



CARSWELL AFB
TEXAS

ADMINISTRATIVE RECORD
COVER SHEET

AR File Number 772



**Carswell/Plant 4
Restoration Advisory Board Meeting
November 16, 2006
6:00–8:00 pm**

Agenda

Welcome/Introductions/Minutes	5 minutes
Westworth Redevelopment Authority Update	5 minutes
Action Items	
Air Force Plant 4/George Walters Program Update	15 minutes
– TCE Plume Animation	
– General Update	
Carswell Off-Base/Norma Landez Air Force Real Property Agency Program Update	20 minutes
– Property Transfer	
DoD Final RAB Rule/Estella Holmes	5 minutes
USEPA/Robert Sullivan	15 minutes
– AFP 4 Explanation of Significant Differences (Golf Course)	
– Certification of Preliminary Closeout Report	
Next Meeting Agenda	5 minutes
Open Discussion/Questions	5 minutes

CARSWELL/PLANT 4 RESTORATION ADVISORY BOARD MEETING

DRAFT Summary Minutes of November 16, 2006 Regular Quarterly Meeting

A regular meeting of the Carswell/Plant 4 Restoration Advisory Board (RAB) was held November 16, 2006 at the Lockheed Martin Recreation Association Ranch House, 3400 Bryant Irvin Road. The RAB meeting began at 6:00 p.m.

AGENDA

Welcome/Introductions/Minutes

Westworth Redevelopment Authority Update (Leland Clemons)

Action Items

Air Force Plant 4 (George Walters)

Program Update

- TCE Plume Animation
- General Update

Carswell Off-Base (Norma Landez)

Air Force Real Property Agency

- Program Update
- Property Transfer

DoD Final RAB Rule (Estella Holmes)

USEPA (Robert Sullivan)

- AFP 4 Explanation of Significant Differences (Golf Course)
- Certificate of Preliminary Closeout Report

Next Meeting Agenda

Open Discussion/Questions

Ms. Chris Baack, Community Co-Chair, called the meeting to order. Introductions were made by all in attendance. The minutes from the May 2006 RAB meeting were brought up for approval. Two corrections were suggested. Mr. Clemons asked that the description of traffic on 183 be corrected and Mr. Robbins asked that his name be removed from the minutes as he was not in attendance at the last meeting. The revised minutes will be re-issued. There were no action items from the May 2006 meeting.

WESTWORTH REDEVELOPMENT AUTHORITY

Leland Clemons provided an update on the activities of the Westworth Redevelopment Authority. Mr. Clemons said things were progressing along well and anyone that has driven by that area has seen a lot of infrastructure work going on. Following completion of this work there are several large retailers looking into this area. Several parties are also interested in office space. Mr. Clemons said there is a shortage of quality office space in the area. He added that much of the interest stems from Wal-Mart's presence. In addition to retail and office space, residential construction is under consideration. This will provide space for people to live in the area and frequent these retailers and businesses. Mr. Clemons said that at present, approximately 900 jobs have been created by the project. The target of 1,200 jobs should be reached by 2008.

AIR FORCE PLANT 4

Program Update

Mr. Walters introduced himself as the Restoration Project Manager for Air Force Plant 4 (AFP 4) from Wright-Patterson AFB in Dayton, Ohio.

Mr. Walters began his presentation with the Riverside Wastewater Treatment Plant. The plant is on the other side of Fort Worth. He said there wasn't much to tell at this point, only that the City of Fort Worth had requested \$18 million from the Air Force for contamination at the treatment plant. The contamination consisted of PCBs and metals. The treatment plant had closed in 1979. Mr. Walters did not know which Air Force office would handle this.

Mr. Walters discussed PCB source sampling activities around Plant 4. He said the USGS had sampled Lake Worth in August and the results should be back by January. Sampling was also conducted around the Plant itself. After review of the minutes, Mr. Walters said while there are no "Hot Spots" detected, there are 4-5 areas that had detections and will be looked at closer, one being the Substation. Lockheed is looking at additional activities (for one, street sweeping), that can reduce the already low levels found from sampling.

Long-term monitoring of the groundwater includes sampling of a number of wells. There are a lot of wells at AFP 4 and not all are sampled each time. However, all wells have been sampled at one time or another. Certain wells are selected that will optimize the data. These are selected by their location in relation to the plume and their levels of TCE. One well that was sampled once had high levels of TCE and recent sampling shows it has low levels.

Mr. Walters presented the plume animation and offered a copy to anyone that wanted one. He discussed the different remedial activities that had been used in the treatment of hotspots within the plume such as the permeable reactive barrier and the groundwater treatment system. Mr. Walters said the hotspots were easy to treat but the overall plume is a different matter. He likened treating hotspots to picking low hanging fruit. These are easy to get at and show dramatic results. The overall plume is a different matter. TCE is in the soil. After the groundwater is treated, TCE is released by the soil back into the groundwater. This causes a rebound in contaminant levels. When sampling is conducted, the rebound is looked for carefully. Mr. Walters said low levels of

TCE are harder to treat and can take a long time to show results. The reductions are not as dramatic as with hotspots.

Mr. Walters concluded his presentation.

CARSWELL OFF-BASE

Program Update

Ms. Landez introduced herself as the BRAC Environmental Coordinator for the former Carswell Air Force Base.

Ms. Landez said the Sanitary Sewer System was one of the last sites for which she was responsible. All fieldwork for the site has been completed the deed certification to TCEQ and AFCEE. Ms. Landez is awaiting the closure approval letter from TCEQ.

The Draft Final Preliminary Assessment and Site Inspection Report for the Radiological Maintenance Munitions Waste Site was submitted to the USEPA and the TCEQ in June 2006. These agencies approved the report in July and the Air Force Safety Center approved the report in August 2006.

The Weapons Storage Area EOD Clearance Explosives Safety Submission was approved. This document details how the clearance work would be completed. Ms. Landez said following the approval, all clearance activities had been completed. An After Action Report prepared and submitted to the USEPA, TCEQ and the Air Force Safety Center in October 2006. After approval of the report by these agencies, a Finding of Suitability to Transfer will be prepared and submitted to the USEPA. Once that is approved, the property can be transferred. Ms. Landez said the target transfer date is May, 2007. The transfer will be a public sale of the property.

Property Transfer

The remaining portion of the Golf Course is just about completed. Ms. Landez said the ESD is being revised based on USEPA comments and will be submitted as a draft final. Once that is approved and the USEPA provides comments on the Operating Properly and Successfully Determination Report, the property transfer can take place. Land use controls will be included in the deed to the property and Ms. Landez said she anticipates the transfer taking place in December, 2006.

Ms. Landez concluded her presentation.

DoD FINAL RAB RULE

Ms. Estella Holmes, Air Force Public Affairs, introduced herself and said she was going to briefly discuss the DoD Final RAB Rule. The rule was made public in May 2006 after a comment period in 2005. A copy had been mailed out to the RAB members. The introduction to the final rule says there were no significant changes made following the public comment period.

Ms. Holmes said the Final RAB Rule takes the past guidance and creates a regulation to be followed by all branches of the military. The rule sets out the requirements to be met when forming a RAB, what a RAB can and cannot do, and establishes procedures for dissolving or adjourning a RAB. Ms. Holmes stated the Carswell/Plant 4 Charter had been reviewed against the draft RAB Rule and amended as needed. The RAB members voted to approve the revised charter in February. When the final rule was released, the charter was again reviewed and no further changes were required.

USEPA

Certificate of Preliminary Closeout Report

Mr. Robert Sullivan introduced himself as the US EPA Program Manager for AFP 4. Mr. Sullivan said he was here to award a Certificate of Completion to the Air Force for activities performed at AFP 4.

Mr. Sullivan said the Superfund process is sometimes a long process. At AFP 4, the ROD was signed in 1990. The first treatment systems were installed in 1993. These systems were revised and upgraded between 1999 and 2001. Long-term monitoring began in 2001-2002 and the permeable Reactive Barrier was installed in 2002. In the past decade a lot of work had been done.

Mr. Sullivan said all the presentations to the RAB are condensations of the large technical reports submitted to the TCEQ and the EPA and that the Air Force currently submits bi-annual reports to the regulators. All of these reports are in the Administrative Record. These reports record all of the engineering, construction, studies, water treatment and all the data over the years. Using this information, the Air Force prepared the Final Interim Action Remediation Report. The reports documents all the treatment systems in the ROD have been put in place and are operating successfully. This means the site is "construction complete." All the required construction has been put in to meet the recommended remediation goals for the cleanup of groundwater. The EPA approved the report in June, 2006

Mr. Sullivan said this was a large milestone in the cleanup process. First there is the ROD, followed by the construction completion, which is followed by delisting from the NPL. These are the three major goals of Superfund cleanup. The EPA is very proud of the achievement. There were 40 of these in 2006 and AFP 4 was one of them.

Based on the report, the EPA prepared a Preliminary Closeout Report. This report documents the construction completion. It documents a decade of hard work getting the site where it is today and agrees that AFP 4 is construction complete.

Mr. Sullivan presented a Certificate of Completion to Mr. Walters.

AFP 4 Explanation of Significant Differences

Mr. Sullivan next discussed the Explanation of Significant Differences (ESD) that Ms. Landez had presented. The ROD states that TCE contamination will not be permitted to

migrate offsite in levels above the state standard. When the Golf Course is transferred to private owners, the TCE concentrations in the groundwater that exceed the standard will be offsite for the first time. This is in violation of the language in the ROD. The EPA views this as a significant difference and requires that an explanation of the significant difference be prepared for the ROD. The Air Force prepared a draft ESD that the EPA has commented on. A Draft Final ESD is being prepared by the Air Force for submission to the regulators. Since an ESD does not require a public comment period, Mr. Sullivan said he was discussing this to let the RAB and the public know this was taking place. When the ESD is approved, it will be placed in the Administrative Record. A notice will also go out alerting the public that the document is available in the Administrative Record.

NEXT MEETING

The next RAB meeting will be May 10, 2007. The RAB meeting will be held at the Lockheed Martin Recreation Association Ranch House, 3400 Bryant Irvin Road, Fort Worth, Texas. A notice will be sent out with the draft minutes prior to the meeting

OPEN DISCUSSION/QUESTIONS

There were no further questions or discussion.

The meeting was adjourned.

IN ATTENDANCE (signed-in)

Carswell Off-Base

Norma Landez, Air Force Real Property Agency
Christiana Hewitt, Air Force Real Property Agency

Air Force Plant 4

George Walters, AFP 4 Project Manager, ASC, Wright Patterson Air Force Base
Estella Holmes, ASC Public Affairs, Wright Patterson Air Force Base

US Air Force

Shane Cohen, Air Force, JACE-CR
Everett Taylor, AFCEE CCR/D
Capt. Craig Holder, AFCEE
Mike Hawkins, Public Affairs, AFCEE

Texas Commission on Environmental Quality

Mark Weegar

U.S. Environmental Protection Agency

Robert Sullivan
Noel Bennett

Lockheed Martin

Christy Yorek
Norm Robbins
D.D. Currie

City Fort Worth

Paul Bounds, Fort Worth Water Department
Barbara Nickerson, Freese & Nichols, City of Fort Worth

Community

Chris Baack, RAB Co-chair
Ed von Kohn,
Leland Clemons, Westworth Redevelopment Authority
George Madrid

Air Force Contractors

Dan Schultz, Earth Tech, Inc.
Dave Parse, Earth Tech, Inc.
Jennifer Spies, Hydrogeologic, Inc.
Rick Wice, Shaw Group
Randall McDaniel, Shaw Group
Gregg McGraw, Shaw Group

Comments/corrections regarding these meeting minutes should be sent to:

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Headquarters U.S. Air Force

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**Carswell Off-Base
BRAC UPDATE**



U.S. AIR FORCE

Norma J. Landez
Base Environmental Coordinator

November 16, 2006



U.S. AIR FORCE

Program Update

- **Project Status**
- **Property Transfer**

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Sanitary Sewer System SWMU 66

- Deed recordation/certification submitted to TCEQ 17 October 2006
- Awaiting closure approval letter from TCEQ
- Request to close site on Carswell Permit will be submitted to TCEQ by the AFCEE Permit Manager

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Radiological Maintenance Munitions Waste Survey

- Draft Final Preliminary Assessment and Site Inspection Report submitted to EPA Region 6 and TCEQ June 2006
- Report approved by EPA Region 6 and TCEQ July 2006
- AF Safety Center approved Report August 2006

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Property Transfer

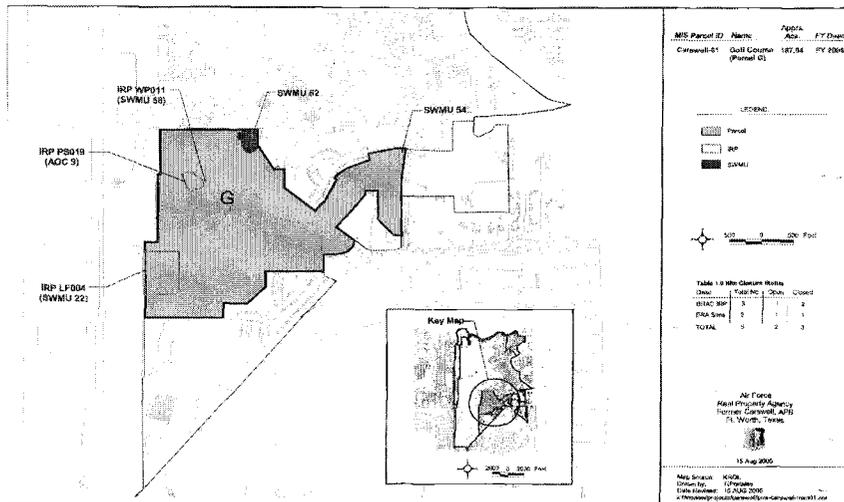
- **WSA – 247 acres**
 - **Awaiting regulatory approval of After Action Report**
 - **DDESB approval of MEC clearance required prior to transfer**
 - **Finding of Suitability to Transfer will be submitted to EPA Region 6 for concurrence when MEC clearance approved**
- **Target transfer date via public sale – May 2007**

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Property Transfer



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Property Transfer

- **Remainder of Golf Course – 187 acres**
 - **Revising Explanation of Significant Difference (ESD) based on EPA Region 6's comments received 30 Oct 06**
 - **Awaiting EPA Region 6's comments on Operating Properly and Successfully (OPS) Determination Report submitted 30 June 2006**
 - **Land Use Controls to be established in the deed**
- **Target transfer date – December 2006**

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