



McClellan thriving 10 years after base closure

In July 2001, the Air Force closed McClellan Air Force Base. When closure was announced in 1995, many in the region feared it was a death knell for the area. The media, politicians, and local residents thought a closed base on the U. S. Environmental Protection Agency (EPA) National Priorities List would be doomed to stagnation.

Instead, the former base is a thriving mixed-use residential and business park, with more people now at McClellan on a daily basis than when the base closed. It is a national and international model for successful base redevelopment and ongoing environmental cleanup.

The Air Force's commitment to environmental cleanup started in the early 1980s, long before base closure was

announced. With closure of the base, the Air Force brought Sacramento County and the developer McClellan Park to the table to discuss how the cleanup program could best facilitate redevelopment and property transfer while ensuring McClellan is a safe place to live, work and play. McClellan's redevelopment successes are a testament to the strong working relationships among the Air Force, the County, McClellan Park, state and federal regulatory agencies, and the community.

This timeline presents the milestones in the Air Force's environmental cleanup program and how they have helped shape McClellan Park as the thriving community that it is today.

1979

1979 Discovered groundwater contamination at McClellan. Contamination was a result of past industrial practices as part of the McClellan's mission as a repair depot.

1980

Early 1980s Carried out immediate response actions including deactivating base supply wells and supply wells in the surrounding area and connecting nearby residences to municipal water supplies.

1984

1984-1985 Excavated contaminated soil from disposal pits in Operable Unit (OU) D and installed a protective cap to prevent rainwater infiltration.

1986



1986 Established a basewide groundwater monitoring program.

1987



1987 Built the Groundwater Treatment Plant (GWTP) and installed the first extraction wells in the northwest portion of the base.

1988

1988-1992 Added OU C and OU B to the groundwater treatment system.

REDEVELOPMENT

CLEANUP



1995 Base closure announcement.



2001 McClellan Air Force Base closed. Facility became McClellan Business Park.

2004 Completed FOST for 97 acres including housing, officer's club (now Lions Gate Hotel), and office space primarily on the east side of the base to McClellan Park.

2002 Completed Finding of Suitability to Transfer (FOST) for 2.5 acres with a nuclear research facility to University of California-Davis Regents.

2006 Completed FOST for 14 acres including the former base gym to McClellan Park.



2007 Completed Finding of Suitability for Early Transfer (FOSET) with Privatized Cleanup for Parcel C-6 to McClellan Park. This was the first Department of Defense transfer with privatized cleanup in the nation. This innovative transfer mechanism gave the Air Force a guaranteed cleanup cost and put the cleanup and redevelopment schedule under the control of the developer, with regulatory oversight still being provided by the EPA and the State. This early transfer with privatized cleanup has become the model for transferring the majority of the property at McClellan.

2007 Completed FOSET for 54 acres in the southwest portion of the base impacted only by groundwater contamination that is being cleaned through the Air Force's ongoing groundwater cleanup program.

2007 Completed FOST for 1.4 acres in the northwest portion of the base.

2008 Signed the *Non-VOC Amendment to the Basewide VOC Groundwater ROD*. This identified pump-and-treat, institutional controls, and monitoring as the remedy for non-VOCs in the groundwater.

2007 Signed the *Final Basewide VOC Groundwater ROD*. This established cleanup levels to be achieved through the SVE and pump-and-treat remedy defined in the IROD in 1995.

2004-2005 Implemented Phase III of the groundwater remedy which included installing 52 new wells.



2004 Signed the *Local Redevelopment Authority Initial Parcel #1 ROD*. This ROD defined the remedy for seven soil sites, four of which required no further cleanup.

2003 Installed an ion exchange system to reduce hexavalent chromium concentrations from water discharged from the GWTP to meet surface water discharge limits.

2003 Signed the *No Action Soils ROD*. This ROD addressed eight sites that required no further cleanup.

1998-1999 Implemented Phase II of the groundwater remedy, which included 45 new wells.

2001-2003 Excavated former disposal pit Confirmed Site (CS) 10. Some 51,000 cubic yards of soil and debris was removed and transported to a licensed landfill. Another 24,000 cubic yards remains stockpiled on site awaiting a final ROD for disposal.



1995-1997 Implemented Phase I of groundwater remedy expansion to meet requirements of 1995 IROD. This added 55 new wells and six new SVE systems.

1998-2001 Installed eight additional SVE systems.

1995 Signed the *Interim Basewide Volatile Organic Compound Groundwater Record of Decision (IROD)*. This detailed the cleanup remedy for VOCs in the groundwater.

1994-1996 Built first two soil vapor extraction (SVE) systems to remove volatile organic compounds (VOC) in soil above the groundwater. This greatly enhanced the groundwater cleanup by removing VOC contaminants before they reach the groundwater.



2008

2006

2004

2003

2002

2001

1998

1995

1994

REDEVELOPMENT



2010 Completed FOST to transfer the 18.5-acre Freedom Park to North Highlands Recreation and Park District and 6.5 acres to the Aerospace Museum of California.

2010 Completed FOST to transfer 5.6 acres to Los Rios Community College District and Twin Rivers Unified School District.



2010 Completed McClellan's second FOSET with privatized cleanup and the largest single property transfer to date with 540 acres in the east and southwest portions of the base going to McClellan Park.

2010

2011

CLEANUP



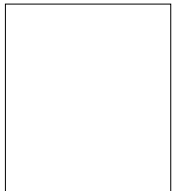
2010 EPA concurred with the Air Force's determination that the groundwater program is "Operating Properly and Successfully." This determination facilitates the transfer of property that is impacted only by groundwater contamination.

2010 Signed the *Area of Concern G-1 ROD*. This ROD defines the selected remedy for the property that now houses Freedom Park and the Aerospace Museum of California.

2011 Signed the *Skeet Range ROD*. This ROD documents the cleanup remedy for the former skeet range in the northwest portion of the base.

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Environmental Action UPDATE

August 2011



Air Force signs cleanup decision for former McClellan Skeet Range

The Air Force marks another cleanup achievement for the former McClellan Air Force Base with the signing of the Record of Decision (ROD) for the former Skeet Range. Encompassing some 50 acres in the northwest portion of the former base, the Skeet Range includes seven vernal pools and an unlined drainage ditch. Several buildings and a baseball field have been built on top of the former Skeet Range.



McClellan northwest taxiway and skeet range as seen in a 1976 aerial photo.

last step before actual design and implementation of the cleanup remedy.”

The remedy selected in the ROD is excavation of soils with contaminants above industrial use levels and disposal of the soils in an approved offsite landfill. Institutional controls will be implemented to restrict future property development to industrial use.

The Skeet Range had four skeet stations and two trap stations that were used by Air Force personnel from 1971 through the mid 1980s. As a result, some of the soil in the area is contaminated with lead from the shot pellets and polycyclic aromatic hydrocarbons (PAHs), a byproduct of the clay pigeons.

The areas to be excavated include three vernal pools with contaminant levels exceeding industrial use levels. The Air Force will mitigate the loss of the pools by purchasing mitigation credits at a nearby habitat mitigation bank approved by the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers. Because the site is already used for industrial use, and the anticipated future use is industrial use, the Air Force will not restore the vernal pools after they are excavated.

The cleanup protects human health and the environment and complies with the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The public provided comments on the Air Force’s proposed cleanup plan during a 30-day public comment period from July 8, 2010 to August 9, 2010. These comments and the Air Force’s responses to them can be found in the Responsiveness Summary portion of the ROD.

The cleanup is expected to occur early fall 2011.



Air Force program staff and representatives from federal and state regulatory agencies inspect the former skeet range site prior to finalizing the Record of Decision for the site.

The ROD is a legally binding document signed by the Air Force, U.S. Environmental Protection Agency, and the State of California, represented by the Department of Toxic Substances Control. It details the selected remedy for protecting human health and the environment from contaminants in the soil and sediment at the former Skeet Range.

“The signing of the ROD is a significant milestone in the CERCLA process,” said McClellan base realignment and closure environmental coordinator Steve Mayer. “It is the

The Skeet Range ROD is available for public review at the following locations:

McClellan Information Repository

3411 Olson Street, McClellan, CA 95652

Hours: 8 a.m. to 3 p.m. Monday – Friday

For an appointment, call (916) 643-1250, ext. 201

Online Administrative Record

<https://afarpaar.lackland.af.mil/ar/docsearch.aspx>.

Select “McClellan” as the base and enter 7327 in the “Full Metadata Search” field.

For more information, please contact Mary Hall at (916) 643-1250 ext 232 or mary.hall.5.ctr@us.af.mil.

Public Comment Period on Proposed Removal Actions at McClellan

The Air Force is seeking input on proposed removal actions at several radiological sites at the former McClellan Air Force Base. These sites are SA 109 (Magpie Creek east of the runway); CS B-005 (disposal trenches), CS 040/PRL S-006 (former wastewater treatment facility), the Dudley Blvd site (a small surface release adjacent to Dudley Blvd near the end of the runway), and the Building 252 site (former luminescent dial painting and manometer repair facility).

The sites, the radiological and other chemical contaminants present, and the Air Force's proposed removal actions are presented in the *Small Volume Sites and Building 252 Radiological Removal Action Engineering Evaluation/Cost Analysis (EE/CA) for the former McClellan Air Force Base*. The EE/CA also summarizes previous site investigations and other cleanup alternatives evaluated.

The Air Force and regulatory agencies (Environmental Protection Agency, California Department of Toxic Substance Control, and the Central Valley Regional Water Quality Control Board) encourage you to review the EE/CA and provide written comments during the public comment period from August 11 to September 10, 2011. The EE/CA and other supporting documents are available at:

Online Administrative Record

<https://afarpa.lackland.af.mil/ar/docsearch.aspx>. Select "McClellan" as the base and enter 7329 in the "Full Metadata Search" field.

North Highlands-Antelope Public Library

4235 Antelope Rd., Antelope, CA 95843
916-264-2920

Call for hours of operation

McClellan Webpage

<http://www.safie.hq.af.mil/afarpa/legacybrac/mcclellan/index.asp>

McClellan Information Repository

3411 Olson Street, McClellan, CA 95652
Hours: 8 a.m. to 3 p.m. Monday – Friday
For an appointment,
call 916-643-1250 ext. 201

To receive a copy of the EE/CA, call Air Force Real Property Agency Community Relations, **916-643-1250 ext. 232** or email afarpa.west.pa@us.af.mil

McClellan RAB news

Glen Jorgenson elected new community co-chair

North Highlands resident Glenn Jorgenson loves to serve, and he loves to learn and ask questions. With those characteristics, it's no wonder he was elected community co-chair of the McClellan Restoration Advisory Board (RAB) at its May 2011 quarterly meeting.

In discussing his role as co-chair, Jorgenson is quick to point out that the RAB is an advisory board, and neither it nor the co-chair has decision-making authority. However, he noted that the RAB does perform a valuable function by representing the community and its concerns to the Air Force and regulators about environmental cleanup decisions at the former base.



being able to make suggestions and at a minimum have them considered."

To be able to offer constructive feedback, Jorgenson said he has to have information. The cleanup team on the RAB has been very helpful in sharing the information. "I've had them come

back to me outside the meeting and make sure I get the information I asked for," he said. "It's an advisory board, but if I don't have information, then it's not good advice."

Jorgenson, who joined the RAB in May 2009, hopes that being co-chair provides him with opportunities to continue to learn and serve the community.

Jorgenson particularly appreciates the consideration that the Air Force and regulatory staff give to the comments and suggestions offered by the RAB community members. "You've got people that have been doing this for decades, but they don't mind getting advice and input from us," Jorgenson said. "They listen. I really appreciate

The McClellan RAB includes representatives from the Air Force, state and federal regulatory agencies and community members with a wide variety of interests and backgrounds, such as residents, local government, businesses, environmental groups, churches, educators and students. The public is encouraged to attend all RAB meetings.

**Next McClellan RAB meeting:
Tuesday, Sept 20
6:30pm**

North Highlands Recreation Center
6040 Watt Avenue
North Highlands, CA 95660

For more information about the RAB or the cleanup programs at McClellan, contact Mary Hall at 916-643-1250, ext 232 or email afarpa.west.pa@us.af.mil.

