

Environmental Action UPDATE



Air Force Environmental Activities at McClellan – June 2022

Environmental Cleanup Field Season Kicks Off at Former McClellan AFB

Among the many tenant construction projects underway this spring at McClellan Business Park, the Air Force too is hitting the dirt with the start of the 2022 cleanup field season. The Air Force Civil Engineer Center and its cleanup partners are mobilizing to remediate the remaining cleanup sites on the former Air Force Base.

AFCEC environmental contractors have opened sites that were winterized last fall such as the Consolidation Unit by removing protective tarps and making inspections, and accepting soils from cleanup sites around McClellan. The CU provides a large, on-site, permanent disposal facility for excavated soils. It is open for soil projects from April to October. The cleanup team's work includes screening, sampling and scanning the soil prior to placement into the CU.



More than 70 extraction wells located on the former base assist with ground-water cleanup, removing water deep below the surface for treatment. Although this water is not used for drinking, it is remediated to ensure long term protection of public health and the environment. Air Force contractors perform important maintenance at these extraction sites throughout McClellan.



This highly engineered soils holding area is key to ongoing cleanup at the former base, where 119 sites out of 219 have been completed. The last remaining sites requiring soil excavation are moved here for long term monitoring and disposal. Seen here, Air Force Civil Engineer Center environmental contractor Luis Ramirez, AECOM Field Technician pulls back protective winter tarps to start the new field season at the Consolidation Unit.

A total of 3458 acres have been transferred to Sacramento County and McClellan Business Park for redevelopment with 194 acres remaining to be transferred once cleanup is completed. Two parcels of land next to Magpie Creek will complete property transfer this year, and will add to McClellan's ongoing push to achieve whole base transfer in the near future.

AFCEC and its environmental contractors (with oversight from regulatory agencies from the EPA, State and County, and collaboration with McClellan Business Park) are working together to safely remediate sites to ensure the protection of human health and the environment and to transfer property for community reuse and revitalization.

Cleanup Update

This year's planned cleanup activities include:

Confirmed Site (CS) 040 – This site was excavated for contaminants of concern and includes work to sample and restore the site. Co-located sites PRL S-019 and PRL S-006 will be cleaned up at the same time.

Area of Concern (AOC) 314 – The Air Force will resume excavation work at this former ammunition storage area. Sampling will confirm and a Final Status Survey will document if additional areas require remediation for radium.

CS 067 – Excavation work will resume at this former disposal site. The Air Force will then perform confirmation sampling

and conduct a Final Status Survey to verify that cleanup levels have been achieved.

CS 69A – The Air Force has received additional funding this year that will allow an acceleration of the cleanup at this site where radium was discovered during a utility project. Work will entail sampling, excavation, confirmation sampling and a Final Status Survey, and site restoration.

PRL S-038 – Additional funding will also allow resumed excavation at this former disposal site where radium was observed. This site, and others previously discussed, pose no health risk to the public due to security fences that prevent access to the sites.

How Do You Relocate a Groundwater Treatment Plant? Carefully!

One of the important projects this year is to prepare for the relocation of the groundwater treatment plant (GWTP) on the west side of McClellan, near Patrol Road. The plant will be moved to support the cleanup of contaminated soils under the existing groundwater treatment plant. The Air Force will relocate it just north of its present location to allow excavation work to continue at former disposal sites CS 069 and PRL 020. Due to the age of the existing plant, much of it will be replaced with new equipment. The engineering design of the new GWTP will be completed in 2022, and will be constructed in 2023. Once the new plant is operational, the old plant will be dismantled and cleanup of the two sites beneath the plant will be completed, followed by confirmation sampling, a Final Status Survey, and site restoration.

The current plant has been instrumental in removing Volatile Organic Compounds (VOCs) from the groundwater at McClellan for 30 years as a pump-and-treat system removing over 65,000 pounds of VOCs. Extraction wells supply the GWTP with approximately 1500 gallons per minute of water cleaned and discharged into Magpie Creek. In addition, there are more than 500 monitoring wells on and off the former base to monitor the cleanup progress.

The relocated plant will have new equipment, allowing it to run more efficiently by using less electricity. Drinking water at McClellan is supplied by local purveyors upstream and is not impacted by groundwater in this area. New wells are prevented to use the groundwater beneath McClellan as a drinking water supply.



Air Force Groundwater Treatment Plant will be relocated north of its present site in 2023. Relocation will enable access to clean up contaminated soils beneath the area, and the relocated plant will operate more efficiently with new equipment and technology.

Privatized Cleanup Progress

Under a privatized cleanup program that allows for early transfer of Air Force property and cleanup responsibilities to McClellan Business Park, significant progress has been made to remediate sites along with Air Force funding to expedite the cleanup.

To date, the privatized program has completed work on 287 out of a total of 296 assigned cleanup sites. The remaining 9 sites involve the cleanup of radium dispersed in soil. Under the privatization agreement, the cleanup of radium is an Air Force retained condition for cleanup responsibility. Funding for this work has recently been obtained and the work is being carried out over several field seasons.

Four rounds of privatized cleanup funding have occurred at McClellan.

In 2007, the first Finding of Suitability for Early Transfer (FOSET) known as Parcel C-6 transferred approximately 62-acres (12 sites), and was the first early transfer with privatized remediation in the nation. When Parcel C-6 received the Completion of Remedial Action letter from the U.S. Environmental Protection Agency (U.S. EPA) in 2009, it also became the nation's first completed privatized remediation. The redevelopment of this land is nearing completion as U.S. Foods Corporation completes construction of a new cold storage warehousing facility.

In 2010, FOSET 1, which was the second round of privatized transfer parcels, transferred 580-acres containing 82 sites. In 2012, FOSET 2 transferred an additional 528



Excavation of fuel contaminated soil at site CS T-020, a former underground storage tank farm undergoes remediation. 287 privatized cleanup sites have been completed out of 296. The remaining 9 cleanup sites are now funded with work resuming in the 2022 field season.

acres and 131 sites. In 2015, FOSET 3 transferred 198 acres containing 28 Remedial Action sites and 19 other sites requiring institutional controls, and completed the privatized cleanup and transfer of former Air Force property at McClellan.

The U.S. EPA is the lead regulatory authority for early transfer of the privatized remediation project, with the California Department of Toxic Substances Control and the Central Valley Regional Water Quality Control Board operating in the role of supporting regulatory agencies.

“Current market conditions make McClellan Business Park very attractive to national companies seeking well-positioned properties with unique amenities such as rail, airport, freeway access and abundant utilities,” said Alan Hersh, Senior Vice President McClellan Business Park. “The partnership with the Air Force, the County of Sacramento and regulatory partners through the privatized cleanup and early property transfer program are helping to ensure the protection of human health and the environment as well as adding to the benefit of reuse and revitalization opportunities at the former Air Force base.”

Over 95% of the existing buildings are occupied with new construction projects occurring throughout McClellan.



The West Nature Area is an established conservation area that encompasses approximately 222 acres along the northwest side of McClellan and includes Magpie and Don Julio creeks.

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