (Source: East Valley Partnership).

East Valley Think Tank

The East Valley Think Tank (EVTT) is a consortium of public elementary, secondary and post-secondary educational institutions in Eastern Maricopa County, which dialogues and

collaborates on projects of mutual interest. EVTT is collocated with Mesa Community College's Center for Public Policy. The EVTT mission is to create a world-class system of education for all students in the East Valley—kindergarten through doctorate. In the mid 1990s, the EVTT was the catalyst for establishing an educational mall at Williams following base closure. This effort has become a national model not only for the reuse of a closed military facility, but for establishing an innovative education and training system (Source: EVTT).

3.3 History of Community Relations Since 1993

- Community Relations Assessment
- Restoration Advisory Board (RAB)
- Administrative Record/Information Repositories
- Publications
- Public Forums
- Public Affairs
- Five-year Review

Community Relations Assessment

Relations between the former Williams AFB and the community have been cordial and strengthened by an active public outreach program. Previous CRPs and recent community interviews indicate that environmental concerns at Williams are not front-burner issues for East Valley residents; however, they continue to watch the Williams project with expectations for adequate, timely site cleanup and property transfer.

RAB members and local stakeholders have articulated three main concerns regarding the cleanup and redevelopment of Williams.

The primary concern expressed by RAB members is the possible increase in TCE and PCE levels at site LF004, the old landfill. The Air Force suspects that the phenomenon of rising groundwater across the Valley may have released TCE and PCE that was previously sorbed in the soil matrix at the site, causing higher detection rates during recent site monitoring. In July 2007, the Air Force began a supplemental RI of the site, with intensive soil, soil gas and groundwater sampling across the landfill area, to get comprehensive data to determine the extent and nature of contamination at the site. The Air Force also collected groundwater screening samples from three temporary soil borings installed in late 2007, just off the southwest boundary of the base near the landfill. These samples will help determine whether any TCE/PCE has migrated off the site. RAB members are pleased that the Air Force has initiated the supplemental RI and view it as a positive step toward definitive answers regarding the potential existence of TCE/PCE contamination along the base boundary.

The second main concern expressed by RAB members is the remediation of site ST012, the former liquid fuels storage area. Regulators invoked a formal dispute when the Air Force suspended plans for a newly available technology (TEE system) on the site while it reviewed a cost/efficiency analysis in 2005. The suspension of the TEE system also prompted several RAB

members to voice strong concerns at RAB meetings, but no formal or organized opposition was expressed. In 2006, the Air Force agreed to implement a TEE pilot study at the site. The pilot study is intended to determine if a full-scale system will produce significant remediation results.

The Air Force has explained to RAB members that a full-scale implementation of TEE at the site will only be initiated after the results of the pilot study phase are available, have been evaluated, and have been determined to be an effective solution. RAB members have expressed satisfaction with the Air Force's decision to implement the TEE pilot study and are watching the methodology and progress with much interest. The study is scheduled to commence in 2008. A tour of the TEE pilot study system is planned for RAB members, civic leaders and news media once the TEE system is operational.

The final concern expressed by stakeholders is the timeline for transferring the remaining parcels of property at Williams. Given the rapid economic development in the region, property recipients are anxious for the parcels to transfer so they can continue moving forward with their redevelopment efforts.

The level of community involvement indicates that the public is generally very satisfied with the remediation, restoration and transfer of property at Williams. News releases and display advertisements continue to draw few people to RAB meetings and other public comment opportunities. However, a core cadre of approximately 10 dedicated citizens and RAB members continue to represent community interests through regular interface with the Air Force.

The Air Force continues its active communications with area residents. RAB meetings (open to the public) are held quarterly to discuss remedial actions at Williams. Each meeting draws approximately 10 people from the community. When necessary, the Air Force also offers public meetings to present information on proposed plans and ROD amendments. Most recently, a public information session was advertised and held in conjunction with a public comment period in February 2005 for a proposed plan at OU-3 and a display ad notifying the public of a draft ROD for OU-6 was placed in a major regional newspaper in March 2005.

Additionally, the Air Force has provided information to local decision-making bodies as requested. For example, in December 2004, the Air Force developed presentation materials for the RAB Community Co-Chairman's use when he was asked to provide a Williams update to a local redevelopment group. The Air Force also frequently responds to queries from members of the general public as well as local government officials and business representatives.

In addition, the Information Repository in the ASU Poly Library at Williams helps keep residents informed by making Williams documents available for public review during library hours. An online administrative record enables citizens to access Williams documents from the comfort and convenience of their own homes.

There continues to be no public opposition to the environmental restoration activities at Williams. This is probably due to the limited area affected, the containment of contamination

and lack of exposure pathways, the due diligence involved by both Air Force and regulatory representatives, the progress being made and the openness with which the Air Force is conducting its activities.

Restoration Advisory Board (RAB)

In 1993, Williams Air Force Base established a RAB, an advisory group for the environmental restoration of the base. Historically, the Williams RAB has been the most dominant and active vehicle for public participation in the Williams environmental cleanup.

The DoD established RABs to foster community involvement in the DERP. RAB members share community views with the installation decision-makers and report information back to the community on Williams environmental restoration activities.

Although never formally disbanded, the Williams RAB became relatively inactive by 2001, due to lack of community interest. The RAB was reinvigorated in 2003, as part of an Air Force and regulatory effort to ensure full public participation in the remaining restoration processes at Williams. Initially, 37 people expressed interest in becoming RAB members in 2003 and all applications were accepted. Within 18 months, RAB membership had fallen to approximately 20 members. Informal exit interviews conducted following RAB resignations revealed that RAB members were departing largely due to personal schedule conflicts, relocations or out of general satisfaction that the Williams project was progressing favorably. No negative feedback was received in exit interviews.

The Williams RAB meets quarterly to discuss environmental issues, typically in the months of February, May, August and November. All meetings are open to the public and are advertised through local media. Meeting location information is provided in Appendix F.

Today, the Williams RAB is comprised of a committed group of 12 active members. Two of the original RAB members, including the Community Co-Chairman, still serve on the RAB today, providing invaluable continuity and oversight to the program.

In addition to residents of the local community, the RAB includes representatives from the Air Force, USEPA and ADEQ, as well as representatives from PMGA, ASU Poly and local city governments. The RAB serves as a forum for the continued exchange of information between the community, the regulatory agencies, and the Air Force. In addition to the quarterly meetings, RAB members participated in a series of tours of Williams cleanup sites in Fall 2003. As previously mentioned, a tour of the TEE pilot study system at site ST012 is planned for early 2008. Civic leaders and news media will also be invited to participate.

Information Repository and Administrative Record (IR/AR)

The Williams AFB IR includes a variety of documents relating to the environmental program. In addition to final copies of technical reports, the IR includes copies of outreach publications,

news releases and newspaper clippings, RAB meeting minutes, transcripts of public hearings and meetings, and copies of certain government regulations pertaining to the Williams IRP.

Copies of the official AR are available for public review in the ASU Poly Library IR, the AR Online as well as at the EPA and ADEQ records centers. Addresses for these IR locations are included in Appendix G.

Publications

Early in the RAB process and again since reinvigorating RAB participation in 2003, the Air Force has developed fact sheets and newsletters, as well as a Web site, to provide information on specific environmental issues of concern to the community.

The Web site created for Williams AFB can be found on the Internet at <http://www.safie.hq.af.mil/afrpa/legacybrac/formerwilliams.asp>. Public notices of environmental remediation construction activities that will affect the community are routinely published in area newspapers or delivered to affected entities.

On the advice of the RAB, quarterly newsletters were suspended in 2004 and information is only sent on an as-available basis.

Public Forums

The Air Force holds public meetings, information sessions, workshops, and public comment periods for remediation documents (as needed). These forums provide members of the community with the opportunity to speak with project managers to learn detailed information about the status and plans for particular sites. Additionally, the Air Force participated in the Williams 10th anniversary Open House in October 2003, making information on the cleanup program available to 3,000 attendees, including members of the general public, as well as area VIPs.

Public Affairs

AFRPA responds to all requests for information from elected officials at all levels, the public and the media. AFRPA also works in close partnership with state and federal environmental regulators, who refer public queries to the Air Force as well.

The Air Force also provides news releases, advisories, conferences, and site tours as part of its public affairs effort. The AFRPA WREC's public affairs officer also provides public affairs counsel to AFRPA leadership, including feedback from the public on the Air Force's ongoing cleanup at Williams and matching resources to community requirements.

Five-Year Review

In keeping with federal legal requirements, the Air Force conducts a comprehensive review of the Williams cleanup program every five years, to determine whether remedies at certain Superfund/CERCLA sites are functioning properly and are protective of human health and the environment. The review process includes interviews with local stakeholders. In June 2006, representatives of the Air Force met with the RAB community co-chair and representatives from WGAA and ASU Poly to get their feedback on progress at Williams. Additionally, the Air Force provided a briefing on the Five-year Review to RAB members in May 2006, and also ran a public notice in the local newspaper requesting community feedback. This review determined that all remedies in place are operating as intended and gave a stamp of approval for the program's public affairs activities.

Feedback from these interviews were integrated into the written Five-year Review report and also provided valuable immediate feedback to ongoing public affairs efforts. The 2006 Five-year Review is available online at <http://www.epa.gov/superfund/sites/fiveyear/f2006090001328.pdf>.

3.4 Community Feedback

- Methodology
- Preferred Communication Methods
- Community Concerns/Primary Issues

Methodology

This section describes the methodology the Air Force utilized to collect community input to develop this Community Involvement Plan (CIP).

Regulatory Compliance

The DoD, and thus the Air Force, follows the National Contingency Plan (NCP), Title 40 CFR Subchapter J, Part 300 Section 415 (n) 3 (iii), Requirements for Developing Community Relations Plans (now commonly referred to as Community Involvement Plans or CIPs). The NCP requires interviews with community members. The purpose of the interviews is to obtain qualitative information about the community's level of familiarity with the cleanup, their concerns, and their preferences for receiving cleanup information. These interviews are not intended to extract quantitative information (that is, information that can be used for statistical analysis).

Interviewees included general community members, RAB members, Mesa, Gilbert and Queen Creek city representatives, GRIC representatives, businesspersons and interested citizens. By speaking with a wide range of stakeholders, the Air Force increased its awareness of the diversity of community concerns and preferences.

Interview Participants

Gathering information from members of the community is required while developing a CIP. A series of community interviews conducted in November 2006 and February 2007, consisted of private citizens and other key community leaders. In total, 16 people participated in the interviews, as indicated below:

- 1 general community member
- 5 RAB members
- 7 local government representatives
- 2 Redevelopment Authority
- 0 religious leaders
- 1 business leaders
- 0 educators

To protect confidentiality, the Air Force does not disclose the names of private citizens who choose to participate in interviews. However, the following public representatives offered their feedback during this interview process:

- George Pettit, Town Manger, Town of Gilbert
- Lonnie Frost, Director of Public Works, Town of Gilbert
- John Kross, Acting Town Manager, Town of Queen Creek
- Arthur Felder, Economic Development Director, GRIC
- B. Elaine Blackwater, Leasing/ Contracting Coordinator, GRIC
- Roc Arnett, Chief Executive Officer, East Valley Partnership
- Kathy Langdon, Executive Director, Gilbert Chamber of Commerce
- Scott Bouchie, Environmental Programs Manager, City of Mesa
- Lynn Kusy, Executive Director, PMGA

Recruiting Efforts

The Air Force went to great lengths to recruit as broad and representative a sample of interview participants as possible. The Air Force engaged in the following efforts to solicit community involvement in this second round of interviews:

- Notified the community at the August and September 2006 Williams RAB meeting
- Placed a display ad in the *East Valley Tribune* in November 2006
- Sent personal e-mail and phone invitations to 20 local government leaders and stakeholders as well as the RAB contact list

Issue Identification Approach

The primary purpose of collecting input from the community is to identify issues and concerns so that the Air Force can address them via its community outreach and involvement efforts. To obtain this information, interviewers asked participants the following questions:

Background: Please provide us your name, title, and affiliation. We will use this information to assure that we are interviewing a representative cross-section of the affected community.

1. How familiar are you with what is going on with the cleanup at the former Williams AFB? Please give some examples and details of the information you know.
2. When did you last receive any information on the cleanup operations at the former Williams AFB? How did you get the information (mail, television, radio, word of mouth, etc.)? What

format did the information come in (newsletter, fact sheet, article, comment, presentation, etc.)? How long had it been since you had heard anything before you got this information?

3. Have you been involved with the former Williams AFB before? For example: Did you serve or work there? Did a friend or family member work or serve there? Have you ever been to events there? If events, what types?
4. Have you ever used the information repository?
5. Have you ever been to a RAB meeting? Would you attend a meeting if you were informed?

Concerns

6. What are your primary concerns about the former Williams AFB? Could you rank your concerns in order of importance for us?
7. What information would you like to receive from the Air Force?

Information Preferences

8. What information would you like to receive about the cleanup?
9. How would you like to receive information (mail, newspaper, presentations at community events, etc.)?
10. How would you like the information you receive to be formatted (newsletter, articles, presentations, letter, etc.)?
11. How often would you like to receive information (monthly, quarterly, annually, etc.)?

Follow up

12. Would you like to be added to the mailing list in order to obtain periodic updates and information regarding the cleanup and reuse of Williams AFB?
13. Who would you recommend we interview to assist us in developing the CIP for Williams AFB?
14. What advice would you give the Air Force on what works well in our current communication plans and what needs improvement?

Responses to these questions and the discussions arising from them made clear the primary concerns, priorities, preferences, and perceptions of the participants.

Overview of Findings

While a sample of 16 persons out of an East Valley population of more than 1.6 million is not large enough for statistical analysis, the interviewees' comments and insights provided valuable information that helped the Air Force determine the most effective methods of conducting community relations efforts. These findings are representative only of the individuals who participated in community interviews, and should not be construed as directly representative of a larger population.

Preferred Communication Methods

Interviewees offered advice for improving communication with the public within the following categories, which are detailed below:

Types of information: Interviewees expressed that it was most important for the Air Force to share with the community information on the following topics:

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1. Updates on major cleanup actions
2. Site monitoring/testing results
3. Updates on property transfer
4. Executive summary/issues-focused information, not technical information

Sources of information: Most cited a preference for information directly from the Air Force and regulators. Some currently receive information on Williams from other local redevelopment or government officials.

Additionally, most interviewees expressed a preference for East Valley media as their primary sources of community information and news versus Phoenix-wide media. Favored sources include the following:

1. *East Valley Tribune*
2. *Independent* newspapers
3. Channel 11 (Mesa) and Channel 11 (Gilbert)
4. *Arizona Republic* (one interviewee)

Methods of communication: More than 90% of the interviewees suggested that, in the future, the Air Force should continue to utilize e-mail and the Internet to share environmental cleanup information with the public. They also appreciate the face-to-face public meetings offered through the RAB. They also recommended the following additional communication methods, which are ranked in general order of preference:

1. AFRPA web site: <http://www.safie.hq.af.mil/afropa/>
2. Fact sheets – primarily electronic, hardcopy as requested, as needed
3. Newsletters – primarily electronic, hardcopy as requested, as needed
4. Annual executive summary
5. Briefings at local organizations, as deemed appropriate

Frequency of communication: Most noted that they prefer receiving information as it is pertinent as opposed to receiving it on an arbitrary periodic timetable. Most interviewees believed that RAB meetings should remain quarterly for the time being, but are amenable to reducing frequency to semiannual or annual meetings as the big issues are resolved and the project winds down.

Communication Suggestions: The majority of interviewees were satisfied with current communication efforts. When asked for feedback, interviewees offered the following comments:

- “Simplify the issues and methods used in order to communicate easily to the public.”
- “Communication is sufficient from my standpoint.”
- “Go deeper and wider with outreach.”
- “The RAB is probably the best conduit for public information.”
- “Continue doing what you’re doing.”

Community Concerns: The primary concerns expressed by the 16 interviewees are as follows:

- Possible TCE/PCE migration off base near site LF004
- TEE implementation at site ST012
- Pace of property transfer in order to expedite redevelopment of final sites

These concerns, which are referred to as “priority issues,” are described in greater detail below.

In addition to these priority issues, participants also mentioned two other, less pressing, concerns, which are sub-sets of the priority issues:

- Future land use restrictions on Parcel N and site LF004, as well as pending supplemental RI results
- Quality of water table in the region and any impact Williams sites may have on it

Priority Issues

Three issues clearly represented the interviewee’s top priorities: Rising groundwater and the supplemental RI at site LF004; cleanup at site ST012 (including the TEE system pilot study); and the pace of cleanup and property transfer.

1. *Site LF004.* The primary concern is the groundwater migration and subsequent elevated levels of TCE and PCE detected at LF004. This may be indicative of a phenomenon of rising groundwater across the Valley. The increased levels of TCE and PCE at site LF004 have led the Air Force to initiate a well-received supplemental RI at the site, that includes testing just south of the base boundary near East Pecos Road. The results of these tests will determine whether TCE and PCE contaminants have migrated off the base boundary. If so, this is particularly significant as it will be the first incident of contamination off the base boundary at Williams. Community members are concerned and cautious, but not alarmed, as no drinking or irrigation wells appear to be impacted and there is no other immediate threat to human health.

Examples of some of the statements made during the interviews include:

- “I have concerns about the impact of rising groundwater across the entire Valley.”
 - “Concerned about the TCE and possible expansion of the plume. All of Queen Creek’s water is being pumped from the deep aquifer.”
 - “Impact of the plume on future redevelopment of the landfill and Parcel N is a main concern.”
 - “The landfill is my number one concern at Williams.”
2. *Site ST012.* Jet fuel contamination and the long-term remedy for groundwater at site ST012 is also a major concern for many of the participants. In 2004, the Air Force began installing a TEE system as part of the site remedy. In 2005, after a detailed technical analysis, the Air Force concluded that the technology did not prove to be effective for use at the site and suspended the TEE system. EPA filed a formal dispute in 2005 and after discussions, the Air

Force agreed to a pilot study of the system at the site to determine whether the system produced effective results. A full-scale implementation of TEE at the site would only be initiated after the results of the pilot study phase are available, have been evaluated, and have been determined to be effective. This TEE system pilot study is scheduled to start operation at the site in November 2008. Interviewees expressed frustration at the Air Force's decision to suspend the TEE system but were also pleased that the Air Force agreed to conduct a pilot study at the site to further evaluate the efficacy of the system as a long-term solution.

Examples of some of the statements made during the interviews include:

- "I am particularly interested in the TEE system."
- "ST012 is a main concern."
- "The pilot program (TEE pilot study) should continue to be prepared."

3. *Rate of cleanup/transfer.* Although the vast majority of real property at the base (96%) has been transferred, there is still much interest in the remaining sites. Participants questioned the amount of time it is taking to clean up and transfer some of the remaining parcels. This is particularly true of economic development leaders and key stakeholders who are slated to receive the property.

Examples of some of the statements made during the interviews include:

- "Let's get a move on with the final sites...get it cleaned up and get it transferred."
- "The tank farm area is taking a long time to clean up and transfer."

Positive Feedback

Overall satisfaction with the cleanup program at Williams was a common theme among participants. In general, most interviewees were pleased with the progress of cleanup. Examples of some of the statements made during the interview and in comments at RAB meetings include:

- "The project at Williams is going smoothly. I am thrilled with the redevelopment at the base."
- "I have confidence in the process and am not worried."
- "The Air Force has been very forthcoming."
- "Most people think the cleanup is going well."
- "I've been pleasantly surprised by the efforts taking place at Williams."

SECTION 4: WILLIAMS AFB COMMUNITY INVOLVEMENT PLAN

Section 4.1, General Conclusions	General Conclusions
Section 4.2, Highlights of Plan	Overall goals and approaches to achieve them
Section 4.3, DoD Principles of Information	Underlying principles that form the foundation for all DoD public affairs and communications efforts
Section 4.4, Air Force Core Values, Mission & Priorities	Review of the Air Force core values, which help guide all environmental communication efforts at Williams
Section 4.5, AFRPA Key Facts	Air Force environmental communication program convictions and facts as they relate to Williams
Section 4.6, Community Involvement Activities	Activities the Air Force will use to address community concerns and preferences
Section 4.7, Correlation of Activities to Issues	Table showing how the activities relate to the priority issues
Section 4.8, Time Frame Summary for Community Involvement Activities	General timetable for activities

4.1 General Conclusions

The following conclusions can be made after analyzing feedback from the community interviews discussed in Section 3 above:

1. The community was most concerned about rising groundwater across the installation, particularly at site LF004, the former landfill, where a supplemental investigation is underway; long-term cleanup solutions for site ST012, the former liquid fuels storage area (including the TEE system); and accelerating cleanup to expedite land availability for redevelopment.
2. The best way to communicate cleanup information with the public is through display ads placed in targeted East Valley publications, utilizing closed circuit television channels hosted by the City of Mesa and Town of Gilbert and continued direct e-mail contact.
3. RAB members still value quarterly meetings at the present time, but are amenable to a reduced meeting frequency as the project moves toward completion in the out-years.

These conclusions form the basis for the plan recommendations that follow.

4.2 Highlights of Plan

The Air Force is fully committed to being open and transparent in its decision-making process. This means the Air Force will continue to involve and solicit input from the community regarding the IRP program at Williams. The Air Force will also proactively make contact with the community and share information in a variety of ways, such as RAB meetings or other public meetings, distribution of informational materials, and participation in community organizations. The ultimate objective is to provide useful information in a form understandable and accessible to the community, via avenues perceived as credible by the community.

To achieve these goals, some broadly applicable approaches will be employed as standard practices in all specific activities:

- Get to know the community; participate in community events
- Proactively make contact with the community and its members
- Shift advertising into more focused local media
- Tailor information to make it understandable and relevant
- Incorporate feedback mechanisms into communication efforts to help evaluate their usefulness

4.3 DoD Principles of Information

It is DoD policy to make available timely and accurate information so that the public, the Congress, and the news media may assess and understand the facts about national security and defense strategy. Requests for information from organizations and private citizens shall be answered quickly.

In carrying out that DoD policy, AFRPA shall apply the following DoD Principles of Information in all its public affairs activities related to the Williams IRP:

- Information shall be made fully and readily available, consistent with statutory requirements, unless its release is precluded by national security constraints or valid statutory mandates or exceptions. The Freedom of Information Act will be supported in both letter and spirit.
- A free flow of general and military information shall be made available, without censorship or propaganda, to the men and women of the Armed Forces and their dependents.
- Information will not be classified or otherwise withheld to protect the Government from criticism or embarrassment.
- Information shall be withheld when disclosure would adversely affect national security, threaten the safety or privacy of U.S. Government personnel or their families, violate the privacy of the citizens of the United States, or be contrary to law.
- The DoD's obligation to provide the public with information on DoD major programs may require detailed public affairs planning and coordination in the DoD and with the other

government agencies. Such activity is to expedite the flow of information to the public; propaganda has no place in DoD public affairs programs.

4.4 Air Force Core Values and Mission

AFRPA is part of the larger U.S. Air Force. As such, it is committed to incorporating the Air Force's core values in all its public affairs activities. These values are:

- *Integrity First.*
- *Service Before Self.*
- *Excellence in All We Do.*

Additionally, communicating the mission of America's Air Force should be an inherent component of all Air Force public affairs activities.

The Air Force mission is *to fly, fight and win... in air, space and cyberspace.*

4.5 AFRPA Key Facts

To best communicate with the community, the convictions which underlie Air Force environmental cleanup programs will be incorporated in all outreach efforts. Information on issues such as environmental contamination and cleanup will be disseminated to a variety of audiences to facilitate these communications.

The following five key facts will be incorporated into any and all future AFRPA informational materials:

- **Safety.** AFRPA is committed to safely and effectively cleaning and transferring property at Williams in a manner that provides the highest level of safety to the public and the environment.
- **Oversight.** AFRPA conducts its activities at Williams in compliance with federal, state and local environmental laws.
- **Partnership.** The IRP process at Williams is conducted through a partnering effort between AFRPA, USEPA, ADEQ, local officials and residents.
- **Stewardship.** AFRPA is a responsible, prudent steward of our national resources-- environmental, human and fiscal.
- **Public involvement.** AFRPA makes every effort to include the public in the Williams IRP and encourages the public to learn more about its efforts at Williams. AFRPA is committed to an open, honest and consistent exchange of information with the American public.

Any future communications with each target audience with this information but also will be tailored to meet specific information needs and interests. Additional specific facts will be developed based on specific issues, projects and/or milestones.

4.6 Community Involvement Activities

Activity 1: Restoration Advisory Board (RAB)

Objective: To provide citizens with a meaningful way to become actively involved, and to provide the Air Force with a viable means of learning citizen concerns and perceptions firsthand.

Method: Community and Air Force co-chairs will continue to host meetings to promote information exchange and discuss topics related to the environmental cleanup of the former base. RAB members include Air Force, EPA, ADEQ, local governmental representatives, and community members. The Air Force publishes advertisements and notices for the meetings in the *East Valley Tribune*, the *East Mesa Independent*, Gilbert's *Your Town* newsletter, and on Channel 11 Mesa and Channel 11 Gilbert. Additionally, the Air Force sends public service announcements to all media listed in Appendix E.

Timing: The RAB currently meets quarterly. Based on feedback from CIP interviewees, community members are amenable to scaling back frequency of meetings as the cleanup project moves closer to completion. At that point, they would be willing to consider annual meetings with periodic e-mail or newsletter updates in lieu of quarterly RAB meetings.

Activity 2: Prepare and Distribute Informational Materials

Objective: To provide community members with current, accurate, understandable and regular information about the cleanup and transfer of Williams.

Method: AFRPA will distribute informational materials as necessary.

Timing: Preparation and distribution of materials is driven by significant events. Events requiring information materials may include, but are not limited to, regulatory requirements, additional cleanup milestones, new projects, meetings, or property transfer. Fact sheets should be updated by end of 2009.

Activity 3: Participate in Community Organizations and Events

Objective: To build relationships among AFRPA representatives and community members.

Method: AFRPA will participate in community events as requested by community members or interested stakeholders. At these events, AFRPA representatives will stay acquainted with community members and will engage in informal information exchange about the progress of environmental cleanup and property transfer. For example, the Air Force provided an informational booth at the Williams 10th

Anniversary Open House & Airshow on October 4, 2003. Additionally, the Air Force provided briefing materials to Len Fuchs, RAB Community Co-Chair, for a December 2004 presentation he made about the Williams project to an East Valley redevelopment organization.

Timing: Attendance at community events will occur as events warrant. The Air Force will engage key stakeholder groups for opportunities to share information at public events. Requests for speakers, display booths or poster sessions will be considered on a case-by-case basis, with reasonable effort made to accommodate as many requests as possible.

Activity 4: Internet and E-mail

Objective: To provide increased access to information about the Williams cleanup, and to allow community members to request information from AFRPA representatives via e-mail.

Method: The Air Force maintains an AFRPA Web site at <http://www.safie.hq.af.mil/afrpa/>. This page includes basic information regarding the Williams cleanup program, fact sheets, RAB meeting minutes and other pertinent documents. There is also a link to the online AR at this site. In addition to this Web site, AFRPA representatives may utilize e-mail as one of several methods by which to correspond with interested community members. RAB members have repeatedly expressed a preference for communicating via e-mail and Web-based information.

Timing: Ongoing.

Activity 5: Media Relations

Objective: To encourage accurate media coverage of major events or milestones.

Method: AFRPA will issue media advisories to inform journalists of newsworthy developments in the cleanup program or property transfer. Placement of updated Williams fact sheets and information on the AFRPA Web site will serve as an online press kit. Additionally, any media requests for information will be answered as quickly as possible.

Timing: Quarterly for publicizing RAB meetings. As needed for other issues, events and milestones.

Activity 6: Toll-Free Number

Objective: To enable citizens to get the latest information when they need it without incurring any cost.

Method: AFRPA will continue to advertise the availability of this toll-free telephone number (1-866-725-7617) in all public advertisements. The line is answered during

normal business hours, and is checked daily for after-hours messages. Questions and responses will be documented in a database.

Timing: Ongoing. The toll-free phone number will be included in every display advertisement and public information product related to Williams.

Activity 7: Public Meetings, Availability, and Poster Sessions

Objective: To update the community on cleanup progress, property transfer and to address community questions, concerns, ideas, and comments.

Method: During these sessions, the residents are able to speak with the AFRPA staff on a one-on-one basis. AFRPA often uses visual aids, such as fact sheets and posters, to explain the cleanup and encourage discussion. Notices announcing the meetings will be published in the *East Valley Tribune*, the *East Mesa Independent* and other media. The public comment periods may also be announced in informational materials, such as newsletters, fact sheets, or other correspondence. AFRPA holds most public meetings during the evening in locations convenient to the community. Suggested meeting locations are included in Appendix F.

Timing: As required.

Activity 8: Public Comment Periods

Objectives: To give community members an opportunity to review and comment on environmental cleanup and property transfer plans and to give the Air Force valuable feedback to use in the decision-making process.

Method: The Air Force announces public comment periods in the *East Valley Tribune*, the *East Mesa Independent* and other media. The public comment periods may also be announced in informational materials, such as newsletters, fact sheets, or other correspondence.

Timing: As required. Public comment periods run for 30 days and allow residents the opportunity to comment on issues such as property transfer, selected cleanup methods and record of decision draft documents.

Activity 9: Responsiveness Summaries

Objectives: To summarize comments received during comment periods; to document how the Air Force has considered those comments during the decision-making process; and to provide responses to comments.

Method: The Air Force prepares responsiveness summaries to address community input received during public comment periods. Responsiveness summaries are filed in the AR.

Timing: As required.

Activity 10: Revise Community Involvement Plan

Objective: To identify and address community concerns and preferences regarding the environmental cleanup and property transfer programs.

Method: AFRPA revises the Williams CIP in a tailored application of the EPA's "Superfund Community Involvement Toolkit."

Timing: AFRPA will revise the CIP as events or significant program milestones warrant, preferably every five years.

Activity 11: Maintain the Administrative Record/Information Repositories

Objective: To provide residents with access to the documents and resources used by the Air Force to reach decisions about environmental cleanup and property transfer.

Method: The AR(s) will be located in the IRs at the ASU Poly Library, the AR Online and the EPA and ADEQ records centers. (See Appendix F for addresses.)

Timing: The AR/IR is updated as final documents become available. It should be noted that most RAB members also have expressed an interest in having current key documents posted on the Williams page of the AFRPA Web site in addition to placement in the formal AR, for ease of access.

4.7 Correlation of Activities to Issues

This table lists recommended communication activities that will address the issues of concern for the community determined during the CIP interview process. Table 3 also identifies the corresponding issues of concern each activity addresses.

Table 3. Correlation of Activities to Issues

Activity	Issue Addressed			
	Cleanup activities at ST012 (incl. TEE)	Site investigation results at LF004	Property transfer/reuse availability	ROD or ROD-Amendment
Restoration Advisory Board	✓	✓	✓	✓
Prepare and Distribute Informational Materials	✓	✓	✓	✓
Participate in Community Organizations and Events	✓			
Internet and E-mail	✓	✓	✓	✓

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	Issue Addressed			
Media Relations	✓	✓	✓	✓
Toll-Free Number	✓	✓	✓	✓
Public Meetings, Availability, and Poster Sessions	✓	✓	✓	✓
Public Comment Periods	✓	✓	✓	✓
Responsiveness Summaries	✓	✓	✓	✓
Revise Community Involvement Plan		✓		
Maintain Administrative Record/Information Repository	✓	✓	✓	✓

4.8 Timing Summary for Community Involvement Activities

Table 4 provides a general summary of the frequency in which community relations activities will be performed.

Table 4. Timing Summary for Community Relations Activities

Activity	Timeframe
Restoration Advisory Board	Quarterly or semi-annually through signing of final ROD
Prepare and Distribute Informational Materials	Event-driven; As needed
Participate in Community Organizations and Events	Event-driven; As requested
Internet and E-mail	Ongoing
Media Relations	As needed
Toll-Free Number	Ongoing
Public Meetings, Availability, and Poster Sessions	As required
Public Comment Periods	As required
Responsiveness Summaries	As required
Revise Community Involvement Relations Plan	Every five years
Maintain Administrative Record/Information Repository	Ongoing

SECTION 5: CONCLUSION

The Williams CIP is the comprehensive strategy for all current and future AFRPA community involvement and outreach activities at the site. This strategy allows for the identification of issues, problems, and actions that require outreach. While the relationship between AFRPA personnel and community residents is cordial and one of trust, this relationship has not occurred by chance. Rather, it has been built through a concerted effort of credible and consistent communication between the Air Force, environmental regulators, key stakeholders, interested citizens and the media.

In order to ensure a continued climate of trust, residents require ongoing, focused attention placed on their key concerns. These primarily center on rising groundwater across the installation, particularly at site LF004, the former landfill, where a supplemental investigation is underway; the impact of that rising groundwater on possible TCE/PCE migration off site; long-term cleanup solutions for site ST012, the former liquid fuels storage area (including the Thermal-Enhanced Extraction system); and the pace of property transfer for redevelopment.

As defined in this plan, these issues will be addressed through quarterly RAB meetings for the foreseeable future; deliberate, focused outreach efforts to key public audiences and targeted East Valley news media; and open engagement and education with the public/key stakeholders on major issues and cleanup activities.

Underlying all AFRPA efforts at Williams is a culture of responsible stewardship of resources, a spirit of public responsiveness and a full commitment to the Air Force core values of *Integrity First, Service before Self* and *Excellence in All We Do*.

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 Fax: 520-836-3876
 E-mail: david.snider@co.pinal.az.us

Local Elected & Appointed Officials

Mayor Keno Hawker
 City of Mesa
 P.O. Box 1466
 Mesa, AZ 85211-1466
 Phone: 480-644-2388
 Fax: 480-644-2175
 E-mail: mayor.hawker@cityofmesa.org

Mayor Steven M. Berman
 Town of Gilbert
 50 E. Civic Center Dr.
 Gilbert, AZ 85296
 Phone: 480-503-6860
 E-mail: mayor@ci.gilbert.az.us

Mayor Art Sanders
 City of Queen Creek
 22350 S. Ellsworth Rd.
 Queen Creek, AZ 85242
 Phone: 480-358-3000
 Fax: 480-358-3189
 E-mail: art.sanders@queencreek.org

Christopher Brady
 City Manager
 City of Mesa
 P.O. Box 1466
 Mesa, AZ 85211-1466
 Phone: 480-644-2066
 E-mail: COMmanager@cityofmesa.org

Fax: 480-497-3398
E-mail: superintendent@gilbert.k12.az.us

Debra Dollar
Assistant City Manager
City of Mesa
P.O. Box 1466
Phone: 480-644-2309
E-mail: debra.dollar@cityofmesa.org

Dr. James Murlless
Superintendent
Queen Creek Unified School District
20740 S. Ellsworth Road
Queen Creek, AZ 85242
Phone: 480-987-5935

George Pettit
Town Manager
Town of Gilbert
50 E. Civic Center Dr.
Gilbert, AZ 85296
Phone: 480-503-6864
E-mail: georgep@ci.gilbert.az.us

Dr. Joyce Lutrey
Superintendent
Higley Unified School District
15201 S. Higley Rd.
Gilbert, AZ 85295
Phone: 480-279-7016
Fax: 480-279-7005
Email: jlutrey@husd.org

Lonnie Frost
Director, Public Works
Town of Gilbert
90 E. Civic Center Dr.
Gilbert, AZ 85296
Phone: 480-503-6700

John Kross
Acting Town Manager
City of Queen Creek
22350 S. Ellsworth Rd.
Queen Creek, AZ 85242
Phone: 480-358-3179
Fax: 480-358-3001
E-mail: john.kross@queencreek.org

Dr. Debra Duvall
Superintendent
Mesa Public Schools
63 E. Main #101
Mesa, AZ 85201
Phone: 480-472-0000
E-mail: dlduvall@mpsaz.org

Dr. Bradley K. Barrett
Superintendent
Gilbert Public Schools
140 S. Gilbert Road
Gilbert, AZ 85296
Phone: 480-497-3397

APPENDIX C: RESTORATION ADVISORY BOARD

Government Co-Chairperson

Mr. William Lopp
Williams BRAC Environmental Coordinator
Air Force Center for Engineering & the Environment
AFCEE/BCW
3300 Sidney Brooks
Brooks City-Base, TX 78235
Phone: 210-536-4170
E-mail: william.lope@brooks.af.mil

Community Co-Chairperson*

Mr. Len Fuchs

AFRPA Public Affairs Officer

Ms. Linda Geissinger
AFRPA Western Region Execution Center
Office of Public Affairs
411 Olson St.
McClellan, CA 95652-1003
Phone: 916-643-6420, ext. 109
E-mail: linda.geissinger@lackland.af.mil

Public Members*

Mr. Scott Bouchie
Ms. Pat Chumbley
Ms. Lisa Marie Gerdl
Mr. James Holt
Ms. Jeanne Humphries
Mr. Dennis Orr
Mr. Thomas Schuett
Ms. Beverly Selvage
Mr. Matthew Smith
Mr. Jim Wieland
Mr. Tom Zuppan

*Indicates community member, therefore home telephone number and address not provided for public record or distribution.

APPENDIX D: ASSOCIATED AGENCIES/PARTIES

Maricopa County Department of Public Health

Public Health Administration Bldg.
4041 N. Central Ave.
Phoenix, AZ 85012
Phone: 602-506-6900
Fax: 602-506-6885
www.maricopa.gov/public_health/

Mesa Police Department

Police Chief George Gascon
130 North Robson
Mesa, AZ 85201
Phone: 480-644-2071
www.cityofmesa.org/police

Mesa Fire Department

Fire Chief Harry Beck
40 N. Center #115
Mesa, AZ 85201
Phone: 480-644-2101
www.cityofmesa.org/fire

Mesa Chamber of Commerce

Charlie Deaton
President & CEO
120 N. Center
Mesa, AZ 85201
Phone: 480-969-1307, ext. 3022
E-mail: cdeaton@mesachamber.org
www.mesachamber.org

Gilbert Chamber of Commerce

Kathy Langdon
President & CEO
P.O. Box 527
Gilbert, AZ 85299
Phone: (480) 892-1103
Fax: 602-250-5735
E-mail: kathy@gilbertchamber.com
www.gilbertaz.com

Queen Creek Chamber of Commerce

Vince Davis
President
P.O. Box 505
Queen Creek, AZ 85242
480.888.1709
president@queencreekchamber.org
www.queencreekchamber.org

East Valley Partnership

Roc Arnett
President & CEO
P.O. Box 1900
Chandler, AZ 85244-1900
Phone: 480-834-8335
Fax: 480-632-7621
E-mail: rarnett@evp-az.org
www.evp-az.org/

East Valley Think Tank

Dr. Bernie Ronan
Executive Director
145 North Centennial Way
Mesa, AZ 85201
Phone: 480-461-6139
Fax: 480-461-6218
E-mail: ronan@mc.maricopa.edu
www.evtt.org

Environmental Fund of Arizona

Katrina Rogers
President
644 N Country Club Dr
Mesa, AZ 85201
Phone: 480-969-3682
E-mail: efaz@efaz.org
www.efaz.org

Sierra Club, Grand Canyon Chapter

Blair McLaughlin
Palo Verde Group Chairman
202 E. McDowell Rd., Suite 277
Phoenix, AZ 85004
Phone: 602-253-8633
E-mail: blair.mclaughlin@cox.net
www.sierraclub.org/paloverde/

Superstition Area Land Trust (SALT)

P.O. Box 582
Apache Junction, AZ 85217
Phone: 480-983-2345
www.azsalt.org

Arizona State University Polytechnic Campus

Jean N. Humphries
Assistant Vice Provost, Administrative Services
Phone: (480) 727-1086
E-mail: jeanh@asu.edu
<http://poly.asu.edu/admin/>

C. Vinette Williams
Director of Public Affairs
7001 E. Williams Field Rd.
Bldg. 10
Mesa, AZ 85212
Phone: 480-727-1140
Fax: 480-727-1876
E-mail: CVWilliams@asu.edu
www.poly.asu.edu/pa/

Phoenix-Mesa Gateway Airport

Lynn Kusy
Executive Director
5835 S. Sossaman Road
Mesa, AZ 85212
Phone: 480-988-7600
Fax: 480-988-2315
E-mail: lkusy@flywga.org
www.phxmesagateway.org

Brian Sexton
Public Information Officer
5835 S. Sossaman Road
Mesa, AZ 85212
480-988-7618
E-mail: bsexton@flywga.org
www.phxmesagateway.org

Gila River Indian Community

Lt. Gov. Jennifer Allison-Ray
c/o Executive Office
525 W. Gu U Ki
Sacaton, AZ 85247
Phone: 520-562-9840
Fax: 520-562-9849
www.gric.nsn.us

APPENDIX F: MEDIA CONTACT

Print

East Valley Tribune

Lucille Mongiello-Keys
Tribune Newspapers
120 W. 1st Avenue
Mesa, AZ 85210
Phone: 480-898-6482
Fax: 480-898-6463
E-mail: lmongiello@aztrib.com
www.eastvalleytribune.com

East Mesa Independent

Lisa Grassie
Ad Services Manager
850 S. Ironwood #112
Apache Junction, AZ 85520
Phone: 480-982-7799
Newsroom phone: 480-982-7799
Fax: 480-671-0016
E-mail: wkdirr@yahoo.com
www2.newszap.com/eastmesa

Your Town

Garin Groff
Town of Gilbert
50 E. Civic Center
Gilbert, AZ 85296
Phone: 480-503-6766
E-mail: garing@ci.gilbert.az.us
www.ci.gilbert.az.us/townmanager/publicinfo.cfm

The Business Journal of Phoenix

101 N. First Avenue, Ste. 2300
Phoenix, AZ 85003
Phone: 602-230-8400
Fax: 602-230-0955
Email: phoenix@bizjournals.com
www.phoenix.bizjournals.com

Arizona Republic

Susan Folz
P.O. Box 200
Phoenix, AZ 85001
Phone: 602-444-8410
Fax: 602-444-8691
E-mail: susan.folz@pni.com
www.azcentral.com

Television

KNXV Channel 15 ABC

515 N. 44th St.
Phoenix, AZ 85008
Phone: 602-273-1500
Fax: 602-685-6363
E-mail: sundaydaybreak@abc15.com
E-mail: sonoranliving@abc15.com
E-mail: news15@abc15.com
www.abc15.com

KPHO Channel 5 CBS

4016 N. Black Canyon Hwy.
Phoenix, AZ 85017
Phone: 602-650-0711
Fax: 602-650-0761
E-mail: cbs5news@kpho.com
E-mail: morningnews@kpho.com
www.kpho.com

KPNX Channel 12 MSNBC

1101 N. Central Ave.
Phoenix, AZ 85004
Phone: 602-257-6630
Fax: 602-257-6519
E-mail: assignmentdesk@kpnx.com
www.azcentral.com/12news/

KSAZ Channel 10 FOX

511 W. Adams St.

Phoenix, AZ 85003

Phone: 602-257-1234

Fax: 602-262-0181

E-mail: fox10desk@foxtv.comwww.myfoxphoenix.com**KTVK Channel 3 (Independent)**5555 N. 7th Ave.

Phoenix, AZ 85013

Phone: 602-207-3333

Fax: 602-207-3545

www.azfamily.com**KAZT Channel 13 (Independent)**

4343 E. Camelback

Phoenix, AZ 85018

Phone: 602-224-0027

Fax: 602-224-2214

E-mail: programming@arizonasown.comwww.arizonasown.com**Channel 11 Mesa (closed circuit)**

Chris Beasley

Program Director

20 E. Main St., Ste. 300

Mesa, AZ 85201

Phone: 480-644-2533

E-mail: chris@mesachannel11.comwww.mesachannel11.com

Sonia Eckler

Phone: 480-644-2533

E-mail: sonia.eckler@cityofmesa.orgwww.mesachannel11.com**Channel 11 Gilbert (closed circuit)**

Greg Svelund

50 E. Civic Center

Gilbert, AZ 85296

Phone: 480-503-6766

E-mail: gregs@ci.gilbert.az.uswww.ci.gilbert.az.us/townmanager/channel11.cfm**Radio****KKNT 960 AM**

2425 E. Camelback Rd. Ste. 570

Phoenix, AZ 85016

Phone: 602-955-9600

Fax: 602-955-7860

E-mail: jgibson@kknt960.comwww.kknt960.com**KFNX 1100 AM**2001 N. 3rd St., Ste. 102

Phoenix, AZ 85004

Phone: 602-277-1100

Fax: 602-248-1478

E-mail: janteri@1100kfnx.comwww.1100kfnx.com/**KFYI 550 AM**

4686 E. Van Buren St., Ste. 300

Phoenix, AZ 85008

Phone: 602-374-6000

Fax: 602-650-5280

E-mail: kfyinews@clearchannel.comwww.kfyi.com**KAZG 1440 AM**

Scott Anderson

President/General Manager

East Valley Radio Network

1045 E. University Drive

Mesa, AZ 85203

Phone: 480-464-3025

E-mail: scott@eastvalleyradionetwork.comwww.eastvalleyradionetwork.com**KJZZ 91.5 FM**2323 W. 14th St.

Tempe, AZ 85281

Phone: 480-834-5627

Fax: 480-774-8475

Attn: Bill Shedd

E-mail: calendar@kjzz.orgwww.kjzz.org

APPENDIX G: MEETING AND REPOSITORY LOCATIONS AND OTHER RESOURCES

Meeting Location

Highland High School

4301 East Guadalupe Rd.
Gilbert, AZ 85234

(Routinely the site of RAB/public meetings)

Repository Locations

Administrative Record Online

<https://afarpaar.lackland.af.mil/ar/>

Arizona State University East Library

7001 E. Williams Field Road, Bldg. 20
(480) 727-1157
Point of contact: Ellen Welty

U.S. Environmental Protection Agency

Superfund Records Center

Mail Stop SFD-7C
95 Hawthorne Street, Room 403
San Francisco, CA 94105
Phone: 415-536-2000

Arizona Department of Environmental Quality

Records Center

1110 W. Washington St.
Phoenix AZ 85007
Phone: 602-771-4380

Other Resources

Air Force Real Property Agency Web Site

<http://www.safie.hq.af.mil/afarpa/>

Air Force Real Property Agency Toll Free Number

1-866-725-7617

Arizona Department of Environmental Quality website

<http://www.azdeq.gov/>

EPA Federal Facilities Restoration and Reuse Policy and Guidance

<http://www.epa.gov/fedfac/policy.htm>

Office of the Deputy Undersecretary of Defense for Installations and Environment

<http://www.acq.osd.mil/ie/>

Superfund Community Involvement Handbook

http://www.epa.gov/superfund/community/cag/pdfs/ci_handbook.pdf

CERCLA Public Participation Guidance

<http://www.epa.gov/superfund/programs/recycle/tools/cercla/9617.htm>

RCRA Public Participation Manual

<http://www.epa.gov/epaoswer/hazwaste/permit/pubpart/manual.htm>

U.S. Census Bureau

<http://www.census.gov>

East Valley Partnership's "Williams Gateway Area: Ready for Takeoff " (Urban Land Institute Advisory Services Panel Briefing), September 2006

www.evp-az.org

FY 2006 Defense Environmental Restoration Program (DERP) Annual Report to Congress

<https://www.denix.osd.mil/portal/page/portal/denix/environment/cleanup/ARC/FY2006>

Agency for Toxic Substances & Disease Registry (ATSDR) ToxFAQs

<http://www.atsdr.cdc.gov/toxfaq.html>

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