



# Former McClellan Air Force Base

U.S. Environmental Protection Agency

Region 9

San Francisco, CA

August 2015

## Proposed Plan and Public Meeting for the McClellan FOSET #2 NFA Sites

The United States Environmental Protection Agency (EPA) is requesting public comment on the Proposed Plan for the preferred remedy at 35 sites within the area referred to as the Finding of Suitability for Early Transfer (FOSET) #2 Property (See Figure 1) at the Former McClellan Air Force Base (now known as McClellan Park). This second Proposed Plan for the FOSET #2 Property is for a grouping of sites referred as the FOSET #2 No Further Action (NFA) Sites. The first Proposed Plan for the FOSET #2 Property was for 43 sites with proposed active remedies. The NFA Sites Proposed Plan includes 35 sites with a proposed NFA remedy. A third Proposed Plan will address the proposed remedy for the remaining 45 Sites at the FOSET #2 Property, referred to as the Group 2 Action Sites.

This fact sheet is a brief summary of the full Proposed Plan. The full Proposed Plan provides more detailed information. EPA invites you to review the full Proposed Plan, which can be downloaded at the website listed in the blue box below or in hard copy at the information repositories listed on the back of this fact sheet.

### CERCLA Process

A decision for addressing the NFA Sites is required by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). An innovative process called Privatization, by which the Department of Defense provides cleanup funds to a new owner with the goal of speeding up the site's redevelopment, is applicable to these sites.

However, since the proposed alternative for these sites is NFA, the CERCLA process for NFA Sites will be complete upon finalization of the Record of Decision (ROD) and McClellan Business Park (MBP), the new owner and developer, will not be required to implement any action for these portions of the FOSET # 2 Property. The NFA Sites ROD will apply to the upper 15 feet of soil. EPA, in consultation with State regulatory agencies represented by the Department of Toxic Substances Control (DTSC) and Central Valley Regional Water Quality Control Board (Central Valley Water Board), will make the decision on the final remedy for these 35 sites following the public comment period. Privatization does not affect the Air Force's responsibility to clean up contamination in soil and soil gas deeper than 15 feet below ground surface or in groundwater.

### MARK YOUR CALENDAR

***EPA invites you to an Availability Session  
and Public Meeting***

**Wednesday, September 2, 2015**

**EPA Availability Session  
5:30–6:30 pm**

The EPA Availability Session will provide an opportunity for the community to ask EPA staff questions and learn more about the McClellan FOSET #2 NFA sites and EPA's Proposed Plan.

**Public Meeting  
6:30–8:30 pm**

#### Draft Agenda

- Introductions
- Presentation of EPA's Proposed Plan
- Questions and Answers
- EPA Receives Formal Public Comments

**North Highlands Recreation Center**  
6040 Watt Avenue  
North Highland, California.

Please tell us what you think. For more information or a copy of the Proposed Plan please visit us @ [www.epa.gov/region09/mcclellanafb](http://www.epa.gov/region09/mcclellanafb)



The Air Force has taken previous actions to reduce risks to public health and the environment at McClellan. Cleanup of contaminated groundwater began in 1987 and continues, according to the remedy chosen in the 2007 Basewide Groundwater ROD. In addition, the Air Force installed and operated several soil vapor extraction (SVE) systems to remove contaminants in soil gas in the unsaturated zone above groundwater (also known as the vadose zone). Groundwater and vadose zone cleanup is continuing in coordination with the ongoing program to address contamination in soil. The Air Force also completed a non-time critical removal action (NTCRA) at one of the NFA Sites (Dudley Blvd.). The NTCRA removed soil contaminated with radionuclides. The FOSET #2 NFA Sites Proposed Plan supplements all previous environmental cleanup efforts at McClellan and future plans will address all remaining contaminated sites.

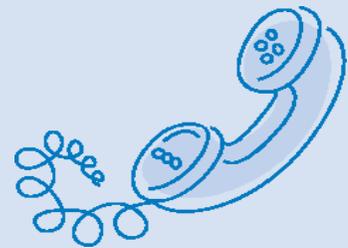
## EPA Contacts

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### Viola Cooper

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## State of California Contacts

### Department of Toxic Substances Control

[www.dtsc.ca.gov](http://www.dtsc.ca.gov)

### Franklin Mark

Remedial Project Manager  
(916) 255-3584  
[Franklin.Mark@dtsc.ca.gov](mailto:Franklin.Mark@dtsc.ca.gov)

### Central Valley Regional Water Quality Control Board

[www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)

### James Taylor, P.G.

(916) 464-4669  
[James.Taylor@waterboards.ca.gov](mailto:James.Taylor@waterboards.ca.gov)

## MBP Contact

### McClellan Business Park

(For FOSET #2 Reuse Questions)

[www.mcclellanpark.com](http://www.mcclellanpark.com)

### Alan Hersh

(916) 965-7100  
[ash@mcclellanpark.com](mailto:ash@mcclellanpark.com)

## EPA's Preferred Alternative

EPA's FOSET #2 NFA Sites Proposed Plan addresses 35 sites in the eastern and southeastern portion of the former base. Surface features at the FOSET #2 NFA Sites include open grassland, drainages, and vernal pools, as well as industrial and runway areas. Chemicals detected at these sites in soil gas include volatile organic compounds (VOCs), such as trichloroethene (TCE), tetrachloroethene (PCE), and vinyl chloride. Chemicals detected in soil include semi-volatile organic compounds (SVOCs), such as polychlorinated biphenyls (PCBs) and petroleum hydrocarbons; and non-volatile organic compounds (non-VOCs) that include metals such as lead and cadmium.

The proposed remedy for the 35 NFA sites, listed in Table 1, is NFA. NFA is considered appropriate because risks for the majority of the 35 sites are either below or within the risk management range. The rationale for this preferred remedy is documented in Section G and Table 2 of the Proposed Plan.

EPA believes the preferred remedy presented in the Proposed Plan will protect human health and the environment. Both the DTSC and the Central Valley Water Board have concurred on the Proposed Plan for the FOSET #2 NFA Sites. EPA plans to issue a ROD selecting the remedies for the FOSET #2 NFA Sites in 2016.

## Community Involvement and Participation

Consideration of public input is an important part of EPA's remedy selection process. EPA encourages all community members and other interested stakeholders to review the Proposed Plan and provide input to EPA. EPA will accept written comments on this Proposed Plan during a 30-day public comment period from August 24 to September 25, 2015. Written comments can be provided by letter or email (see contact information above). Letters must be postmarked by September 25, 2015. Comments can also be provided orally during the public meeting. Your input can influence EPA's decision.

EPA may modify the Preferred Alternative or select another response action based on new information or public comments. Therefore, the public is encouraged to review all of the sites presented in the Proposed Plan. EPA will review and consider all comments before it makes a final remedy selection.

EPA will document the selected remedy in a ROD. EPA will also provide responses to the comments received on the Proposed Plan, which will be documented in a Responsiveness Summary included in the ROD.

**Table 1 – 35 FOSET # 2 NFA Proposed No Further Action Sites**

Sites in Green are from FOSS RICS/FS, Sites in Blue are from SVS RICS/FS

FOSET #2 Sites from Follow-on Strategic Sites RICS/FS	FOSET #2 Sites from Small Volume Sites RICS/FS		
Area of Concern (AOC) 651	Dudley Boulevard (Blvd.)	SA 054	SA 099
AOC H-4	PRL 039	SA 056	SA 106
AOC H-5	PRL B-003	SA 061	
AOC H-6	PRL S-016	SA 065	
AOC H-7	PRL S-020	SA 070	
AOC H-9 (F2)	PRL S-023	SA 074	
Potential Release Location (PRL) 025	PRL T-010	SA 075	
PRL P-008	PRL T-018	SA 076	
PRL S-003	SA 034	SA 084	
PRL T-062	SA 046	SA 085	
Study Area (SA) 103	SA 052	SA 087	

(F2) Indicates portion of the IRP site within FOSET #2.

# Former McClellan Air Force Base

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### Information Repositories

For more information or a copy of the Proposed Plan please visit us at: [www.epa.gov/region09/mcclellanafb](http://www.epa.gov/region09/mcclellanafb)  
or visit the information repositories listed below.

#### **Air Force Civil Engineer Center**

McClellan AFB Administrative Record  
3411 Olson Street, Building 10  
McClellan, CA 95652  
(916) 643-1742 ext. 201  
Appointments available from 8:00 a.m. - 3:00 p.m.,  
Monday through Friday

#### **EPA Region IX Regional Records Center**

75 Hawthorne Street, Room 3110  
San Francisco, California 94105  
(415) 947-8717  
Hours: Monday through Friday 8:00 am - 5:00 pm

#### **North Highlands-Antelope Library**

4235 Antelope Road  
Antelope, CA 95843  
(916) 264-2700  
Hours: Tuesday and Wednesday: 10:00 am - 8:00 pm  
Thursday: 10:00 am - 6:00 pm  
Friday: 1:00 pm - 6:00 pm  
Saturday: 10:00 am - 5:00 pm  
Monday and Sunday: Closed

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Attn: Viola Cooper (McClellan 8/15)

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