



# McClellan Air Force Base Parcel C-6

U.S. Environmental Protection Agency • Region 9 • San Francisco, CA • August 2009

## Remedy Selected for Parcel C-6

### Record of Decision

The U.S. Environmental Protection Agency (EPA) and the State of California have signed the Record of Decision (ROD) for Parcel C-6 at the former McClellan Air Force Base (AFB). In the ROD, EPA selected the cleanup remedy for this privatized portion of the former Base. A ROD is a legal document that explains the cleanup plan for a specific site. EPA's remedial decision is based on environmental investigations and was subject to a public comment period as well as State review. The ROD identifies actions needed to address risks to human health and the environment from contaminated soil and describes the planned cleanup actions.

The ROD was developed in conjunction with the Proposed Plan for Parcel C-6, which was available for public comment from October 24, 2008 to November 24, 2008. The Proposed Plan presented the cleanup goals for the chemicals of concern (COCs) and evaluated the various alternatives for cleaning up the site against the nine criteria established under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The EPA reviewed all comments submitted during the public comment period before making a final remedial decision. The EPA determined that no significant changes to the remedies, as originally identified in the Proposed Plan, were necessary or appropriate.

### Site History

This ROD addresses contaminated soil on the 62-acre portion of land referred to as Parcel C-6, located in the southwestern section of the former McClellan AFB (See Figure 1). From 1936 until 2001, the former McClellan AFB was an aircraft repair depot and supply base. Contamination at the former McClellan AFB is the result of use, storage and disposal of industrial solvents and cleaners, aviation fuels, and a variety of oils and lubricants at the property.

Parcel C-6 was the first portion of the former McClellan AFB selected for early transfer with privatized cleanup ("privatization"). Parcel C-6 was transferred in 2007 to McClellan Business Park, LLC (MBP), the developer, who will carry out the remedial activities necessary to cleanup surface and shallow soil contamination.

### Privatized Cleanup

Contamination at Parcel C-6 will be addressed through privatized cleanup ("privatization"). Privatization provides for the selection of remedial actions by EPA with State involvement. Cleanup of Parcel C-6 will be completed by MBP with oversight by EPA and the State through agreements with the Air Force and Sacramento County.

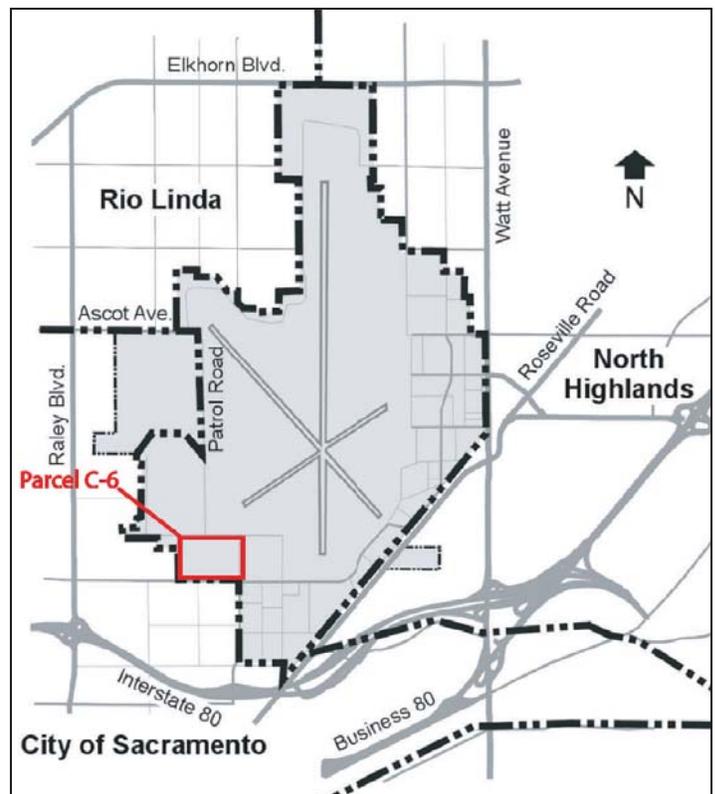


Figure 1: McClellan Air Force Base Parcel C-6 Site

## Issues

Soil at Parcel C-6 is contaminated mainly with polychlorinated biphenyls (PCBs), dioxins, furans, heavy metals, total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs) and semi-volatile organic compounds (sVOCs), including polycyclic aromatic hydrocarbons (PAHs). More details about the contamination can be found in the Remedial Investigation/Feasibility Study (RI/FS) which is included in the Administrative Record at the locations noted below. The ROD includes 12 Installation Restoration Program (IRP) sites. They are known as Study Area (SA) 012A, SA 012B, Confirmed Site (CS) 031, SA 012C, Potential Release Location (PRL) P-002, SA 012D, SA 029, SA 008, SA 013, PRL 029, PRL B-009, and PRL B-001.

## The Selected Remedies

The remedial alternatives considered were described in the RI/FS and Proposed Plan. The remedies selected for Parcel C-6 will be completed under the direction of EPA and State regulators. The cleanup strategy for Parcel C-6 complements the overall cleanup strategy and other response actions being undertaken by the Air Force at the remainder of the former McClellan AFB.

With the exception of SA 012C, all sites at Parcel C-6 require some measure to address contamination. Some sites need more than one option to address the different types of contamination present. Additional sampling will be performed to confirm that concentrations of contaminants in soil are at or below levels that allow safe reuse of the property for industrial purposes.

The remedies selected for Parcel C-6 include some or all of the following components.

1. Soil excavation is the physical removal of soil contaminated with COCs above the cleanup goals that were described in the Proposed Plan and selected in the ROD. Excavation will be carried out with conventional earth-moving equipment including backhoes, scrapers, bulldozers, and front-end loaders. The excavated area will be backfilled with clean soil or soil that has been treated to meet the cleanup goals.
2. Disposal involves the transportation and placement of contaminated soil in an off-site landfill. Appropriate measures will be taken to protect human health and the environment at the landfill facility, either by treatment before disposal or, if treatment is not necessary, by disposing of the soil within an engineered containment system to prevent further releases of contamination.

## Site Repositories

This ROD will become part of the Administrative Record for the former McClellan AFB.

The Parcel C-6 Administrative Record file is available for review at the Environmental Protection Agency (EPA) Region IX Superfund Records Center in San Francisco, California, and also at the following location:

### EPA Region IX Superfund Records Center

95 Hawthorne Street, Suite 403 S  
San Francisco, California 94105  
(415) 536-2000

**Hours:** Monday - Friday 8 a.m. to 5 p.m.

### North Highlands-Antelope Library

4235 Antelope Road  
Antelope, CA 95843  
(916) 264-2700, press 1 & 3 or 0 for live person

**Hours:** Mon and Wed 12:00pm - 8:00pm  
Tues and Thurs 10:00am - 6:00pm  
Fri 1:00pm - 5:00pm  
Sat 10:00-5:00pm  
Sunday – Closed



Copies of the ROD and supporting documents are available by contacting EPA (see last page). You can also view the ROD online at EPA's website for the McClellan site: [www.epa.gov/region09/McClellanAFB](http://www.epa.gov/region09/McClellanAFB)

Other background documents that may be relevant to Parcel C-6 that were produced by the Air Force during their investigations are available at: <https://afarpaar.lackland.af.mil/ar>

3. Low Temperature Thermal Desorption (LTTD) involves heating the contaminated soil to release contaminants from the soil into a vapor. The contaminants in the vapor are then captured, isolated and destroyed before the vapor is allowed to be released to the air. The treated soil is tested to make sure it meets the established cleanup goals before it is allowed to be reused at the site.
4. Institutional Controls (ICs) are various non-engineering controls which, if properly carried out, monitored and enforced, limit or eliminate exposure of contamination to humans and the environment. ICs include restrictions limiting future land uses and are currently contained in the federal deed and a State Land Use Covenant for the property.

The table below outlines the specific combinations of these four basic components that will be carried out at the 12 IRP sites within Parcel C-6 to address environmental contamination.

**Table 1: Selected Remedies for Parcel C-6**

Site	Selected Remedy*
SA 012A/B	Excavation, LTTD, Reuse of Soil, Selective Disposal, ICs (Alternative 3A) ICs only (Alternative 4)
CS 031	Excavation, Off -Site Disposal, ICs (Alternative 2A) ICs only (Alternative 4)
SA 012C	No Action (Alternative 1)
PRL P-002	ICs only (Alternative 4)
SA 012D	ICs only (Alternative 4)
SA 029	ICs only (Alternative 4)
SA 008	ICs only (Alternative 4)
SA 013	ICs only (Alternative 4) ICs and Vapor Intrusion Remedy (Alternative 6)
PRL 029	Excavation, LTTD, Reuse of Soil, Selective Disposal, ICs (Alternative 3A)
PRL B-009	ICs only (Alternative 4)
PRL B-001	ICs only (Alternative 4)

SA-study area                      CS-confirmed site                      PRL-potential release location  
 LTTD-low temperature thermal desorption                      ICs – Institutional Controls

\* Please refer to the RI/FS or Proposed Plan for additional explanation of each of the Alternatives.

## Protectiveness of the Selected Remedies

EPA has selected the combination of remedies described in Table 1 for cleaning up the sites at Parcel C-6. No further action is necessary for SA 012C because investigations have determined that no contamination above cleanup goals is present. EPA believes the selected remedies for Parcel C-6 satisfy the requirements of CERCLA Section 121(b): 1) protection of human health and the environment and 2) compliance with ARARs (compliance with federal and state regulations) while also providing the greatest overall benefit from the alternatives considered. Furthermore, EPA expects the selected remedies to be cost effective, to use permanent solutions and alternative treatment technologies to the maximum extent practicable and to use treatment as a principle component.

# McClellan Air Force Base Parcel C-6

## Remedy Selected for Parcel C-6

### For More Information

If you have questions about the Parcel C-6 cleanup, please contact:

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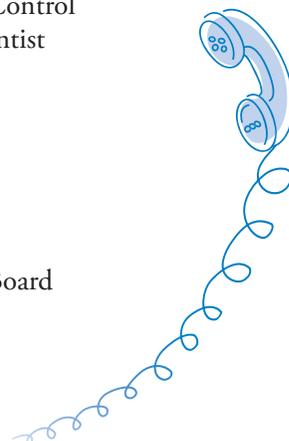
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