

# Environmental Action UPDATE

AIR FORCE ENVIRONMENTAL ACTIVITIES AT MCCLELLAN

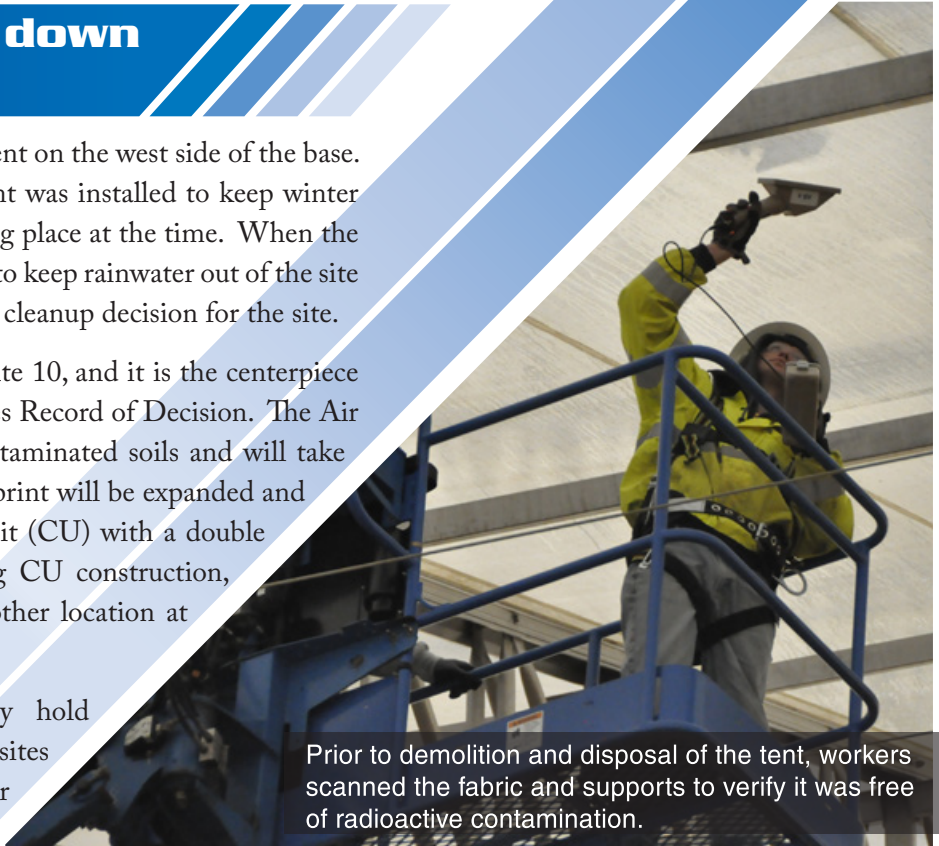
March  
2013

## Cleaning out and taking down the big white tent

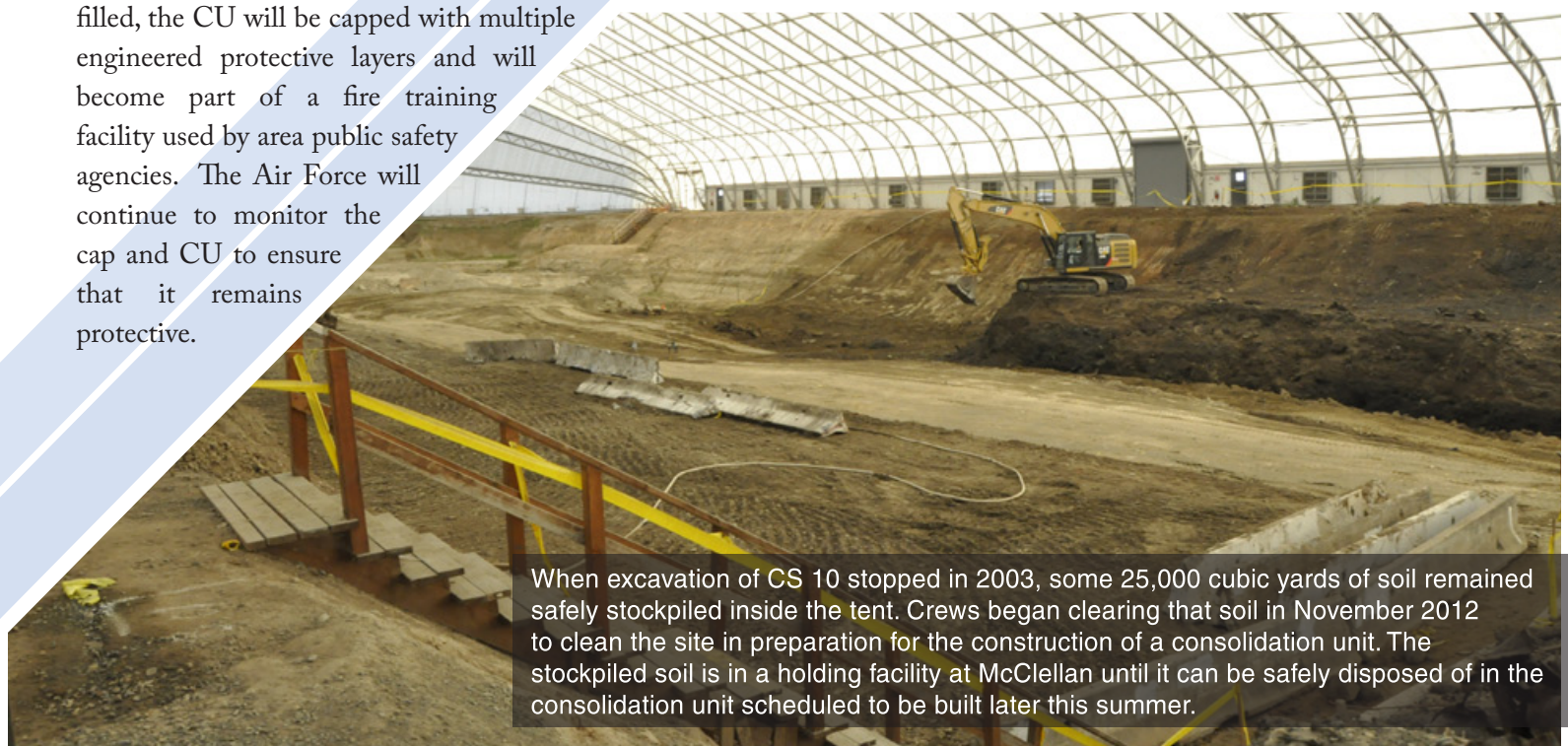
Work is rolling right along under the big white tent on the west side of the base. A McClellan landmark since 2001, the giant tent was installed to keep winter wind and rain out of the landfill excavation taking place at the time. When the excavation was halted in 2003, the tent remained to keep rainwater out of the site until the Air Force and regulators reached a final cleanup decision for the site.

The landfill is known as CS 10, or Confirmed Site 10, and it is the centerpiece for implementation of the Focused Strategic Sites Record of Decision. The Air Force's contractor has cleared the site of all contaminated soils and will take down the tent later this spring. The landfill footprint will be expanded and reconstructed as an engineered consolidation unit (CU) with a double liner and a leachate collection system. During CU construction, soils from CS 10 are being safely stored at another location at McClellan.

When completed, the CU will then safely hold contaminated soils from CS 10 and other sites throughout the base, saving millions of taxpayer dollars in shipping and disposal fees. When filled, the CU will be capped with multiple engineered protective layers and will become part of a fire training facility used by area public safety agencies. The Air Force will continue to monitor the cap and CU to ensure that it remains protective.



Prior to demolition and disposal of the tent, workers scanned the fabric and supports to verify it was free of radioactive contamination.



When excavation of CS 10 stopped in 2003, some 25,000 cubic yards of soil remained safely stockpiled inside the tent. Crews began clearing that soil in November 2012 to clean the site in preparation for the construction of a consolidation unit. The stockpiled soil is in a holding facility at McClellan until it can be safely disposed of in the consolidation unit scheduled to be built later this summer.

# Innovative property transfer benefits cleanup and redevelopment

This winter, McClellan made a major property transition with more than half of the former base now out of the Air Force's ownership and into the community's. This milestone came about with the Governor's approval of the transfer of 528 acres in January to Sacramento County and its developer McClellan Business Park.

The 528 acres, located primarily in the industrial sections of McClellan Park, have some areas with contamination from past industrial practices while the base served as a supply and repair depot from 1936 until it closed in 2001. In 1987, the 3,000-acre installation was added to the U.S. Environmental Protection Agency's National Priorities List due to contaminants in the soil and groundwater.

This is the third property transfer at McClellan to use an innovative multi-agency agreement referred to as an "early transfer with privatized cleanup." This transfer relies on two key provisions. The first is a negotiated cost agreement stipulating how much the Air Force will pay to Sacramento County and its developer McClellan Business Park to conduct the remaining environmental cleanup. The second provision is a Federal Facility Agreement Amendment stating the EPA, rather than the Air Force, will assume the lead role of determining remaining cleanup decisions for the property in collaboration with the California Department of Toxic Substances Control and the Central Valley Regional Water Quality Control Board.

Prior to transfer, the Air Force conducted extensive environmental investigations of the properties. These studies formed the basis of the negotiated \$24.8 million, fixed-price, insured cost the Air Force will pay Sacramento County to clean up contaminated sites within the transferred properties.

"Here at McClellan we've shown that the early transfer with privatized cleanup program is a win-win for the Air Force, the local community and the taxpayers, bringing faster cleanup and redevelopment," said Phil Mook, Western Region Supervisor for the Air Force Civil Engineer Center (AFCEC), which oversees the environmental cleanup and property disposal at closed bases.

"The regulatory agencies, the Air Force, Sacramento County and McClellan Park once again worked together to make this complicated and successful model work for the productive reuse while protecting human health and the environment," Mook said.

In 2007, the Air Force first used the early transfer with privatized cleanup model to transfer 62 acres to McClellan Business Park through Sacramento County. It was the nation's first approved privatization of a National Priorities List site. The 2011 cleanup of that pilot site demonstrated that privatized cleanup allows remediation to be planned and implemented along with redevelopment. This can result in a faster and more efficient redevelopment schedule.

The second early transfer with privatized cleanup was completed in June 2010. That project included 81 sites on 560 acres. Negotiations are underway for a fourth and final early transfer with privatized cleanup.

More than half of the property at the former McClellan Air Force Base has now been transferred from the Air Force to the community for reuse and redevelopment. The areas shaded in yellow were transferred prior to 2013. The blue shading indicates the 528 acres transferred to McClellan Business Park through Sacramento County this past January for privatized cleanup and redevelopment.



## McClellan property transfers to schools and museum

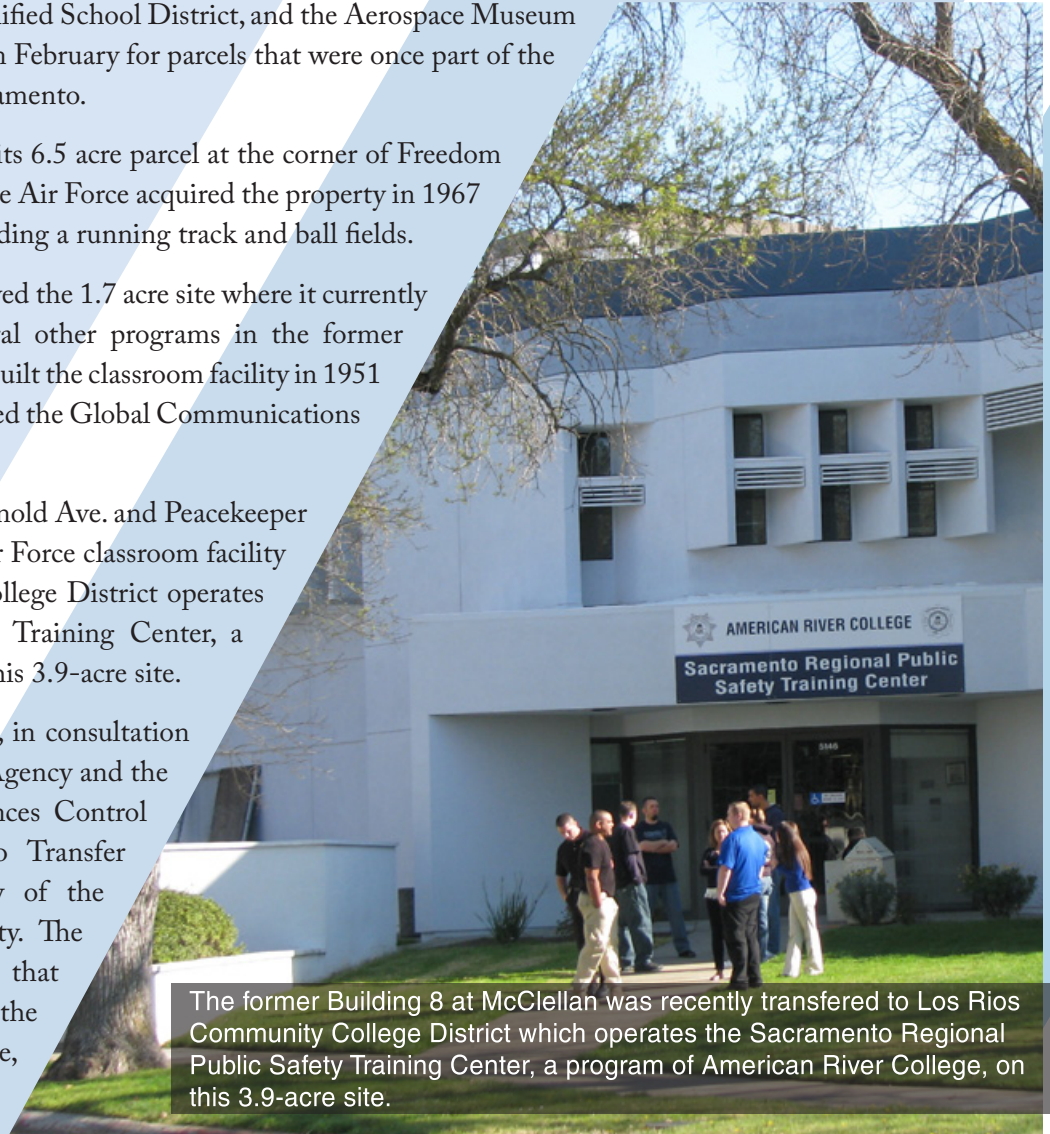
Los Rios College District, Twin Rivers Unified School District, and the Aerospace Museum of California all received recorded deeds in February for parcels that were once part of the former McClellan Air Force Base in Sacramento.

The Aerospace Museum has operated on its 6.5 acre parcel at the corner of Freedom Park Drive and Perrin Ave. since 2006. The Air Force acquired the property in 1967 and used it for recreational facilities, including a running track and ball fields.

Twin Rivers Unified School District received the 1.7 acre site where it currently operates Keema High School and several other programs in the former Building 7 on Arnold Ave. The Air Force built the classroom facility in 1951 and before the base closed in 2001, it housed the Global Communications Headquarters.

Across the street, at the intersection of Arnold Ave. and Peacekeeper Way, is the former Building 8, another Air Force classroom facility built in 1981. Los Rios Community College District operates the Sacramento Regional Public Safety Training Center, a program of American River College, on this 3.9-acre site.

Prior to property transfers, the Air Force, in consultation with the U.S. Environmental Protection Agency and the California Department of Toxic Substances Control completed a Finding of Suitability to Transfer (FOST) following an extensive review of the environmental condition of the property. The FOST is the Air Force's determination that the property is suitable for transfer under the Comprehensive Environmental Response, Compensation and Liability Act, or CERCLA.



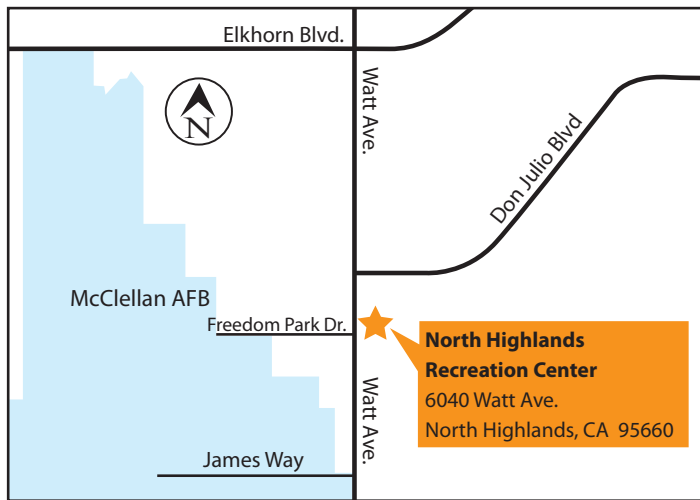
**New AFCEC McClellan web site is:**  
<http://www.afcec.af.mil/brac/mcclellanafb/index.asp>



# The Next **RAB** Meeting is March 19

## TOPICS INCLUDE:

CLEANUP UPDATE | REGULATORY UPDATE | SACRAMENTO COUNTY LOCAL REUSE AUTHORITY UPDATE



## WHEN

Tuesday, March 19, 2013  
6:00 p.m. Open House Poster Session  
6:30 p.m. RAB Meeting

## WHERE

North Highlands Recreation Center.  
6040 Watt Ave.  
North Highlands, CA 95660

The McClellan Restoration Advisory Board (RAB) provides a forum for the local community, regulatory agencies and the Air Force to share information on current and future environmental cleanup programs and reuse at the former base.

For more information, contact McClellan Community Relations at  
916-643-1250 ext. 232 or email [mary.hall.5.ctr@us.af.mil](mailto:mary.hall.5.ctr@us.af.mil)

**COME TO THE RAB MEETING AND BE A PART OF YOUR COMMUNITY.**



Environmentally sound: McClellan's successful, continuing cleanup has enabled its simultaneous transformation to a thriving business park.

AFCWC Western Region  
3411 Olson Street  
McClellan, CA 95652

Environmental Action  
UPDATES