



# Former McClellan Air Force Base

U.S. Environmental Protection Agency • Region 9 • San Francisco, CA • November 2012

## Former McClellan AFB Cleanup Success 2012 Privatized Cleanup Update

This fact sheet is intended to inform the community about the progress of environmental cleanup at areas of the former McClellan Air Force Base (AFB) that are undergoing “privatized” cleanup. At McClellan AFB, “privatization” involves the Department of Defense providing funds to another party to conduct environmental cleanup. Along with the transfer of cleanup responsibilities, DOD transfers ownership of the property. McClellan Business Park (MBP), the developer and new owner of several areas of property at McClellan AFB, is responsible for conducting the environmental cleanup under the oversight of the United States Environmental Protection Agency (EPA), the California Department of Toxic Substances Control and the Central Valley Regional Water Quality Control Board.

### Cleanup of Initial Parcel #2 Complete

In 2010, a large portion of McClellan AFB comprising 560 acres was transferred for privatized cleanup. This is called the Finding of Suitability for Early Transfer (FOSET) # 1 transfer. Following the approach used at Parcel C-6 (an earlier transfer), MBP has been addressing the investigation and cleanup of contamination at 80 FOSET # 1 sites located throughout the 560 acres.

Fifteen of the 80 sites are referred to as the Initial Parcel (IP) #2 Sites and cleanup has been completed at these sites. In October 2008, EPA, the Air Force (AF), and the State signed a Record of Decision (ROD). The ROD is an enforceable document that describes the cleanup action selected, as well as the rationale for its selection. The IP #2 ROD specified the cleanup action needed for three of the 15 sites and the other sites were determined to require no further action. MBP completed the required cleanup action at the three sites (AOC G-2, AOC H-12, and SA 015) and implemented an institutional control for vapors in shallow soil in the Autumn of 2011. The cleanup included removal of approximately 1,500 cubic yards (cy) of soil to address petroleum and polycyclic aromatic hydrocarbon contamination at site AOC G-2 and removal of approximately 360 cy of soil to address mercury and polychlorinated biphenyls (PCBs) contamination at site AOC H-12.



AOC G-2 Cleanup



AOC H-12 Cleanup

## EPA Signs Initial Parcel #3 ROD

EPA signed the second ROD under the privatization program at the former McClellan AFB in September 2012. EPA selected the cleanup actions needed for an additional 49 sites of the 80 FOSET # 1 sites transferred. These 49 sites, known as the IP #3 sites, are spread across approximately 245 of the 560 acres that were transferred. The sites are located in the southern area of the base and include industrial areas for the staging and storage of hazardous materials, drainage ditches, and repair stations. Contaminants of concern include volatile organic compounds (VOCs), metals, and petroleum hydrocarbons.

The IP #3 ROD specifies the cleanup action needed for 41 of the 49 sites and the other 8 sites were determined to require no further action. The cleanup actions selected include institutional and/or engineering controls to prohibit sensitive uses and/or exposure to shallow soil gas contamination and excavation of contaminated soil and offsite disposal. The specific combination of cleanup action(s) selected for each site depends on the unique site conditions.

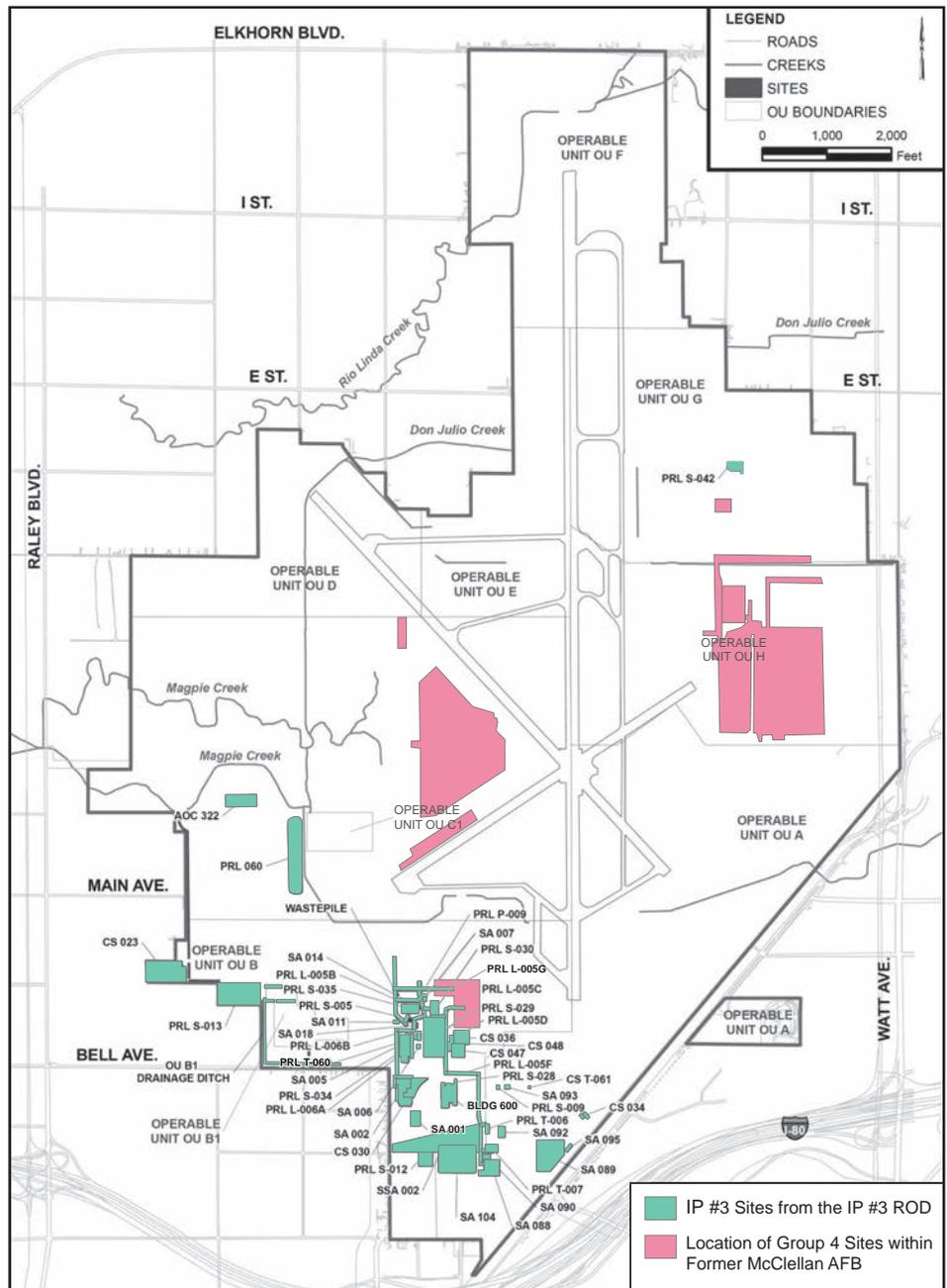
The Proposed Plan leading to the IP #3 ROD was made available for public comment in the Spring of 2011, and a public meeting was held during that public comment period.

MBP (with close oversight from EPA and the State) is currently finalizing the combined Remedial Design/Remedial Action Plan, which details the implementation plan for completing the cleanup. Depending on weather conditions, the IP #3 cleanup is scheduled to begin in November 2012.

## Group 4 Sites Start RI/FS Phase

MBP has begun the Remedial Investigation / Feasibility Study (RI/FS) phase of the final 16 of the 80 FOSET # 1 sites transferred. The RI/FS for these 16 sites, known as the Group 4 sites, will identify the contamination at each site, the contaminants of concern, potential human health and environmental risk, and preliminary cleanup goals and objectives for the sites. In addition, the Group 4 RI/FS will develop cleanup alternatives for each site and evaluate them against required cleanup criteria.

MBP submitted a draft Group 4 RI/FS report this Autumn and when finalized, this RI/FS will provide the basis for EPA to develop a Proposed Plan to inform and solicit community input on the proposed cleanup for the Group 4 sites.



McClellan AFB Property IP #3 Sites and Group 4 Sites

## Next Phase of Privatization

In February 2011, the AF, MBP, EPA, the State, and Sacramento County began discussions that will result in the third transfer of property at the former McClellan AFB for privatized cleanup. This next phase of privatization (FO-SET # 2) will address the contamination at an additional 131 sites spread across approximately 528 acres of the base. The transfer is expected to be completed by the end of 2012.

EPA completed the two remaining milestones to support the AF's third property transfer at the former McClellan AFB for privatized cleanup and redevelopment. EPA received no comments on its proposed FOSET # 2 enforcement agreement during the public comment period in the Summer of 2012. Also, EPA approved the AF request for early transfer of the property. The State regulatory agencies are expected to submit all the privatized transfer documents to the Governor for his concurrence this Fall.

## Privatization Snapshot

	Parcel C-6	Initial Parcel #2	Initial Parcel #3	Group 4 Sites
<b>Acres Involved</b>	62 acres	95 acres	245 acres	220 acres
<b>Sites Addressed</b>	12 sites	15 sites	49 sites	16 sites
<b>Cleanup Status</b>	cleanup complete	cleanup complete	ROD signed	cleanup study underway

## Community Involvement Activities

EPA and the State continue to participate in quarterly Restoration Advisory Board (RAB) Meetings conducted by the Air Force. These meetings are intended to provide information about the cleanup process and progress at the former McClellan AFB and to address community issues and concerns. Ongoing updates on the privatization investigations and cleanups are presented at the RAB Meetings. The general public is invited to attend and make comments at the end of each meeting or to ask questions and obtain answers about the cleanup of the former McClellan AFB. For more information about the dates and locations of the meetings, visit: <http://www.safie.hq.af.mil/afarpa/legacybrac/index.asp> and select "McClellan AFB, California" in the "AFRPA BRAC Bases" box.

## Information Repositories

The Parcel C-6 and IP#3 Administrative Record files are available for review at the EPA Region IX Superfund Records Center in San Francisco, California, and also at the North Highlands-Antelope Library:

### EPA Region IX Superfund Records Center

95 Hawthorne Street, Suite 403 S  
San Francisco, California 94105  
(415) 536-2000  
Hours: Monday - Friday: 8:00 am – 5:00 pm

### North Highlands-Antelope Library

4235 Antelope Road  
Antelope, CA 95843  
(916) 264-2700  
Hours: Monday and Wednesday: 12:00 pm – 8:00 pm  
Tuesday and Thursday: 10:00 am – 6:00 pm  
Friday: 1:00 pm – 5:00 pm  
Saturday: 10:00 am – 5:00 pm  
Sunday: Closed

The Administrative Record file for the IP#2 sites, which already had a cleanup decision by the Air Force before the property was transferred, is available at the following locations.

### McClellan AFB Administrative Record

3411 Olson Street, Building 10  
McClellan, CA 95652  
(916) 643-1742 ext 201  
Appointments available from 8:00 am to 3:00 pm  
Documents available online at  
<https://afarpa.lackland.af.mil/ar/docsearch.aspx>

### Department of Toxic Substances Control

8800 Cal Center Drive  
Sacramento, CA 95826  
(916) 255-3758 (File Room)  
Appointments available from 8:00 am to 4:30 pm



# Former McClellan AFB Cleanup Success

## 2012 Privatized Cleanup Update

If you have questions about the privatized cleanups,  
please contact:

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Visit EPA's web page for  
the McClellan site:

**[www.epa.gov/region09/  
McClellanAFB](http://www.epa.gov/region09/McClellanAFB)**



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