



# Former McClellan Air Force Base

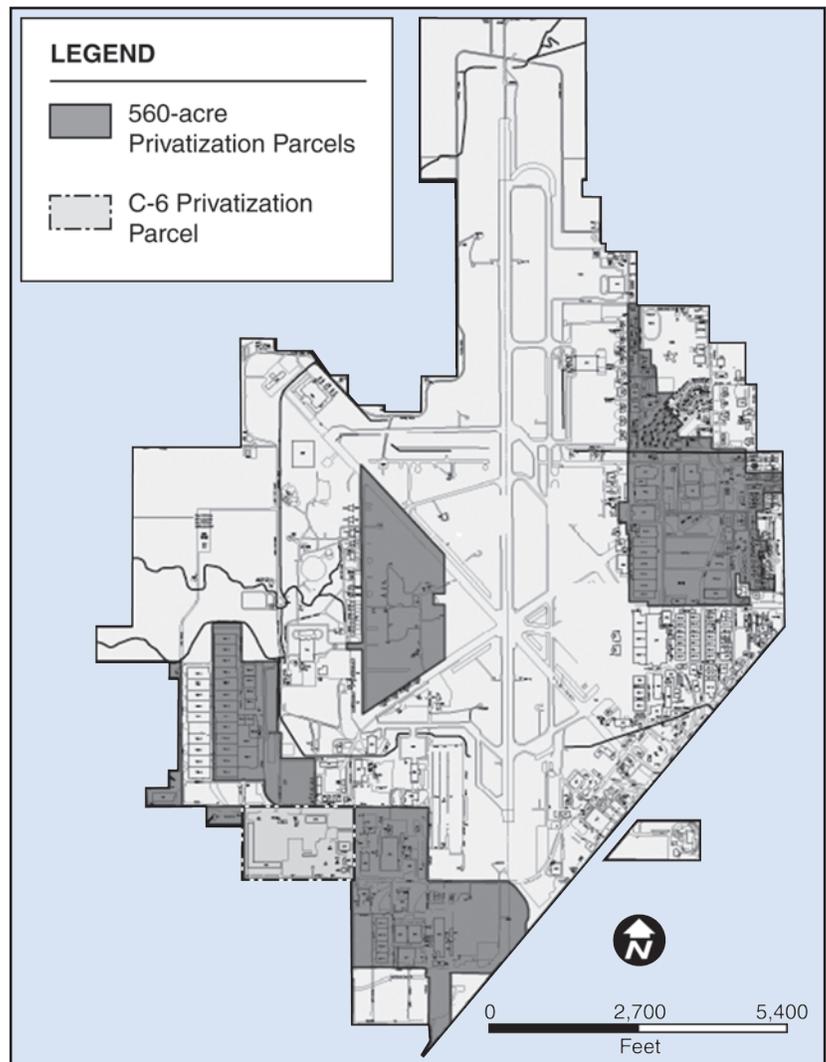
U.S. Environmental Protection Agency • Region 9 • San Francisco, CA • September 2010

## 2010 Privatized Cleanup Update at the Former McClellan AFB

This summer the “privatization” of environmental cleanup at the former McClellan Air Force Base (AFB) took another large step, moving closer toward successful reuse of the Base. At McClellan AFB, “privatization” involves the Department of Defense (DOD) providing funds to another party to conduct environmental cleanup. Along with the transfer of cleanup responsibilities, DOD transfers ownership of property before all necessary environmental cleanup is completed, which is known as “early transfer.” The responsibility for conducting cleanup of a large portion of McClellan AFB recently moved from the Air Force (AF) through Sacramento County to McClellan Business Park (MBP), the developer and new owner of the property. The “privatization” and “early transfer” of property is intended to speed up cleanup by combining redevelopment and cleanup goals. The cleanup must meet federal and state requirements and continues under the oversight of the United States Environmental Protection Agency (EPA), the Department of Toxic Substances Control and the Central Valley Regional Water Quality Control Board.

In August 2007, a 62-acre parcel of land, Parcel C-6, became the first “privatized” cleanup at McClellan AFB. Parcel C-6 is located at the southwest edge of the base, as shown in Figure 1. More recently in June 2010, the cleanup of an additional 81 sites located throughout 560-acres of the base was “privatized.” The location of

the 560 acres is also shown on Figure 1. These properties are now owned by MBP and EPA is the agency leading the cleanup with ongoing State involvement. This fact sheet is intended to 1) familiarize the community with EPA’s role in the cleanup of the 560-acres; 2) update the public on the progress of the Parcel C-6 cleanup; and 3) encourage the public to become involved in the cleanup process.



**Figure 1:** McClellan AFB Property Undergoing Privatized Cleanup

## What to Expect

Cleanup activities for the majority of the base are selected and performed by the AF under the Comprehensive Environmental Response, Compensation and Liability Act, commonly known as Superfund. State statutes and other environmental laws are also part of the process. Under privatization, cleanup will proceed in the same manner, except that EPA will make final cleanup decisions in consultation with the State, and MBP will conduct the required cleanup activities.

## What is involved with the cleanup of the 560-acres?

The 560-acres include 81 sites where environmental contamination has been identified. The sites which are located throughout the eastern, western and southern portions of the base have been contaminated by previous industrial activities which released solvents, radium, metals, and polychlorinated biphenyls (PCBs). More details about the contamination can be found in the various Remedial Investigation/Feasibility Study (RI/FS) documents which are included in the Administrative Records at the locations listed below. The RI is a hazardous waste site study that determines what contamination exists at a site, where it is located and what possible risks it poses. The FS documents the development, screening, and evaluation of a range of possible cleanup approaches to address contamination at a Superfund site. Some of the 81 sites already have a cleanup plan, while other sites are in the initial investigation stage. All but 15 sites are grouped into the Initial Parcel #2 or the Initial Parcel #3.

### Initial Parcel (IP) #2 Sites

The sites that are furthest along in the cleanup process are 15 sites referred to as the IP#2 sites. In October 2008, EPA, the AF and the State of California signed a Record of Decision (ROD) specifying the cleanup approach needed for three of the 15 sites. A ROD is a public document that explains which cleanup alternatives will be used to clean up a Superfund site. The other sites were determined to require no further cleanup action. The three sites requiring action are AOC G-2, AOC H-12, and SA 015. Currently, these sites are primarily open space. All three sites will have an institutional control (IC) to protect against any potential risks from vapors in subsurface soil. An IC is an administrative or legal control, like a deed restriction, that helps minimize the potential for exposure to contamination and/or ensure that a

cleanup approach remains protective. Through the property deed, the IC will require that the risks from vapors in subsurface soil be further evaluated and/or that any structures built on the property be designed to limit those risks. In addition to the IC, contaminated soil will be excavated at AOC G-2, a former fuel tank farm, and AOC H-12, a former maintenance area for weather equipment. No additional action other than the IC is necessary at SA 015, a former aircraft parking area and storage yard supporting maintenance activities.

### Initial Parcel #3 Sites

The bulk of the sites (51 sites) that are part of the 560-acres, referred to as the IP#3 sites, will be entering the Proposed Plan phase of Superfund. The AF evaluated a range of alternatives to clean up these sites in a feasibility study. EPA will be preparing a Proposed Plan to present the preferred alternatives for these sites. The public will be invited to consider the methods that have been developed to address the contamination at these sites and provide comments on the cleanup options. Details of the comment process and a summary for the recommended cleanup action will be included in the Proposed Plan and presented at a public meeting to be scheduled. Once public comments have been received, EPA will consider them to make a decision on the cleanup plan, in consultation with the State. The remedy or remedies will be designed and the cleanup work will be performed by MBP.

### Other Sites Included in the 560-Acres

The remaining sites (15 total) require either further investigation or further evaluation of cleanup alternatives. MBP and regulators will review previous data collected at these sites and their conceptual site models (how chemicals would have been released at the site) to assess whether additional data is needed or if there is sufficient information to proceed to a feasibility study and evaluation of cleanup alternatives. Once a feasibility study is prepared for these sites, EPA will proceed with a Proposed Plan and as outlined above, public input will be requested.

## What is the Status of Parcel C-6?

EPA solicited input on the cleanup options for Parcel C-6 from the public during a 30-day public comment period at the end of 2008. After consultation with the State, EPA selected remedies for the sites at Parcel C-6 in May 2009.

Since then EPA and the State have approved a work plan for completing the cleanup of the sites. Field activities began in April of this year. Additional sampling at the sites has been conducted and excavation of contaminated soil is nearly complete. Cleanup activities are expected to continue throughout the summer and conclude in October 2010. Redevelopment and reuse of the site is anticipated to begin in 2011.

## How to Learn More about the Cleanup and Become Involved?

Under Superfund, a Community Involvement Plan (CIP) is created to encourage and assist the public in becoming involved with the cleanup process. For the newly privatized 560-acre cleanup, EPA will be completing a supplemental CIP to the Air Force's basewide Community Relations Plan. This Plan will identify where cleanup studies and other information is located and will provide a schedule for the cleanup. The Plan will also identify how the public can become involved in cleanup activities and decisions. The Plan will be located in the EPA's Administrative Repository and the North Antelope Library.

## Superfund Technical Assistance Grant (TAG)

EPA values the public's input and wants to help make the technical information relating to the cleanup of McClellan AFB understandable so that the community can contribute to and make informed decisions. A Technical Assistance Grant (TAG) provides money for activities that help local communities participate in decision making. An initial grant up to \$50,000 is available to qualified community groups so they can contract with independent technical advisors who can help communities interpret and understand technical information about the site. You can obtain more information about the TAG program by contacting Viola Cooper, Community Involvement Coordinator (see contact information on page 4).

## Technical Assistance Services for Communities (TASC)

Technical Assistance Services for Communities (TASC) is a new program to provide independent, non-advocacy educational and technical assistance to communities affected by hazardous waste sites regulated by the Resource Conservation and Recovery Act (RCRA) and Superfund programs. This program can help communities by providing experts to explain hazardous waste problems and cleanup programs. EPA offers this assistance to help communities understand hazardous waste issues better and participate in the decision-making process more effectively.

## Restoration Advisory Board (RAB)

EPA and the State participate in quarterly Restoration Advisory Board (RAB) meetings conducted by the AF. 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 Parcel C-6 and 560-acre cleanup 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/legacy-brac/index.asp> and select "McClellan AFB, California" in the "AFRPA BRAC Bases" box.

The next RAB meeting, scheduled for December 7, 2010 at 6:30pm, will be held at the North Highlands Recreation Center, 6040 Watt Ave, North Highlands, CA 95660.

## For More Information

If you have questions about the Parcel C-6 or 560-Acre cleanup, 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)



The Parcel C-6 Administrative Record file is 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 8am to 5pm

**North Highlands-Antelope Library**

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

The Administrative Record file for the IP#2 sites, which already have a cleanup decision and are part of the 560-acre cleanup, are available at the former McClellan AFB, DTSC (addresses below) and the North Highland-Antelope Library (above). EPA will be creating an Administrative Record for the IP#3 and remaining sites in the upcoming months.

**McClellan AFB Administrative Record**

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

**DTSC**

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

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**Yvonne Fong**  
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Attn: Viola Cooper (McClellan 9/10)

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