

Air Force Real Property Agency
Air Force Center for Environmental Excellence

Integrity - Service - Excellence

Williams AFB
Restoration Advisory Board



February 3, 2004

Williams Gateway Authority Board Room

5835 S. Sossaman Rd.

Mesa, AZ

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Agenda

7:00 pm	Welcome/Intro	Mr. Bill Lopp
7:05 pm	Community Co-Chair Welcome	Mr. Len Fuchs
7:10 pm	Meeting Goals/Order of Business	Mr. Bill Lopp
7:15 pm	Approval of August meeting minutes/ Presentation of November minutes	Ms. Amber Cargile
7:20 pm	Update on Williams Environmental Program	Mr. Bill Lopp



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Agenda, cont.

7:35 pm	Property Transfer Process Presentation	Mr. Bill Lopp
8:20 pm	Old Business/Action Items:	
	Charter Report	Mr. Jonathan Johns
	Appointment of ASU RAB alternate	Ms. Amber Cargile
	Website Demo	Mr. Doug Karas
	Information Repository	Mr. Bill Lopp



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Agenda, cont.

- 8:50 pm Meeting Wrap-Up:**
- Review Action Items Mr. Bill Lopp**
 - Call for Agenda Items Mr. Bill Lopp**
 - Set date for next RAB Mr. Bill Lopp meeting**
- 9:00 pm Meeting Adjourns Mr. Bill Lopp**



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Welcome & Introductions

- **Former Williams AFB BRAC Cleanup Team**
 - Mr. William Lopp, AFRPA BEC
 - Mr. Mike Wolfram, RPM USEPA Region 9
 - Mr. Frank Smaila, RPM ADEQ
 - Mr. Chris Morris, AFRPA

- **Air Force Real Property Agency**
 - Mr. Doug Karas, Community Relations



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Community Co-Chair Welcome

Presented by Mr. Len Fuchs,
RAB Co-Chairman



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Meeting Goals

- **Update on Williams cleanup program and timeline**
- **Provide overview of property transfer process**
- **Address “old business” and action items from previous meeting**
- **Recommend agenda items for next meeting**



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RAB Meeting Minutes

- **Approve August 2003 RAB meeting minutes**
- **Presentation of November 2003 meeting minutes**



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Update on Williams Cleanup

Presented by Mr. Bill Lopp,
BEC

- **AF will present Work Plans to install and operate the treatment systems at the former Fuel Storage Area (Site ST012)**
 - **Draft Thermal Enhanced Extraction (TEE) Work Plan will be presented to regulatory agencies tomorrow**
 - **Draft Soil Vapor Extraction Work Plan will be submitted in two weeks**
 - **Both Draft Work Plans will be placed in the Information Repository (ASU East Library)**



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Update on Williams Cleanup (Contd)

- **Contracting actions underway for the FY04 projects**
- **Proposed Plan (PP) and Record of Decision Amendment (RODA) for Operable Unit 3 (OU#) – Fire Training Area #2**
 - **15 Feb PP published for public comment**
 - **15 May RODA to regulatory agencies**
 - **15 Jul RODA signed**
- **ROD for OU6 – Old Pesticide & Paint Storage Area**
 - **10 Apr to regulatory agencies**
 - **10 Jun Signature**



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Property Transfer Process

Presented by Mr. Bill Lopp,
BEC
and Mr. Terry Messenger,
Booz Allen Hamilton

- **Environmental Baseline Survey (EBS)**
 - **Published in Dec 93 for Williams AFB**
 - **Addressed environmental condition of all property on Williams**
 - **Placed various properties one of seven categories**
 - **Category 1: Areas where no storage, release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).**



Property Transfer Process (Contd)

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■ **EBS Categories Contd:**

- **Category 2: Areas where only storage of hazardous substances or petroleum products has occurred (but no release, disposal, or migration from adjacent areas has occurred).**
- **Category 3: Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but at concentrations that do not require a removal or remedial action.**
- **Category 4: Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, and all remedial actions necessary to protect human health and the environment have been taken.**
- **Category 5: Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, removal and/or remedial actions are underway, but all required remedial actions have not yet been taken.**
- **Category 6: Areas where storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred, but required response action:5 have not yet been implemented.**
- **Category 7: Areas that are unevaluated or require additional evaluation.**



Property Transfer Process (Contd)

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- **Supplemental EBS (SEBS)**
 - **SEBS conducted for each parcel to be transferred just prior to the transfer**
 - **Updates environmental condition of property since the publication of the EBS**
 - **Includes a Visual Site Inspection conducted within 90 days of the signature of the Finding of Suitability to Transfer (FOST)**
 - **Signed by BRAC Environmental Coordinator (BEC)**
 - **Used by the Director of the Air Force Real Property Agency (AFRPA) to disclose the historical use of property and to establish appropriate restrictions in the deed**



Property Transfer Process (Contd)

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- **Finding of Suitability to Transfer (FOST)**
 - **Describes property (legal description)**
 - **States consistency with the National Environmental Policy Act (NEPA) Environmental Impact Statement Record of Decision for transfer of the property**
 - **States the environmental condition of the property**
 - **Provides notifications regarding historical use of the property (e.g., archeological sites, hazardous material storage, hazardous waste disposal, environmental cleanups, etc.)**
 - **Establishes future use restrictions**



Property Transfer Process (Contd)

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- **30 day public comment period on intent to transfer property (draft FOST & SEBS for review)**
- **Regulatory agency comment on draft FOST**
- **FOST signed by AFRPA Director**
- **AFRPA assigns property to the federal agency sponsoring the transfer (e.g., Dept. of Education, Federal Aviation Authority, Dept. of Public Health)**
- **Property is deeded by the sponsoring federal agency with the assistance of AFRPA**



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Property Transfer Process (Contd)

- **Land Use Control Management Plan**



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Old Business/Action Items

- **Charter subcommittee report**
- **Nomination of ASU RAB alternate**
- **RAB Website demo**
- **Information Repository update**



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Meeting Wrap-Up

- **Review action Items for next meeting**
- **Propose agenda Items for Next Meeting**
- **Next RAB Meeting proposed for
Tuesday, May 4th; 7:00 – 9:00 p.m.**