

2008 Groundwater Cleanup

The McClellan Air Force Base groundwater treatment system removed an estimated 658 pounds of volatile organic compounds (VOCs) from 836 million gallons of groundwater in 2008.

Information on VOC concentrations in the groundwater is tracked annually and has shown that, as expected, the concentration of contaminants is decreasing over the lifetime of the cleanup and treatment program.

In 2007, approximately 802 pounds of VOCs were removed from 847 million gallons of groundwater. The Air Force uses a network of more than 500 monitoring wells and some 100 extraction wells to track the volume and flow of contaminants in the groundwater beneath the former base. That information is used to fine-tune the system to improve removal rates, control contaminant migration, and use resources more efficiently.



Field technicians monitor groundwater levels and contaminants throughout the year to track the flow and concentrations of contaminants.

Soil Vapor Extraction Saves Time and Money

The volatile organic compounds (VOCs) in the groundwater underneath the former McClellan Air Force Base resulted from fuels, solvents, cleaners and other chemicals used while the base was active. Over time, the contaminants have percolated down

Please see SVE, Page 3



Inside the Tent



Workers inspect the cables and tie-downs for the weatherization tent over Confirmed Site (CS) -10. This tent covers an excavated landfill at McClellan. Contaminated soil remains stockpiled in the tent awaiting a Record of Decision for its final cleanup remedy.

Planning in High Gear for Ball Fields

The Air Force is finalizing its proposed plan for a cleanup remedy for the "ball fields," an approximately 25-acre parcel located along Perrin Ave. and Freedom Park Drive. Once the remedy is in place, the Air Force will transfer the property to the North Highlands Recreation and Park District, where it will remain a community park.

The area, referred to as Area of Concern (AOC)-G1, became an "area of concern" for the Air Force after reviews of aerial photos indentified two suspected disposal areas and a suspected small arms firing range. Further investigations indicate that one of the suspected disposal areas was most likely associated with a former automotive business on the site prior to the Air Force acquiring the property. This disposal area apparently received wastes such as construction debris and soil to fill low areas.

The second suspected disposal area (identified as an area of "soil disturbance" on aerial photographs) was apparently not a disposal area. This area appeared on the photos during construction of the recreation complex currently on the site. It is likely that this area was a storage area for fill material and topsoil for that project.

The suspected small arms firing range has been subsequently identified as an archery range.

Contaminants in the soil and soil gas in AOC-G1 are believed to be associated with waste materials in the disposal area from the former automotive business. The proposed plan to be issued by the Air Force will addresses the specific contaminants of concern, the potential hazards they pose and the Air Force's preferred remedy along with the other cleanup alternatives considered.

The public will have a 30-day public comment period to respond to the proposed plan. In addition, there will be a public meeting in which the plan will be presented by Air Force personnel and the public will have an opportunity to ask questions and provide formal comment. The public comment period and public meeting will be announced in advance in the Sacramento Bee. A summary fact sheet of the Proposed Plan will be sent to the entire McClellan mailing list and full copies of the plan will be available at the locations listed below.

McClellan Air Force Base Administrative Record
3411 Olson Street, Building 10
McClellan, CA 95652
(916) 643-1742, ext 201
Appointments available from 8 a.m. to 3 p.m.

North Highlands-Antelope Library
4235 Antelope Road
Antelope, CA 95843
(916) 264-2920
http://www.saclibrary.org/about_lib/branches.html
Call or check website for current operating hours

California Department of Toxic Substances
8800 Cal Center Drive
Sacramento, CA 95826
(916) 255-3758 (File Room)
Appointments available from 8 a.m. to 4:30 p.m.

For more information on AOC-G1 or to be added to the McClellan mailing list, contact Mary Hall at McClellan Community Relations, (916) 643-1250, ext. 232, or by email at mary.hall@ch2m.com.



The Air Force will transfer ownership of the Ball Fields parcel, known as AOC-G1, to the North Highlands Recreation and Park District later this year.



Soil Vapor Extraction

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through the soil into the underlying aquifer where the groundwater is stored. At McClellan, the groundwater is approximately 100 feet below the surface. That area between the surface and the groundwater is called the vadose zone.

Because the VOCs move relatively slowly through the vadose zone, much of those contaminants are still there. In 1993, the Air Force began installing a series of soil vapor extraction (SVE) systems to remove VOCs from the vadose zone.

In 2008, approximately 83,800 pounds of contaminants were removed from the vadose zone through SVE and treated at 15 treatment systems on the former base. Approximately 1.5 million pounds of contaminants have been removed since the system was first implemented.

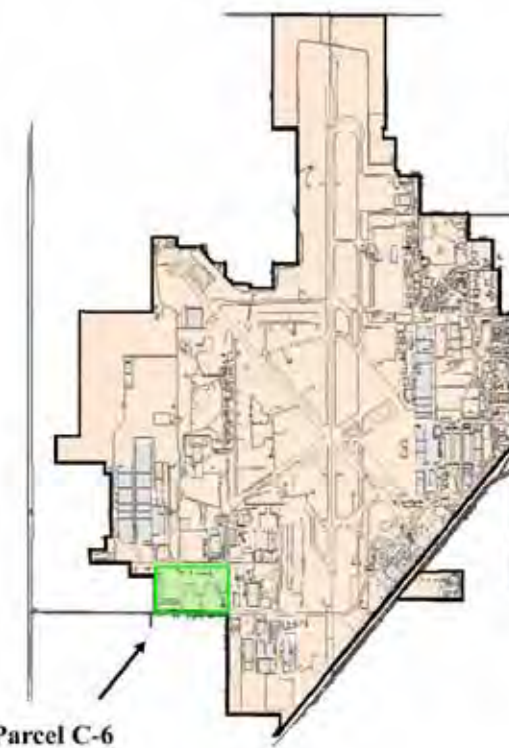
Protecting and restoring groundwater is a main component of McClellan AFB's environmental activities and removing VOCs from the vadose zone by SVE is generally quicker and less costly as compared to later removing VOCs from the groundwater after they have percolated through the vadose zone. By implementing SVE, the Air Force is reducing the overall time and cost to complete the former base's groundwater cleanup program.



EPA NEWS

Parcel C-6 Cleanup Plans in the Works

Parcel C-6 at McClellan became the Department of Defense's first early transfer with privatized cleanup for property on the National Priority List. The U.S. Environmental Protection Agency, which directs and oversees the cleanup action, is currently working with the California Department of Toxic Substances Control and the Regional Water Quality Control Board to finalize the Parcel C-6 Record of Decision. Cleanup action is expected to take place this summer. For more information and opportunities for involvement on the cleanup of the Parcel C-6 site, please contact the following EPA staff members: Yvonne W. Fong, (415) 947-4117, fong.yvonne@epa.gov, or Viola Cooper, (415) 972-3243, cooper.viola@epa.gov.





“We’re there to listen, express our views, ask questions and get satisfactory answers to report back to our community.”

—Paul Plummer
RAB member

McClellan RAB: It’s About Representing the Community

Yes, the environmental cleanup work at the former McClellan Air Force base is a precise, technically engineered program based on the best available science. But being on the McClellan Restoration Advisory Board (RAB) doesn’t mean you have to be a scientist. Ask Paul Plummer, an Antelope businessman who has served on the RAB for nearly 6 years.

“When it comes to science, I didn’t like it in school. I just wanted to know the outcomes; I didn’t want to learn all the formulas,” Plummer says.

With that background, Plummer was pleasantly surprised when he joined the RAB. “I didn’t expect it to be so simple. I can understand it,” Plummer said.

The RAB’s role is to advise the Air Force and regulatory agencies about the community’s input into the cleanup program. A RAB member’s job is also to ask a lot of questions from a layman’s perspective, and then help others in the community understand what’s going on at McClellan.

A Jamaica native, Plummer has lived in the Sacramento area for 23 years, including the last 13 years in Antelope. He decided to join the RAB while he was president of the Antelope Alliance Chamber of Commerce from 2000 to 2005. During that time he became concerned with what he saw as an over-emphasis on environmental protection at the expense of redevelopment and job creation.

“By being on the RAB I can see that everything is above board. I can see what they (the Air Force) are doing and why they are doing it,” he explains. “I wanted to be on the inside and see first-hand what they are doing.”

Plummer says early on he thought too much was being done in terms of environmental cleanup, but now he feels like there is a “perfect balance” between the environmental cleanup and redevelopment. Some of that perception of balance comes from the increased understanding that comes from being on the RAB.

A critical part of being on the RAB for Plummer is then sharing that insight and understanding with the larger community. “The RAB is critical (for the community). It is the only way to get first-hand information to what’s going on. Otherwise everything would just be left to a news release and we’d only get part of the story,” he said.

“We’re there to listen, express our views, ask questions and get satisfactory answers to report back to our community.”

Membership on the RAB is open to anyone who has an interest in the environmental cleanup program at the Former McClellan Air Force Base. Technical expertise is not necessary.

All RAB meetings are open to the public and the public is encouraged to attend. For more information, contact Mary Hall at 916-643-1250, ext 232 or email at mary.hall@ch2m.com.

The Pieces are Coming Together at McClellan



In March Steve Mayer, McClellan Air Force remediation program manager, gave a tour to the McClellan Restoration Advisory Board (RAB) member of the sites scheduled to be transferred to private ownership later this summer.

Restoration Advisory Board News

Focusing on Upcoming Property Transfers

In February, the McClellan Restoration Advisory Board (RAB) received updates about property transfers and cleanup actions in the works at the former Air Force base. The RAB, comprised of local residents, business representatives and regulatory agencies, meets quarterly to discuss and advise the Air Force on its environmental cleanup program at McClellan.

The February RAB meeting focused primarily on the upcoming deed transfer of some 580 acres to Sacramento County, which will in turn transfer ownership of the land to McClellan Business Park (see “Air Force Proposes Transferring 580 Acres to McClellan Business Park” article below). A few weeks later, the RAB toured the property sites to gain a better understanding of the types of cleanup remedies that are likely for these sites.

Another pending transaction on the RAB’s radar is the upcoming transfer of the “ball fields,” an approximately 25-acre parcel slated to go to the North Highlands Recreation and Park District later this year. This area, located along Perrin Ave. and Freedom Park Drive, includes the Aerospace Museum of California, Freedom Park and ball fields. This area will remain a recreation area after the property is transferred. The Air Force is developing a proposed plan for a cleanup remedy (See article on Page 2). Once the proposed remedy is approved and in place, the property will be ready for transfer.

What about the Vernal Pools?

Alan Hersh, McClellan Business Park vice president, gave a presentation at the February 2009 RAB meeting on McClellan Business Park’s plans for the West Nature Area. He explained that some vernal pools in the south area of the base will be impacted by planned cleanup activities or new development. To mitigate that loss, Hersh is proposing that a fund be established to maintain the West Nature Area in perpetuity as a wetlands preserve.

Air Force Proposes Transferring 580 Acres to McClellan Business Park

By late summer or early fall 2009, another 580 acres of the former McClellan Air Force Base will be under local ownership. This transfer will continue the Air Force focus on “early transfers with privatized cleanup” or property transfers before the final cleanup remedy is in place.

Under this new scenario, the remaining cleanup in a parcel is carried out by the property owner with the U.S. Environmental Protection Agency (U.S. EPA) responsible for directing and overseeing the cleanup action. The cleanup is funded by the Air Force through a negotiated cost agreement. The Air Force will continue to clean up and monitor the groundwater underlying the former base.

Phil Mook, Air Force Real Property Agency western region senior representative, explained that the early transfer with privatized cleanup combines property redevelopment with property transfer and environmental cleanup. The program enables a more efficient, streamlined cleanup and redevelopment process.

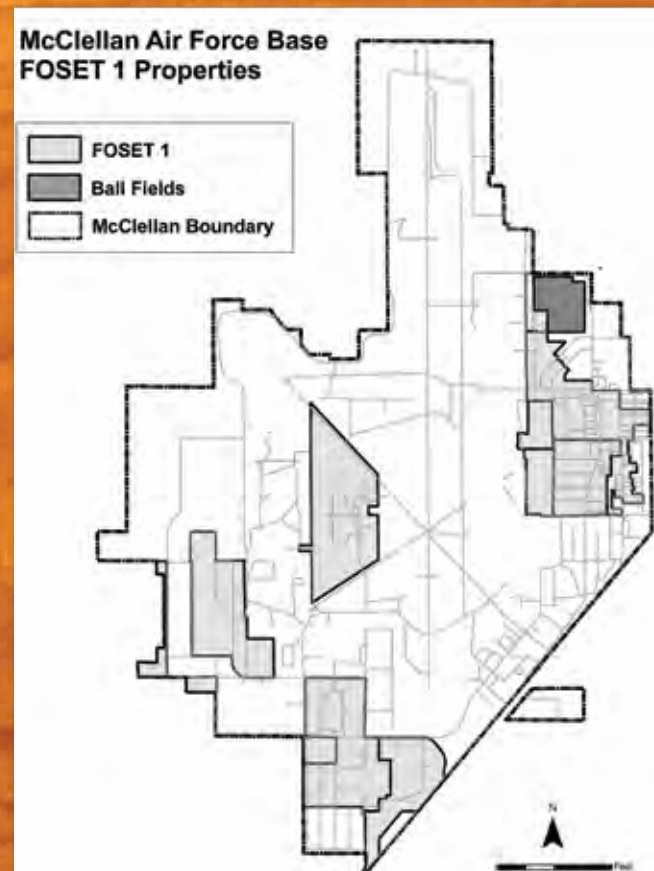
“This synergy accelerates schedules and reduces the overall cost to the taxpayer and the property recipient,” Mook said.

Sacramento County plays a critical role in facilitating the early transfers and actually receives the property from the Air Force under an economic development conveyance. The County then transfers the property to McClellan Park.

Prior to transferring the property, the Air Force must complete a Finding of Suitability of Early Transfer (FOSET). This document describes the environmental conditions of the properties to be

transferred and the authorization for the transfer under federal law. The public will be invited through a public notice to review and comment on the FOSET.

In addition to the FOSET, a number of other documents must be approved by the EPA and the Governor of California. The Air Force anticipates this being finalized by late summer, representing another good news story about the cleanup and transfer of McClellan.



The Air Force plans to transfer ownership of approximately 580 acres scattered across the former McClellan Air Force Base this year to Sacramento County and then to McClellan Business Park.

Privatized Cleanup: Saving Tax Dollars and Building the Community

Privatized cleanup combines property redevelopment with property transfer and environmental cleanup to accelerate schedules and reduce costs.

Crafting an early transfer with privatized cleanup is a complex effort that pulls together representatives from the Air Force, the local community, and multiple regulatory agencies. Through a negotiated cost agreement between Sacramento County and the Air Force, the Air Force funds the cleanup program. U.S. EPA then directs and oversees the work, which is carried out by the County’s redevelopment partner, McClellan Business Park.

A critical component of the cost negotiations is accurately identifying the contaminants present, and cleanup actions needed to protect human health and the environment at the site. This helps the Air Force and Sacramento County better anticipate costs required to implement those cleanup actions.

The program benefits the Air Force by accelerating property transfer, eliminating cost uncertainty, reducing overall cost, and reducing administrative overhead for management of the property and environmental cleanup.

Likewise, the program is extremely significant to the local community. The privatized cleanup and early transfer puts the cleanup and redevelopment schedules under local control. This allows the developer to balance development priorities with the cleanup of contaminated property, resulting in an optimized schedule for beneficial reuse and redevelopment.



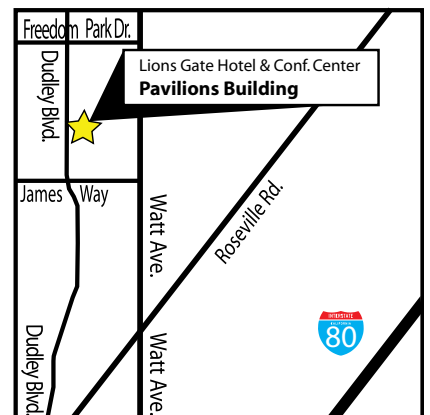
Environmental Action
UPDATE
 AFRA Western REC
 3411 Olson Street
 McClellan, CA 95652
 } **Environmentally sound:** McClellan's successful, continuing cleanup has enabled its
 } simultaneous transformation to a thriving business park.

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Check out the RAB... Or Better Yet, Come Join the RAB

All RAB meetings are open to the public and the public is encouraged to attend, ask questions, and provide comments. The next RAB meeting will be May 19th at 6:30 p.m. in the Lions Gate Hotel Pavilions Building, Terrace Room. An Open House Informational Poster Session with information on cleanup activities will be held from 6:00 to 6:30 p.m. in the same room.

In addition, the RAB is currently seeking new members. Membership on the RAB is open to anyone who has an interest in the environmental cleanup program at the Former McClellan Air Force Base. Technical expertise is not necessary.



Directions

- From I-80
- Take the Watt Ave. exit north
- Turn Left on James Way
- Turn Right on Dudley Blvd.
- Arrive at 5640 Dudley Blvd.

For more information on the McClellan RAB or the environmental cleanup program at McClellan, contact **Mary Hall** at *McClellan Community Relations* at **(916) 643-1250 ext 232** or email at **mary.hall@ch2m.com**.