

US EPA ARCHIVE DOCUMENT



# Former McClellan Air Force Base

U.S. Environmental Protection Agency • Region 9 • San Francisco, CA • September 2011

## Former McClellan AFB Cleanup Success 2011 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 Parcel C-6 Complete

Parcel C-6 was the first portion of the former McClellan AFB transferred for privatized cleanup. The 62-acre parcel in the southwestern portion of the base (see map) was transferred in 2007. In May 2009, EPA selected cleanup remedies to address soil that was mainly contaminated with polychlorinated biphenyls (PCBs), dioxins, furans, heavy metals and volatile organic compounds (VOCs). Between May and October 2010, approximately 26,000 cubic yards (cy) of soil was excavated. Treatment by thermal desorption was conducted on 11,200 cy of soil between February and May 2011. In addition to the 11,200 cy of treated soil, 7,600 cy of soil that did not require treatment were able to be returned to the site. Testing ensured that all soil returned to the site met the established cleanup goals.

In August 2011, EPA, together with the State, approved the final Remedial Action Completion Report for the Parcel C-6 project. This approval marked the completion of the first ever privatized cleanup at a former military facility in the nation and demonstrated that environmental cleanup

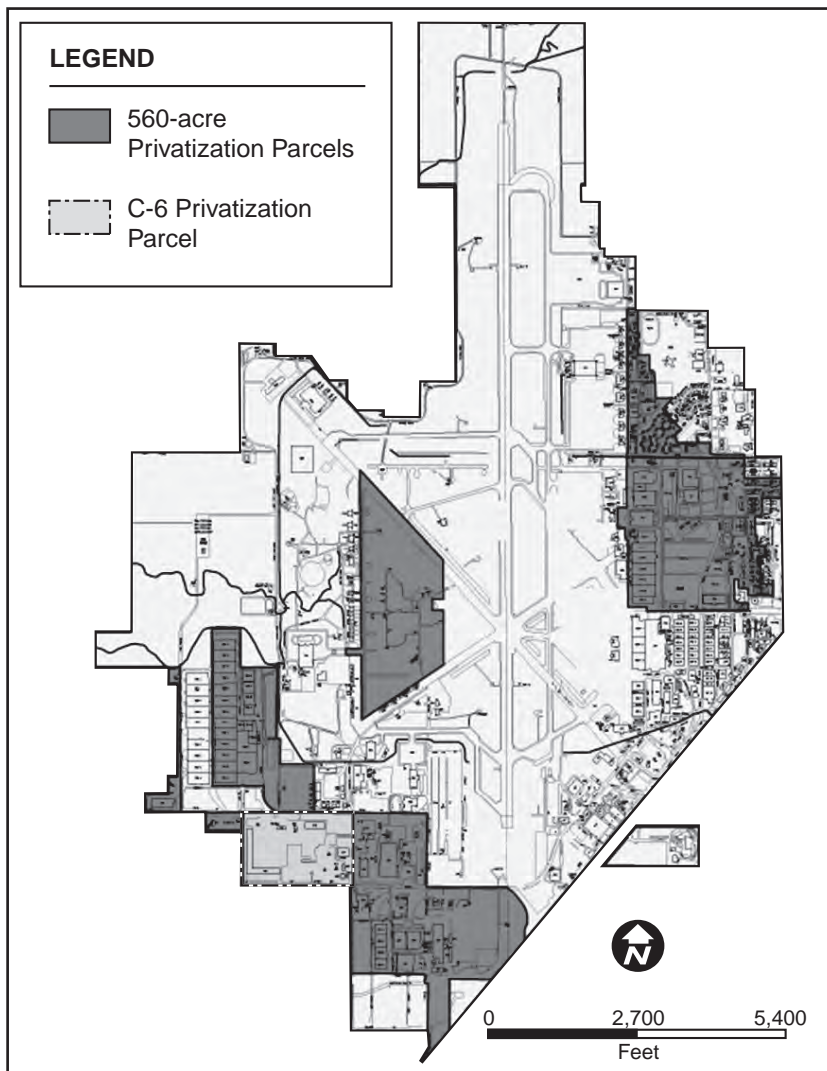


Figure 1: McClellan AFB Property Undergoing Privatized Cleanup

could be successfully combined with redevelopment. Monitoring and institutional controls which allow designated uses will ensure that the cleanup remains protective of human health and the environment while allowing for the safe reuse of the property. MBP will soon transfer ownership of nearly 2/3 of Parcel C-6 for further development which will secure jobs and advance the regional economy.

## Progress at Initial Parcel #2 Sites

In 2010, a much larger portion of McClellan AFB comprising 560 acres was transferred for privatized cleanup. Following the approach used at Parcel C-6, MBP has been addressing the investigation and cleanup of contamination at 81 sites located throughout the 560 acres.

Fifteen of the 81 sites are referred to as the Initial Parcel (IP) #2 Sites. In October 2008, EPA, the AF and the State signed a Record of Decision (ROD). The ROD is an enforceable document that describes the cleanup option selected as well as the rationale for its selection. The IP #2 ROD specified the cleanup approach needed for three of the 15 sites. The other sites were determined to require no further action. The three sites requiring action are AOC G-2, AOC H-12, and SA 015. An institutional control for vapors in shallow soil is being implemented at all three sites. In addition, activities are being conducted to cleanup contaminated soil at AOC G-2 and AOC H-12.

During July and August, 2011, contaminated soil was excavated from AOC G-2 and AOC H-12. At AOC G-2, a former fuel tank farm, approximately 1,500 cy of soil was removed to address petroleum and polycyclic aromatic

hydrocarbon contamination. At AOC H-12, a former maintenance area for weather equipment, approximately 360 cy of soil was removed to address mercury and PCB contamination. Field activities at these sites are expected to be completed by October 2011.

## EPA Developing Record of Decision for the Initial Parcel #3 Sites

Progress is being made toward selecting cleanup approaches for another 49 sites that were transferred in 2010. These 49 sites, known as the Initial Parcel (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. Chemicals of concern include VOCs, metals and petroleum hydrocarbons.

In April 2011, EPA issued a Proposed Plan describing the preferred alternatives for addressing contamination at the IP#3 sites and conducted a public meeting to answer questions and receive comments on the proposed cleanup solutions. The preferred alternatives included a combination of institutional controls, engineering controls, treatment and excavation and disposal to address contamination at 32 sites. No action was proposed for the remaining 17 sites. The Proposed Plan was available for public comment from April 22 to May 22, 2011. EPA is reviewing all comments submitted during the public comment period and drafting the ROD which will address the comments in the Responsiveness Summary section of the ROD. EPA plans to release the ROD by December 2011.

## Privatization Snapshot

	Parcel C-6	Initial Parcel #2	Initial Parcel #3
<b>Acres Involved</b>	62 acres	95 acres	245 acres
<b>Sites Addressed</b>	12 sites	15 sites	49 sites
<b>Cleanup Status</b>	cleanup complete	conducting field activities	developing ROD

## Next Phase of Privatization

In February 2011, the Air Force, MBP, EPA, the State and Sacramento County began discussions that would result in the third transfer of property at the former McClellan AFB for privatized cleanup. This next phase of privatization will address the contamination at an additional 131 sites spread across approximately 521 acres of the base. The transfer is expected to be completed by Spring 2012. The pursuit of these subsequent property transfers is evidence that the privatization framework developed successfully maximizes cleanup and redevelopment dollars to expedite civilian use of this former military facility.

## Recent Community Involvement Activities

Community involvement continues to be an important part of the cleanup program at McClellan AFB. In March 2011, EPA conducted a series of interviews with a cross-section of

the local community. Based on the interviews, the *Supplemental Community Involvement Plan (CIP) for Privatized Parcels* was developed. The CIP is an extension of the Air Force's *Community Relations Plan* and establishes a process for involving the public in the decision-making process for environmental cleanup being conducted at McClellan AFB.

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 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/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://afarpaar.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

## 2011 Privatized Cleanup Update

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)**



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