

**LAND USE CONTROL/
INSTITUTIONAL CONTROL
MANAGEMENT PLAN
Version 1.0**

Former McClellan AFB
McClellan, CA

December 2003

The procedures and processes established in this document provide guidance intended solely for use by Air Force personnel for the implementation and management of LUC/ICs at its BRAC bases. Additionally, this document serves as a vehicle by which the public and the regulatory community are provided information on how the Air Force intends to exercise its discretionary authority in the implementation and management of LUC/ICs. The procedures and processes established in this document are not intended, and cannot be relied upon to create any rights, substantive or procedural, enforceable by any party against the Air Force. The Air Force reserves the right to act at variance with these procedures and processes and to change them at any time as it may deem appropriate.

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List of Acronyms and Abbreviations

| | |
|--------|---|
| AF | Air Force |
| AFB | Air Force Base |
| AFBCA | Air Force Base Conversion Agency (now AFRPA) |
| AFCEE | Air Force Center for Environmental Excellence |
| AFRPA | Air Force Real Property Agency (formerly AFBCA) |
| AOC | Area of Concern |
| AST | Aboveground Storage Tank |
| | |
| BCT | BRAC Cleanup Team |
| BEC | BRAC Environmental Coordinator |
| bgs | below ground surface |
| BRAC | Base Realignment and Closure |
| | |
| CAT-Ox | Catalytic Oxidation |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CS | Confirmed Site |
| c/u | Clean up |
| | |
| DTSC | Department of Toxic Substances Control |
| | |
| EDC | Economic Development Conveyance |
| EMD | Sacramento County Environmental Management Department |
| EPA | Environmental Protection Agency |
| | |
| FAA | Federal Aviation Administration |
| FEMA | Federal Emergency Management Agency |
| FFA | Federal Facilities Agreement |
| FFSRA | Federal Facility Site Remediation Agreement |
| FS | Feasibility Study |
| FTO | Flameless Thermal Oxidation |
| | |
| IC | Investigative Cluster or Institutional Control |
| IRP | Installation Restoration Program |
| | |
| LD | Legal Division |
| LRA | Local Redevelopment Authority |
| LUC/IC | Land Use Control/Institutional Control |
| | |
| MCL | Maximum Contaminant Level |
| MIS | Management Information System |
| MNRC | McClellan Nuclear Radiation Center |
| MSDS | Material Safety Data Sheet |

| | |
|-------|---|
| NaOH | Sodium Hydroxide |
| NARS | North Area Recovery Station |
| NCP | National Contingency Plan |
| NPL | National Priorities List |
| O&M | Operation and Maintenance |
| OU | Operable Unit |
| PBC | Public Benefit Conveyance |
| PMS | Portfolio Management System |
| POC | Point of Contact |
| PPE | Personal Protective Equipment |
| PRL | Potential Release Location |
| RAB | Restoration Advisory Board |
| RAO | Remedial Action Objective |
| ROD | Record of Decision |
| RWQCB | Regional Water Quality Control Board |
| SA | Study Area |
| SCC | Sacramento County Codes |
| SLUC | State Land Use Covenant |
| SVE | Soil Vapor Extraction |
| FOSET | Finding of Suitability for Early Transfer |
| FOST | Finding of Suitability for Transfer |
| USA | Utility Services Alert |
| UST | Underground Storage Tank |
| VGAC | Vapor Granular Activated Carbon |
| VOC | Volatile Organic Compound |
| VSI | Visual Site Inspection |

FORMER MCCLELLAN AFB
LAND USE CONTROL
INSTITUTIONAL CONTROL MANAGEMENT PLAN

1. Purpose

The Air Force Real Property Agency (AFRPA) has developed a Land Use Control/Institutional Control (LUC/IC) Management Strategy for implementing, monitoring and enforcing LUC/ICs. The emphasis of this strategy is on stakeholder education, stakeholder involvement and promoting LUC/IC compliance. A part of the LUC/IC management strategy is to develop base-specific tools to assist in implementing required LUC/ICs. One of these tools, the Layering Strategy Worksheet, identifies mutually reinforcing controls to ensure the effectiveness of the underlying use restriction or land use control. The Layering Strategy Worksheet has been developed at the former McClellan Air Force Base (AFB) with the participation of the BRAC Cleanup Team (BCT) and the Local Redevelopment Authority (LRA). Information contained in this LUC/IC Management Plan for McClellan has been taken from the Layering Strategy Worksheets developed specifically for McClellan.

Note: This LUC/IC Management Plan is a living document that will be revised periodically when information indicates that changes in site conditions may lead to new or different controls.

2. General Description of the Former McClellan Property

The former McClellan AFB is located in McClellan in Sacramento County, within the State of California. McClellan AFB (both main base and off-site properties) is made up of 3,452 acres. The base was an active military installation for more than 50 years, and industrial operations associated with its mission as a repair depot resulted in releases of hazardous waste and materials to the environment. The base was placed on the National Priorities List (NPL) in 1989. Contaminated sites on the NPL are regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Air Force to date has identified approximately 300 contaminated sites known as Installation Restoration Program (IRP) sites. Two of these sites are located off base at Camp Kohler and Davis. Extensive groundwater and soil contamination exists at McClellan that needs to be addressed by clean-up Records of Decision (RODs). Currently, twelve clean-up RODs are planned with two Interim RODs in place (groundwater and OUB1 Cap). A no action ROD for 6 sites was signed in early 2003. A groundwater treatment system is in place, and several soil vapor extraction units are treating volatile organics in the groundwater and soil. Also, several soil removal actions have been implemented in advance of the final RODs. The first of the twelve RODs, the LRA Initial Parcel ROD #1, is planned for completion by early 2004.

McClellan AFB closed on July 13, 2001 as part of the 1995 round of BRAC closures. Most of the property (3274 acres) will be conveyed (some has already been conveyed) to the County of Sacramento Local Redevelopment Authority (LRA) as part of an Economic Development

Conveyance. The LRA, in conjunction with its developer, prepared a Reuse Plan for McClellan in 2000. Listed below (Table 1) and depicted on the Exhibit E (E-1a through E-1f) real property parcel maps are the McClellan AFB property parcels that either have already been conveyed or will be conveyed, including information on parcel size, recipient, conveyance method, and current use or planned future use based on the LRA Reuse Plan:

**TABLE 1
McClellan AFB Parcel Status**

| Parcel ID | Real Estate Transaction Number | Acres* | Recipient | Conveyance Method** | Current Use or Planned Use | Transferred? (Y/N) |
|------------------|---------------------------------------|---------------|-----------------------------|----------------------------|-----------------------------------|---------------------------|
| Main Base | | | | | | |
| A1 | MCC-EDC-1998-001 | 6.60 | Sacramento County (Sac Co.) | EDC | Transitional Housing | N |
| A2 | MCC-EDC-1998-001 | 48.92 | Sac Co. | EDC | Residential and Community Support | N |
| A3 | MCC-EDC-1998-001 | 14.38 | Sac Co. | EDC | Residential and Office | N |
| A4 | MCC-EDC-1998-001 | 94.62 | Sac Co. | EDC | Retail and Office | N |
| A4a | MCC-EDC-1998-001 | 50.39 | Sac Co. | EDC | Office | N |
| A4b | MCC-EDC-1998-001 | 6.79 | Sac Co. | EDC | Office | N |
| A4c | MCC-EDC-1998-001 | 38.59 | Sac Co. | EDC | Office | N |
| A4d | MCC-EDC-1998-001 | 17.03 | Sac Co. | EDC | Light Industrial | N |
| A5 | MCC-EDC-1998-001 | 24.30 | Sac Co. | EDC | Heavy Industrial | N |
| A6 | MCC-EDC-1998-001 | 100.56 | Sac Co. | EDC | Light Industrial | N |
| A6a | MCC-EDC-1998-001 | 23.12 | Sac Co. | EDC | Warehouse | N |
| A6b | MCC-EDC-1998-001 | 73.84 | Sac Co. | EDC | Warehouse and Light Industrial | N |
| A6c | MCC-EDC-1998-001 | 33.80 | Sac Co. | EDC | Office | N |
| A6d | MCC-EDC-1998-001 | 56.36 | Sac Co. | EDC | Light Industrial | N |
| A6e | MCC-EDC-1998-001 | 19.96 | Sac Co. | EDC | Warehouse | N |

| Parcel ID | Real Estate Transaction Number | Acres* | Recipient | Conveyance Method** | Current Use or Planned Use | Transferred? (Y/N) |
|------------------|---------------------------------------|---------------|------------------|----------------------------|--|---------------------------|
| A7 | MCC-EDC-1998-001 | 22.00 | Sac Co. | EDC | Warehouse | N |
| B1 | MCC-EDC-1998-001 | 923.71 | Sac Co. | EDC | Aviation Industrial | N |
| B2 | MCC-EDC-1998-001 | 86.39 | Sac Co. | EDC | Light/Heavy Industrial | N |
| B3 | MCC-EDC-1998-001 | 73.59 | Sac Co. | EDC | Light/Heavy Industrial | N |
| B4 | MCC-EDC-1998-001 | 1.22 | Sac Co. | EDC | Light Industrial | N |
| C1 | MCC-EDC-1998-001 | 292.77 | Sac Co. | EDC | Light Industrial and Aviation Industrial | N |
| C2 | MCC-EDC-1998-001 | 2.35 | FEMA | PBC | Public Safety | N |
| C3 | MCC-EDC-1998-001 | 20.21 | Sac Co. | EDC | Light Industrial | N |
| C4 | MCC-EDC-1998-001 | 10.67 | Sac Co. | EDC | Warehouse | N |
| C5 | MCC-EDC-1998-001 | 4.92 | Sac Co. | EDC | Light Industrial | N |
| C6 | MCC-EDC-1998-001 | 61.08 | Sac Co. | EDC | Light Industrial | N |
| C7 | MCC-EDC-1998-001 | 10.29 | Sac Co. | EDC | Office | N |
| C8 | MCC-EDC-1998-001 | 25.71 | Sac Co. | EDC | Light Industrial | N |
| C9 | MCC-EDC-1998-001 | 9.31 | Sac Co. | EDC | Office | N |
| C10 | MCC-EDC-1998-001 | 23.30 | Sac Co. | EDC | Aviation Industrial | N |
| C11 | MCC-EDC-1998-001 | 1.24 | Sac Co. | EDC | Office | N |
| C12 | MCC-EDC-1998-001 | 21.36 | Sac Co. | EDC | Heavy Industrial | N |
| C13 | MCC-EDC-1998-001 | 9.52 | Sac Co. | EDC | Heavy Industrial | N |
| C14 | MCC-EDC-1998-001 | 80.33 | Sac Co. | EDC | Aviation Industrial | N |
| C15 | MCC-EDC-1998-001 | 25.55 | Sac Co. | EDC | Community Support | N |
| C16 | MCC-EDC-1998-001 | 35.63 | Sac Co. | EDC | Aviation Industrial | N |
| C17 | MCC-EDC-1998-001 | 65.42 | Sac Co. | EDC | Aviation Industrial | N |

| Parcel ID | Real Estate Transaction Number | Acres* | Recipient | Conveyance Method** | Current Use or Planned Use | Transferred? (Y/N) |
|------------------------------|--------------------------------|--------|---------------------------------|---------------------|-----------------------------|--------------------|
| D1 | MCC-EDC-1998-001 | 93.71 | Sac Co. | EDC | Open Space Preserve | N |
| D2 | MCC-EDC-1998-001 | 241.82 | Sac Co. | EDC | Open Space Preserve | N |
| E | MCC-EDC-1998-001 | 2.02 | Sac Co. | EDC | Aviation Industrial | N |
| I | MCC-ASN-1998-002 | 1.00 | Veteran's Administration | Federal Transfer | Dental Clinic | N |
| L1 | MCC-EDC-1998-001 | 2.84 | Department of Education | PBC | Educational | N |
| L2 | MCC-EDC-1998-001 | 1.30 | Department of Education | PBC | Educational | N |
| L3 | MCC-EDC-1998-001 | 4.89 | Department of Education | PBC | Educational | N |
| L4 | MCC-EDC-1998-001 | 0.78 | Sac Co. | EDC | Office | N |
| M | MCC-EDC-1998-001 | 25.63 | National Park Service | EDC/PBC | Park & Recreation | N |
| N | MCC-PBC-2000-001 | 2.47 | University of California, Davis | Special Legislation | Medical Research | Y |
| P1 | Not yet Assigned | 63.85 | FEMA | PBC | Public Safety | N |
| Capehart | | | | | | |
| Annex 1 | MCC-EDC-1998-001 | 60.07 | Sac Co. | EDC | Golf Course | Y |
| Annex 2 | MCC-PBC-2003-001 | 6.42 | National Park Service | PBC | Recreation | Y |
| Annex 4 | MCC-EDC-1998-001 | 140.15 | Sac Co. to Carmel Partners | EDC | Residential | Y |
| Kohler | | | | | | |
| Camp Kohler Annex | MCC-ASN-2000-001 | 34.08 | Federal Aviation Administration | Federal Transfer | Aviation Control Facilities | Y |
| Davis | | | | | | |
| DC-1 | MCC-EDC-2002-001 | 115.00 | Yolo County | EDC | Natural Habitat | N |
| DC-2 | MCC-ASN-2000-003 | 5.74 | NOAA | Federal Transfer | Weather Radar Station | Y |
| DC-3 | MCC-EDC-2002-001 | 196.00 | Yolo County | EDC | Unknown | N |
| Sacramento River Dock | | | | | | |
| River Dock | Not yet Assigned | 2.00 | Sacramento City | PBC | Recreation | N |

| Parcel ID | Real Estate Transaction Number | Acres* | Recipient | Conveyance Method** | Current Use or Planned Use | Transferred? (Y/N) |
|---------------------------------|--------------------------------|-------------|--------------------------|---------------------|----------------------------|--------------------|
| McClellan Hospital Annex | | | | | | |
| Hospital Annex | MCC-ASN-1998-002 | 26.00 | Veteran's Administration | Federal Transfer | Medical Complex | Y |
| Total Acres | | 3452 | | | | |

* Acreages for property that has not transferred are based on Graphic Information System maps and will be updated as legal descriptions are completed upon transfer.

**PBC = Public Benefit Conveyance

**EDC = Economic Development Conveyance

3. Identification of Residual Contamination or Risk

Consistent with CERCLA and the National Contingency Plan (NCP), the Air Force is required to consider planned future uses along with other criteria in its environmental cleanup program. Cleanup levels are established and cleanup methods are designed to meet applicable standards or risk assessments that match reasonable expectations for the future use of the property. In some cases, the sites or operable units (OUs) have been closed with no further action based upon restricted future land use (e.g., commercial, industrial, recreational). This type of closure means that some level of residual contamination may exist at these sites (property) that is acceptable and safe for industrial, commercial or other limited property uses but not unrestricted use. Unrestricted (residential) use was not an overall goal, nor a legal obligation for restoration of all environmental sites at McClellan AFB.

The Parcels listed in Table 2A below contain sites and/or OUs where residual contamination is present (Reference Table 2 of the Layering Strategy Worksheet document) at levels that do not permit unrestricted use (e.g., use is restricted because the property is not yet or will not be cleaned up to the unrestricted use standard (in most cases the residential use standard)). As a result, some type or form of LUC/IC may be warranted for these sites and/or OUs. Table 2A also includes information on media affected (i.e., soil, groundwater, etc.) by the contamination which prevents unrestricted use and parcels that are affected by this media contamination.

TABLE 2A
McClellan AFB Sites / Operable Units
Where Residual Contamination Precludes Unrestricted Use*

| McClellan AFB Site or Operable Unit | Affected Parcels | Media Affected |
|--|--|-------------------------|
| LRA Initial Parcel ROD #1 | | |
| Operable Unit A | | |
| SA 035 (ST198) | A4 | Soil |
| PRL S-014 (SD099) | A4b | Soil |
| Operable Unit B | | |
| SA 003 (SD181) | A6 | Soil |
| Operable Unit H | | |
| PRL S-040 (SD125) | A4 | Soil |
| North Area Recovery Station (not an IRP Site, but fuels contamination exists) | A5 | Soil |
| Shallow Soil Gas | A4, A4b, A6, A6a | Soil |
| Groundwater Operable Unit (Main Base) | | |
| Groundwater Operable Unit | A1, A2, A3, A4, A4a-d, A5, A6, A6a-e, A7, L1, L3, B1, B2, B3, B4, C1 through C17, D2, E, I, L2, L3, L4, M, N, P1 | Groundwater |
| Davis | | |
| Davis (SS174) | DC-1 and DC-3 | Soil and Groundwater |
| Camp Kohler | | |
| Camp Kohler (ST177) | Camp Kohler | Building |
| Capehart Housing and Golf Course | | |
| Capehart Housing and Golf Course (Not an IRP Site but fuels contamination exists) | Annexes 1, 2, and 4 | Soil and Groundwater |

**Remedial Action Objectives (RAOs) have been finalized*

Table 2B identifies Parcels where cleanup goals or objectives have not been finalized. It is, therefore, not known whether residual contamination will preclude unrestricted use at these Parcels.

TABLE 2B
McClellan AFB Sites / Operable Units Where Not Known Whether Residual
Contamination Will Preclude Unrestricted Use*

| McClellan AFB Site or Operable Unit | Affected Parcels | Media Affected |
|--|---------------------|-------------------|
| LRA Initial Parcel ROD #2 Sites | | |
| Operable Unit C | | |
| Tank 783 (TU308) | A6b | Soil |
| Operable Unit G | | |
| AOC G-2 (PL266) | A4 & C15 | Soil |
| Operable Unit H | | |
| AOC H-1 (PL270) | A4 | Soil |
| AOC H-12 (SD273) | A4 | Soil |
| LRA Initial Parcel ROD #3 Sites | | |
| Operable Unit A | | |
| SA 038 (ST200) | A4c | Soil |
| SA 069 (WP224) | A4d | Soil |
| SA 103 (SS253) | A4 | Soil |
| PRL S-022 (SD107) | A4d | Soil |
| SA 046 (ST206) | A4c | Soil |
| SA 074 (ST228) | A4c | Soil |
| PRL S-001 (SS086) | A4d | Soil |
| CS T-036 (ST148) | A4d | Soil |
| SA 092 (TU296) | A6d | Soil |
| SA 049 (ST209) | A4c | Soil |
| Operable Unit B | | |
| CS T-046 (SD155) | A6 | Soil |
| CS T-048 (WP046) | A6 | Soil |
| PRL T-008 (ST133) | A6 | Soil |
| SA 016 (SD194) | A6 | Soil |
| SA 007 (SD185) | A6 | Soil |
| SA 014 (SD192) | A6 | Soil |
| SA 006 (SS184) | A6 | Soil |
| PRL T-060 (ST171) | A6 | Soil |
| CS S-049 (MY287) | A6 | Soil |
| CS T-046 (SD155) | A6 | Soil |
| SA 011 (ST189) | A6 | Soil |
| Wastepile (DP310) | A6 | Soil |
| CS 047 (SS045) | A6 | Soil |
| Operable Unit H | | |
| AOC H-10 (SS271) | A4 | Soil |

| McClellan AFB Site or Operable Unit | Affected Parcels | Media Affected |
|--|-----------------------------|---------------------------|
| PRL S-039 (SS124) | A4a | Soil |
| Small Volume ROD Sites | | |
| Operable Unit A | | |
| CS 034 (ST034) | B3 | Soil |
| CS B-005 (LF073) | B2 | Soil |
| PRL P-003 (WP079) | C10 | Soil |
| PRL S-003 (SS088) | B1 | Soil |
| SA 043 (SS203) | B2 | Soil |
| SA 052 (ST210) | B2 | Soil |
| SA 054 (ST212) | B2 | Soil |
| SA 075 (OT229) | B3 | Soil |
| SA 076 (SS230) | B3 | Soil |
| SA 089 (SS241) | B3 | Soil |
| SA 106 (ST255) | B3 | Soil |
| SA 108 (SD257) | B1 | Soil |
| CS 038 (LF038) | B3 | Soil |
| CS P-005 (SD081) | B2 | Soil |
| CS P-006 (SD082) | B2 | Soil |
| PRL S-002 (SS087) | B2 | Soil |
| PRL S-025 (SD110) | B2 | Soil |
| CS S-026 (SD111) | B2 | Soil |
| CS S-027 (SD112) | B3 | Soil |
| PRL S-036 (SS121) | B3 | Soil |
| PRL S-038 (SS123) | B1 | Soil |
| PRL T-010 (ST134) | B2 | Soil |
| CS T-012 (ST136) | B2 | Soil |
| PRL T-19 (ST141) | B2 | Soil |
| CS T-020 (ST142) | B3 | Soil |
| CS T-047 (SD156) | B2 | Soil |
| CS T-059 (ST170) | B2 | Soil |
| SA 056 (SD214) | B2 | Soil |
| SA 060 (WP217) | B3 | Soil |
| SA 068 (SS223) | B2 | Soil |
| SA 073 (WP227) | B2 | Soil |
| SA 077 (ST231) | B3 | Soil |
| SA 078 (SD232) | B3 | Soil |
| SA 079 (ST233) | B2 | Soil |
| SA 081 (ST235) | B2 & B3 | Soil |
| SA 086 (WP238) | B1 | Soil |
| SA 087 (ST239) | B2 | Soil |
| SA 096 (WP247) | B3 | Soil |

| McClellan AFB Site or Operable Unit | Affected Parcels | Media Affected |
|--|-----------------------------|---------------------------|
| SA 107 (SS256) | B2 | Soil |
| PRL S-004 (SS089) | B1 | Soil |
| CS S-007 (WP092) | B2 | Soil |
| PRL S-019 (SS104) | B2 | Soil |
| PRL S-037 (SS122) | B1 | Soil |
| PRL T-015 (ST137) | B2 | Soil |
| CS T-016 (ST138) | B2 | Soil |
| CS T-017 (ST139) | B2 | Soil |
| CS T-021 (ST143) | B2 | Soil |
| CS T-057 (WL169) | B2 | Soil |
| SA 047 (SD207) | C10 | Soil |
| SA 080 (SS234) | B2 | Soil |
| SA 094 (ST245) | B1 | Soil |
| SA 095 (ST246) | B3 | Soil |
| SA 097 (SD248) | B2 | Soil |
| SA 099 (ST250) | B2 | Soil |
| SA 100 (ST251) | B2 | Soil |
| CS T-061 (ST172) | B3 | Soil |
| SA 085 (WP237) | B2 | Soil |
| Operable Unit B | | |
| SA 009 (SS187) | B1 | Soil |
| Operable Unit C | | |
| PRL S-011 (SS096) | B1 | Soil |
| Bldg. 635 (SS285) | B1 | Soil |
| Tank 6008 (TU302) | B1 | Soil |
| Tank 761 (TU307) | B1 | Soil |
| Operable Unit E | | |
| AOC E-1 (SS259) | B1 | Soil |
| Operable Unit F | | |
| AOC F-3 (SS261) | B1 | Soil |
| Operable Unit G | | |
| PRL T-044 (ST150) | C15 | Soil |
| PRL T-031 (ST145) | C14 | Soil |
| PRL T-032 (ST146) | C14 | Soil |
| PRL T-062 (ST173) | B1 & C14 | Soil |
| Operable Unit H | | |
| AOC H-5 (SS279) | B1 | Soil |
| AOC H-9 (SS283) | B1 & C12 | Soil |
| PRL P-001 (SD077) | B1 | Soil |
| PRL S-045 (SD130) | B1 | Soil |
| AOC H-4 (SS278) | B1 | Soil |

| McClellan AFB Site or Operable Unit | Affected Parcels | Media Affected |
|--|-----------------------------|---------------------------|
| AOC H-6 (SS280) | B1 | Soil |
| AOC H-7 (SS281) | B1 | Soil |
| <p>Many other sites (approximately 150) and parcels as listed in Table 2 of the Layering Strategy Worksheet and associated with the CS 10 and PRL 32 ROD, the Strategic ROD, the Bldg. 252 ROD, the Ecological ROD, and the Davis Site apply to this table and will be listed as ROD completion dates get closer. These sites and parcels are also identified on the maps provided at Appendix E-2a, E-2b, E-2c, E-2d, E2e and E-2f.</p> | | |

* RAOs have not been finalized

Table 3 summarizes the LUC/IC status of all McClellan AFB Parcels.

**TABLE 3
McClellan AFB LUC/IC Requirements by Parcel**

| |
|--|
| Parcels That Do Not Require LUC/ICs* |
| DC-2 (Davis) |
| McClellan Hospital Annex (located at Mather Field) |
| Parcels That Do Require LUC/ICs |
| A1, A2, A3, A7, L1, partial L3, and N. Even though these properties contain no residual contamination, there is a LUC on the property to prevent installation of private wells in order to prevent influence and migration on groundwater plumes adjacent to the property. |
| A4, A4a through A4d, A5, A6, A6a through A6e, B1, B2, B3, B4, C1 through C17, D1, D2, E, I, L1, L2, L3, L4, M, P1, DC-1 and DC-3 (Davis). These properties have not been transferred and are either leased, licensed, permitted, or still retained by the Air Force. |
| Annexes 1, 2, and 4 (former Capehart Housing and Golf Course), Camp Kohler |
| Parcel where future LUC/IC requirements yet to be Determined+ |
| |
| |
| |
| |
| |

* These parcels require no special LUC/IC actions relative to property disposal activities and therefore require no additional discussion in this plan.

+ Once the future use of the parcel is determined, it will be moved to Table 2A or 2B as appropriate by revision to this document.

4. LUC/IC Implementation

Table 4 identifies specific LUC/IC land use restrictions (Column E) and layering mechanisms (Column F, items 1, 2, 3, or 4) for McClellan AFB. The Layering Strategy Worksheet document for McClellan AFB, a feeder document for this LUC/IC Management Plan, provides the source of information for development of Table 4. Details on methods of implementation for each of the layering mechanisms listed in Column F of Table 4 are described below by layering category (i.e., item 1, 2, 3, or 4 of Column F). The communication plan found in Appendix A provides specific details on how each LUC/IC layering mechanism will be implemented. The LUC/IC Layering Mechanism Priorities are defined in Appendix B.

In Table 4, the LUC/IC goals and objectives (Column D) and land use restrictions (Column E) are described for the various IRP Sites/AOCs (Column B) and associated parcels (Column A). The media that the IRP Site/AOC impacts, for which the land use restrictions apply, is described in Column C. For the purposes of this Table, shallow soil gas has been treated as a separate area of concern and not linked to a specific IRP site. The reader should read the table from left to right, focusing on the common set of LUC/IC goals and objectives applicable to IRP Sites/AOCs and associated parcels.

Table 4 – McClellan AFB Layering Table

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--|---|------------------------|--|---|--|--|---|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| LRA Initial Parcel ROD #1 Sites¹ | | | | | | | | |
| A4 A4b A6 | OU A: SA 035 (ST198) PRL S-014 (SD099) OU B: SA 003 (SD181) | Soil | Protect and control surface covers | Digging /excavation restriction (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| A4 A5 | Non-CERCLA Fuels Sites: PRL S-040 (SD125), North Area Recovery | | | | | | Prohibit residential uses | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|---|--|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| Station | | | Prevent or reduce exposure to contaminated surface water | Digging /excavation restriction (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) Zoning and Other Ordinances (Priority 2) | Maintain and monitor natural surface cover (Priority 1) | Provide advisories (Priority 3) |
| | | | Prevent or reduce exposure to contaminated soil | Digging /excavation restriction (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF right of access to perform verification sampling for compliance (Priority 1) | Notify Utilities and join USA (Priority 2) Health & Safety Plan for Construction Activities (Priority 2) Deed Notice (Priority 1) Federal Facilities Agreement (Priority 1) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|--|--|---|---|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Reduce the risk to ecological receptors | Digging /excavation restriction (Class 1) Soils management requirements (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) | Provide advisories (Priority 3) |
| | | | Restrict excavation, grading, and trenching of residual soil contamination | Digging /excavation restriction (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| | | | Restrict disposal of any excavated soil | Soils management requirements (Class 1) | Deed Covenant (Priority 1) | Environmental encroachment permits (Priority 1) | | Follow Air Force Soils Management Manual (Priority 2) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--|------------------------|--|---|--|---|--|---|
| | | | | | F.1 Real Property/ Legal | F.2 Governmental/ Administrative | F.3 Site Controls | F.4 Other |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems (for sites that require biovent or other treatment system, not yet decided) | Prohibition of development or land use that interferes with remedial operations (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) | Install fence (Priority 1) Maintain security to restrict site access (Priority 3) Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) Install signs (Priority 1) | Provide advisories (Priority 3) |
| ##### | | | | | | | | |
| A4, A4b, A6, A6a | Shallow Soil Gas Plumes: 0 - 15 feet bgs Facilities Potentially Affected by Shallow Soil Gas None | Soil | Protect and control surface covers | Digging/ excavation restriction (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF and regulatory agencies right of access for inspections (Priority 2) | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|---|---|--|---|--|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prohibit residential uses | Restrict development to non-residential use (Class 2) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Zoning and Other Ordinances (Priority 2) Local Permits (Priority 1) | | Provide advisories (Priority 3) |
| | | | Prevent or reduce exposure to shallow soil gas and/or contaminated soil | Digging/ excavation restriction (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF right of access to perform verification sampling for compliance (Priority 1) | Notify Utilities and join USA (Priority 2) Health & Safety Plan for Construction Activities (Priority 2) Federal Facilities Agreement (Priority 1) Deed Notice (Priority 1) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|---|---|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Restrict excavation, grading, trenching and disposal of soil | Digging /excavation restriction (Class 1) Soils management requirements (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | | Notify Utilities and join USA (Priority 2) Follow Air Force Soils Management Manual (Priority 2) Provide advisories (Priority 3) |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) | Install or maintain existing fence (Priority 1) Maintain security to restrict site access (Priority 3) Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) Install signs (Priority 1) | Provide advisories (Priority 3) |
| ##### | | | | | | | | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--|--|-----------------------------|---|--|--|---|---|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| A1, A2, A3, A4, A4b, A5, A6, A6a, A6c, A7, L1, L3, N | Groundwater OU See Appendix E-2c Parcels adjacent to groundwater plume considered affected due to buffer zone. | Ground Water and Soil | Protect and control surface covers (only applicable to PRL S-40) | Digging /excavation restriction (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF and regulatory agencies right of access for inspections (Priority 2) | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| | | | Prevent migration of contaminated groundwater plume | Prohibit installation of private wells (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Zoning and Other Ordinances (Priority 2) Local Permits (Priority 1) | | Provide advisories (Priority 3) |
| | | | Prevent or reduce exposure to contaminated groundwater | Prohibit installation of private wells (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) Zoning and Other Ordinances (Priority 2) Local Permits (Priority 1) | Provide AF right of access to perform verification sampling for compliance (Priority 1) | Health & Safety Plan for Construction Activities (Priority 2) Federal Facilities Agreement (Priority 1) Deed Notice (Priority 1) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------------|--------------------------------|--|--|---|--|--|---|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations (Class 1) | Deed Covenant (Priority 1) SLUC (Priority 1) | Environmental encroachment permits (Priority 1) | Install or maintain existing fence (Priority 1) Maintain security to restrict site access (Priority 3) Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) Install signs (Priority 1) | Provide advisories (Priority 3) |
| Camp Kohler² | | | | | | | | |
| Camp Kohler | Camp Kohler (ST177) | Building Potential radiation | Prohibit residential uses | Restrict development to non-residential use (Class 2) | Assignment Letter and Decision Document (Priority 1) | | | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|---|--|------------------------|--|---|--|---|--|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prevent or reduce exposure to potential radiological contamination in building | Prohibit construction activities involving floor surfaces of building (Class 1) | Assignment Letter and Decision Document (Priority 1) | | Provide AF right of access to perform verification sampling for compliance (Priority 1) Provide AF and regulatory agencies right of access for inspections (Priority 2) | Federal Facilities Agreement (Priority 1) |
| Capehart Housing and Golf Course | | | | | | | | |
| Annexes 1, 2, and 4 | Capehart Housing and Golf Course (No CERCLA Sites exist on the property - contamination is fuels related) | Soil and Ground water | Prevent migration of contaminated groundwater plume | Prohibit installation of private wells (Class 1) | Deed Covenant (Priority 1) | Local Permits (Priority 1) | | Provide advisories (Priority 3) |
| | | | Restrict excavation, grading, and trenching of residual soil contamination | Digging /excavation restriction around former gas station (Class 1) | Deed Covenant (Priority 1) | Environmental encroachment permits (Priority 1) | | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|---|--|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prevent or reduce exposure to contaminated soil | Digging /excavation restriction around former gas station (Class 1) | Deed Covenant (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF right of access to perform verification sampling for compliance (Priority 1) | Notify Utilities and join USA (Priority 2) Health & Safety Plan for Construction Activities (Priority 2) Administrative Order – Cleanup & Abatement Order (Priority 1) Provide advisories (Priority 3) |
| | | | Prevent or reduce exposure to contaminated groundwater | Prohibit installation of private wells (Class 1) | Deed Covenant (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Provide AF right of access to perform verification sampling for compliance (Priority 1) | Health & Safety Plan for Construction Activities (Priority 2) Administrative Order – Cleanup & Abatement Order (Priority 1) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|-------------------------------|------------------------------------|------------------------|--|---|--|--|--|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations (biovent system and groundwater wells) (Class 1) | Deed Covenant (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain existing fence around biovent unit at Annex 4 (Priority 1) Maintain security to restrict site access (Priority 3) Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) Install signs (Priority 1) | Provide advisories (Priority 3) |
| Davis Site³ | | | | | | | | |
| DC-1 & DC-3 | Davis (SS174) See Appendix E-2f | Soil and Ground Water | Prevent migration of contaminated groundwater plume | Prohibit installation of private wells (Class 1) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | Inspect and monitor (Priority 1) | |
| | | | Prohibit residential uses | Restrict development to non-residential use (Class 2) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | Same as above | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|--|--|---|--|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Reduce the risk to ecological receptors | Digging /excavation restriction (Class 1) Soils management requirements (Class 1) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) | |
| | | | Restrict excavation, grading, and trenching of residual soil contamination | Digging /excavation restriction (Class 1) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | | Notify Utilities and join USA (Priority 2) |
| | | | Prevent or reduce exposure to contaminated soil | Digging /excavation restriction (Class 1) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF right of access to perform verification sampling for compliance (Priority 1) | Notify Utilities and join USA (Priority 2) Health & Safety Plan for Construction Activities (Priority 2) Federal Facility Site Remediation Agreement (Priority 1) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|--|--|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prevent or reduce exposure to contaminated groundwater | Prohibit installation of private wells (Class 1) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | Provide AF right of access to perform verification sampling for compliance (Priority 1) | Health & Safety Plan for Construction Activities (Priority 2) Federal Facility Site Remediation Agreement (Priority 1) |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations (Class 1) | None - Air Force still owns property | Environmental encroachment permits (Priority 1) | Maintain existing fence or other physical barrier around groundwater treatment system and biovent unit in parcel DC-3 (Priority 1) Install signs (Priority 1) Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--|--|------------------------|--|---|---|--|--|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| All Other Parcels Leased, Licensed, Permitted, or Retained by Air Force (Main Base) | | | | | | | | |
| A4, A4a- b, A6, A6b-c, B1, B2, B3, C1- C17, M, P1 | IRP Sites: See Appendix E-2a for the location of various Sites | Soil | Protect and control surface covers | Digging /excavation restriction (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| A4, A4a, A4b, A4c, A4d, A6, A6b, A6d, B1, B2, B3, C1, C6, C7, C9, C10, C14, C15, C16, D1, E, L2, M, P1 | Non-CERCLA Fuels Sites: See Appendix E-2d for location of sites | | | | | | Provide AF and regulatory agencies right of access for inspections (Priority 2) | |
| | | | Prohibit residential uses | Restrict development to non-residential use (Class 2) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | | Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--|--|------------------------|--|---|---|--|---|--|
| | | | | | F.1 Real Property/ Legal | F.2 Governmental/ Administrative | F.3 Site Controls | F.4 Other |
| A4, A4a, A4c, A4d, A6, A6b, A6d, A6e, B1, B2, B3, C1, C2, C3, C7, C9, C10, C11, C12, C13, C14, C15, C16, D2, E, L4, P1 | <p>Sanitary Sewer System including former Industrial WasteLine, infrastructure only (not designated IRP site)</p> <p>See Appendix E-2e for potentially impacted lines</p> | | Prevent or reduce exposure to contaminated surface water | Digging /excavation restriction (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) | <p>Provide advisories (Priority 3)</p> <p>Federal Facilities Agreement (Priority 1)</p> |
| B1, B3, C1, C3, C16, C17 | <p>Airfield Grassy Areas (potential radiation) (not designated as site, still in PA/SI stage)</p> <p>See Appendix E-2e for the location of potentially impacted areas</p> | | Prevent or reduce exposure to contaminated soil | Digging /excavation restriction (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | <p>Maintain and monitor natural surface cover (Priority 1)</p> <p>Provide AF right of access to perform verification sampling for compliance (Priority 1)</p> | <p>Notify Utilities and join USA (Priority 2)</p> <p>Health & Safety Plan for Construction Activities (Priority 2)</p> <p>Federal Facilities Agreement (Priority 1)</p> |
| B1 | Low lying Areas | | | | | | | Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|---|------------------------|--|--|--|---|---|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | (potential radiation)(not designated as site, still in PA/SI stage) See Appendix E-2e for the location of potentially impacted areas | | Reduce the risk to ecological receptors | Digging /excavation restriction (Class 1) Soils management requirements (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) | Provide advisories (Priority 3) |
| | | | Restrict excavation, grading, and trenching of residual soil contamination | Digging /excavation restriction (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| | | | Restrict disposal of any excavated soil | Soils management requirements (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | | Follow Air Force Soils Management Manual (Priority 2) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|--|---|--|---|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prohibit disturbance of treatment and monitoring systems (for sites that require biovent or other treatment system, not yet decided) | Prohibition of development or land use that interferes with remedial operations (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | <p>Maintain existing fence or other physical barrier fence (Priority 1)</p> <p>Install signs (Priority 1)</p> <p>See Appendix F for a listing of detailed physical site controls as applicable by site and parcel</p> <p>Maintain security to restrict site access (Priority 3)</p> <p>Inspect/monitor remedial systems (including monitoring and extraction wells) (Priority 1)</p> <p>Provide AF right of access for O&M of treatment and monitoring systems (Priority 1)</p> | Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|---|---|------------------------|---|---|---|--|--|--|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| ##### | | | | | | | | |
| A4, A4a, A4b, A4c, A4d, A6, A6b, A6d, B1, B2, B3, C1, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, E, L4, P1 | Shallow Soil Gas Plumes: 0 - 15 feet bgs Facilities Potentially Affected by Shallow Soil Gas Still being determined. See Appendix E-2b for shallow soil gas sample results | Soil | Protect and control surface covers | Digging/ excavation restriction (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF and regulatory agencies right of access for inspections (Priority 2) | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| | | | Prohibit residential uses | Restrict development to non-residential use (Class 2) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | | Provide advisories (Priority 3) |
| | | | Prevent or reduce exposure to shallow soil gas and/or contaminated soil | Digging/ excavation restriction (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF right of access to perform verification sampling for compliance (Priority 1) | Notify Utilities and join USA (Priority 2) Health & Safety Plan for Construction Activities (Priority 2) Federal Facilities Agreement (Priority 1) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|--|---|--|---------------|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Restrict excavation, grading, trenching and disposal of soil | Digging /excavation restriction (Class 1) Soils management requirements (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | | Notify Utilities and join USA (Priority 2) Follow Air Force Soils Management Manual (Priority 2) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|---|--|---------------------------------|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain existing fence (Priority 1) Install signs (Priority 1) See Appendix F for a listing of detailed physical site controls as applicable for soil vapor extraction systems on various parcels Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) | Provide advisories (Priority 3) |
| ##### | | | | | | | | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|---|---|-----------------------------|---|--|---|---|---|---|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| A4, A4a, A4b, A4c, A4d, A6, A6b, A6d, A6e, B1, B2, B3, B4, C1 through C17, D2, E, I, L2, L3, L4, M, P1 | Groundwater OU See Appendix E-2c for groundwater contamination status map | Ground Water and Soil | Protect and control surface covers (may not apply to every area) | Digging /excavation restriction (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) Local Permits (Priority 1) | Maintain and monitor natural surface cover (Priority 1) Provide AF and regulatory agencies right of access for inspections (Priority 2) | Notify Utilities and join USA (Priority 2) Provide advisories (Priority 3) |
| | | | Prevent migration of contaminated groundwater plume | Prohibit installation of private wells (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Existing Zoning Ordinance (Priority 2) Local Permits (Priority 1) | | Provide advisories (Priority 3) |
| | | | Prevent or reduce exposure to contaminated groundwater | Prohibit installation of private wells (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) Existing Zoning Ordinance (Priority 2) Local Permits (Priority 1) | Provide AF right of access to perform verification sampling for compliance (Priority 1) | Health & Safety Plan for Construction Activities (Priority 2) Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|---|---|---------------------------------|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| | | | Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | Maintain existing fence (Priority 1) Install signs (Priority 1) See Appendix F for a listing of detailed physical site controls as applicable for groundwater treatment systems on various parcels Inspect and monitor remedial systems (including monitoring and extraction wells) (Priority 1) Provide AF right of access for O&M of treatment and monitoring systems (Priority 1) | Provide advisories (Priority 3) |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--|-------------------------------------|--|--|--|--|---------------|-------|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| ##### | | | | | | | | |
| | Buildings (These buildings are retained by the Air Force until cleared of radiological concerns) | Building Potential radiation | Prohibit residential uses | Restrict development to non-residential use (Class 2) | Lease, License, Permit Restrictions (Priority 1) | | | |
| A4b | 19 | | Prevent or reduce exposure to potential radiological contamination | Prohibit construction activities involving floor surfaces of building (Class 1) | Lease, License, Permit Restrictions (Priority 1) | Environmental encroachment permits (Priority 1) | | |
| A4a | 98 | | | | | | | |
| E | 252 | | | | | | | |
| E | 253 | | | | | | | |
| C9 | 234 | | | | | | | |
| C9 | 336 | | | | | | | |
| C9 | 339 | | | | | | | |
| B2 | 458 | | | | | | | |
| A6d | 624 | | | | | | | |
| C7 | 628 | | | | | | | |
| A6d | 640 | | | | | | | |
| A6d | 644 | | | | | | | |
| B3 | 646 | | | | | | | |
| A6 | 658 | | | | | | | |
| C1 | 722 | | | | | | | |
| A4a | 814 | | | | | | | |
| A4a | 825 | | | | | | | |
| A4a | 826 | | | | | | | |

| A Affected Parcels | B IRP Site(s)/ AOC(s) | C Media Affected | D Goals/ Objectives of LUC/IC | E Use Restriction(s) and IC Classification | F LUC/IC LAYERS (LAYERING MECHANISM) / PRIORITIES | | | |
|--------------------------|--------------------------------|------------------------|--|---|--|---------------------------------|---------------|-------|
| | | | | | F.1 | F.2 | F.3 | F.4 |
| | | | | | Real Property/ Legal | Governmental/ Administrative | Site Controls | Other |
| C14 | 1022 | | | | | | | |
| C3 | 1080 | | | | | | | |
| C16 | 1106 | | | | | | | |

Footnotes:

1. The LRA Initial Parcel ROD #1 represents a total of 7 Sites and is expected to be completed in early 2004. Those sites shown in this table have residual contamination. The property represented by these sites is still under lease and is projected to be deeded between 2005 and 2009. The LRA Initial Parcel ROD #2 is projected to be completed in 2005, and the LRA Initial Parcel ROD #3 is projected for completion in 2006. The sites for these RODs are not listed in the Table. They will be added in the future as RODs are closer to completion.
2. Camp Kohler was transferred to the Federal Aviation Administration (FAA) via a federal to federal assignment.
3. The property at the Davis site with residual contamination is neither leased nor deeded to another entity. The Air Force maintains total ownership and control of the property.

The use restrictions identified in Column E of Table 4 translate into specific methods, techniques or mechanisms for controlling use. These methods can take the form of controls on real property (deeds, facility use plans), controls implemented or managed by governmental institutions (permits, zoning, registries), controls associated with site management (markers, fences, monitoring) and other various controls (community notification). The specific methods identified for McClellan AFB are identified in Column F (items 1, 2, 3, and 4). Each method or technique functions as a new “layer” of protection. Each layer complements and reinforces the other layers. The sum of the layers contributes to the appropriate long-term use of the land.

Table 5, Layering Mechanisms Points of Contact (POCs), provides specific individual POC information for each of the confirmed layering mechanisms listed in Column F of Table 4. These POCs may be responsible for implementing the specific mechanism, or are to be contacted about the existence of the mechanism.

**Table 5
Layering Mechanism Points of Contact**

| Confirmed Layering Mechanism | Points of Contact (by name, organization, phone number, address, e-mail, an type designator— G=Grantee, K=Govt. or Key Stakeholder) Agreed Enforcer in Bold and Underline. |
|---|--|
| Use Restrictions in Deed - Deed Covenants | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</u> • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K • U.C. Davis McClellan Nuclear Radiation Center (MNRC), Mr. Wade Richards, (916) 614-6200, 5335 Price Avenue, Bldg 258, McClellan CA 95652, wjrichards@ucdavis.edu, G • Carmel Partners, Inc., Mr. Wayne Adair, (916) 334-3203, 3706 Navaho Drive, Antelope CA 95843, wadair@carmelpartners.net, G |
| State Land Use Covenant (SLUC) | <ul style="list-style-type: none"> • Department of Toxic Substances Control (DTSC), Mr. Kevin Depies, (916) 255-3688, 8800 Cal Center Drive, Sacramento CA 95826-3200, KDepies@dtsc.ca.gov, K • Regional Water Quality Control Board (RWQCB), Mr. James Taylor, (916) 464-4669, 11020 Sun Center Drive #200, Rancho Cordova CA 95670-6114, taylorjd@rb5s.swrcb.ca.gov, K • Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan |

| <p align="center">Confirmed Layering Mechanism</p> | <p align="center">Points of Contact (by name, organization, phone number, address, e-mail, an type designator— G=Grantee, K=Govt. or Key Stakeholder) Agreed Enforcer in Bold and Underline.</p> |
|---|---|
| <p>Lease/License/Permit Restrictions <i>(These restrictions are applicable to those properties that are under lease, license, or permit)</i></p> | <p>CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</p> <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</u> • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K • Various Permittees and Licensees (Army Air Force Exchange Service, Coast Guard, Defense Automated Printing Service, Defense Commissary Agency, Defense Micro Electronics Activity, Grant Union High School, Los Rios Community College District, North Highlands Recreation and Park District, and Sacramento Metropolitan Fire District), G. See Point of Contact information at end of Table. |
| <p>Use Restrictions in Assignment Letter and Decision Document (<i>Applies to Federal to Federal Transfers</i>)</p> | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</u> • Federal Aviation Administration, Mr. Randall Gustin, (916) 859-6021, 11025 Trade Center Drive, Suite 100, Rancho Cordova CA 95670, randall.gustin@faa.gov, G • Department of Veterans Affairs, Mr. Larry Janes, (707) 562-8330, 201 Walnut Avenue, Mare Island CA 94592, Larry.janes@med.va.gov, G |
| <p>Zoning and Other Ordinances* <i>(includes well installation restrictions)</i></p> <p>Existing Sacramento County Code, Chapter 6.28, Section 6.28.000.g (Consultation Zone) and Section 6.28.025 (Former McClellan Air Force Base Prohibition Area) apply as it relates to well restrictions. Section 6.28.000.g reads, “Consultation Zone. Any application for a well permit within two thousand (2000) feet of a known groundwater contaminant plume is subject to special review by</p> | <ul style="list-style-type: none"> • Director, Sacramento County Environmental Management Department (EMD), Mr. Mel Knight, (916) 875-8444, 8475 Jackson Road, Suite 230, Sacramento CA 95826, knightm@saccounty.net, K • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • Sacramento County Planning Department, Mr. Dave Pevny, (916) 874-6141, 827 Seventh Street, Sacramento CA 95814, pevnyd@saccounty.net, K |

| <p align="center">Confirmed Layering Mechanism</p> | <p align="center">Points of Contact (by name, organization, phone number, address, e-mail, an type designator— G=Grantee, K=Govt. or Key Stakeholder) Agreed Enforcer in Bold and Underline.</p> |
|---|--|
| <p>appropriate regulatory agencies, including but not limited to the Sacramento County Environmental Management Department and the California Regional Water Quality Control Board, Central Valley Regional, to evaluate potential impacts to public health and groundwater quality”. The Section 6.28.025 Prohibition Area is depicted on the Appendix E-2c map</p> | |
| <p>Local Permits* (e.g., building, grading, demolition, well installations)</p> | <ul style="list-style-type: none"> • <u>Director, Sacramento County Environmental Management Department (EMD), Mr. Mel Knight, (916) 875-8444, 8475 Jackson Road, Suite 230, Sacramento CA 95826, knightm@saccounty.net, K</u> • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • Carmel Partners, Inc., Mr. Wayne Adair, (916) 334-3203, 3706 Navaho Drive, Antelope CA 95843, wadair@carmelpartners.net, G • Sacramento County Planning Department, Mr. Dave Pevny, (916) 874-6141, 827 Seventh Street, Sacramento CA 95814, pevnyd@saccounty.net, K |
| <p>Environmental Encroachment Permit ** <i>(Permitting to prohibit excavation, construction, drilling, or disturbance of soil in contaminated areas. Considers depth depending on residual contamination. Also protects treatment systems in place)(Permit process described in Air Force Soils Management Manual)</i></p> | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</u> |
| <p>Install or maintain existing fence or other physical barriers to restrict site access</p> | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</u> • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G |

| Confirmed Layering Mechanism | Points of Contact (by name, organization, phone number, address, e-mail, an type designator— G=Grantee, K=Govt. or Key Stakeholder Agreed Enforcer in Bold and Underline. |
|---|--|
| | <ul style="list-style-type: none"> • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K |
| Maintain security (guards, monitoring/surveillance system) to restrict site access | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K |
| Install signage and warnings regarding residual contamination | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Install cover (i.e., asphalt, concrete, clean fill) over impacted areas and maintain | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Maintain and monitor natural surface cover over impacted areas | <ul style="list-style-type: none"> • Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K |
| Monitor and inspect wells in impacted area regularly | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Inspect and monitor remedial systems (i.e., water treatment systems, SVE systems, etc.) | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Provide AF and regulatory agencies right of access for inspections (<i>Reservation of Access clauses are included in Air Force deeds</i>) | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> • <u>Department of Toxic Substances Control (DTSC), Mr. Kevin Depies, (916) 255-3688, 8800 Cal Center Drive, Sacramento CA 95826-3200, KDepies@dtsc.ca.gov, K</u> • <u>Regional Water Quality Control Board (RWQCB), Mr.</u> |

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|---|--|
| | <p><u>James Taylor, (916) 464-4669, 11020 Sun Center Drive #200, Rancho Cordova CA 95670-6114, taylorjd@rb5s.swrcb.ca.gov, K</u></p> <ul style="list-style-type: none"> • <u>U.S. Environmental Protection Agency, Region IX (EPA), Mr. Joe Healy, (415) 972-3269, 75 Hawthorne Street (SFD-8-1), San Francisco CA 94105, healy.joseph@epamail.epa.gov, K</u> |
| Provide AF right of access to perform verification sampling for compliance (<i>Reservation of Access clauses are included in Air Force deeds</i>) | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Provide AF right of access for O&M of treatment and monitoring systems (<i>Reservation of Access clauses are included in Air Force deeds</i>) | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Deed Notices | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> |
| Provide Public Notices/Advisories (e.g., fishing advisories) | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K</u> • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K |
| Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) | <ul style="list-style-type: none"> • Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afarpa.pentagon.af.mil, K • <u>Department of Toxic Substances Control (DTSC), Mr. Kevin Depies, (916) 255-3688, 8800 Cal Center Drive, Sacramento CA 95826-3200, KDepies@dtsc.ca.gov, K</u> • <u>Regional Water Quality Control Board (RWQCB), Mr. James Taylor, (916) 464-4669, 11020 Sun Center Drive #200, Rancho Cordova CA 95670-6114, taylorjd@rb5s.swrcb.ca.gov, K</u> • <u>U.S. Environmental Protection Agency, Region IX (EPA), Mr. Joe Healy, (415) 972-3269, 75 Hawthorne Street (SFD-8-1), San Francisco CA 94105, healy.joseph@epamail.epa.gov, K</u> |

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|--|---|
| Administrative Order | <ul style="list-style-type: none"> • Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K • <u>Department of Toxic Substances Control (DTSC), Mr. Kevin Depies, (916) 255-3688, 8800 Cal Center Drive, Sacramento CA 95826-3200, KDepies@dtsc.ca.gov, K</u> • <u>Regional Water Quality Control Board (RWQCB), Mr. James Taylor, (916) 464-4669, 11020 Sun Center Drive #200, Rancho Cordova CA 95670-6114, taylorjd@rb5s.swrcb.ca.gov, K</u> • <u>U.S. Environmental Protection Agency, Region IX (EPA), Mr. Joe Healy, (415) 972-3269, 75 Hawthorne Street (SFD-8-1), San Francisco CA 94105, healy.joseph@epamail.epa.gov, K</u> |
| Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted.</i> | <ul style="list-style-type: none"> • Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mcclellanpark.com, K • Department of Veterans Affairs, Mr. Larry Janes, (707) 562-8330, 201 Walnut Avenue, Mare Island CA 94592, Larry.janes@med.va.gov, G • Various Permittees and Licencees. See listing at end of Table. |
| Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> | <ul style="list-style-type: none"> • Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K • Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mcclellanpark.com, K • Department of Veterans Affairs, Mr. Larry Janes, (707) 562-8330, 201 Walnut Avenue, Mare Island CA 94592, Larry.janes@med.va.gov, G • Various Permittees and Licencees. See listing at end of Table. |
| Follow Air Force Soils Management Manual | <ul style="list-style-type: none"> • <u>Air Force Real Property Agency (AFRPA), Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</u> • Sacramento County Local Redevelopment Authority (LRA), |

| Confirmed Layering Mechanism | Points of Contact (by name, organization, phone number, address, e-mail, an type designator— G=Grantee, K=Govt. or Key Stakeholder) Agreed Enforcer in Bold and Underline. |
|--|---|
| | <p>Ms. Katy Jacobson, (916) 646-1746 x223, Office of McClellan Base Conversion, County of Sacramento, 3331 Peacekeeper Way, McClellan CA 95652, jacobsonk@saccounty.net, G</p> <ul style="list-style-type: none"> • McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mccllellanpark.com, K • Department of Veterans Affairs, Mr. Larry Janes, (707) 562-8330, 201 Walnut Avenue, Mare Island CA 94592, Larry.janes@med.va.gov, G • Various Permittees and Licenceses. See listing at end of Table. |
| <p>* Vehicle not confirmed for all IC objectives. Those that are already in place (e.g., well permits and ordinances regulating domestic well construction) apply. ** This layering mechanism applies in lease and early transfer situations where property is either not transferred by deed or is transferred before the remedial action objectives are obtained.</p> | |

Permittee and Licensee point of contact information is provided below.

Army Air Force Exchange Service, Mr. Mark Haddad, (916) 920-0537 ext 2253, 5443 Dudley Avenue, McClellan CA 9562-1128, haddadm@aafes.com, G.

U.S. Coast Guard, Mr. Don Gushey, (510) 437-5903, Coast Guard Island, Bldg 54D, Alameda CA 94501-5100, dgrushey@dll.uscg.mil, G.

Defense Automated Printing Service, Ms. Carol Hazzard, (916) 643-3721, 3200 Howard Street, McClellan CA 95652-1332, chazzard@daps.dla.mil, G.

Defense Commissary Agency, Mr. Anderson, (916) 569-4836, 3401 Acacia Street, Bldg 950, McClellan CA 95652, andersm@west.deca.mil, G.

Defense Micro Electronics Activity, Mr. Earl Hendricks, (916) 643-6316, 4234 54th Street, McClellan CA 95652-2100, Hendricks@dmea.osd.mil, G.

Grant Union High School District, Mr. Randy Orzalli, (916) 286-1141, 5201 Arnold Avenue, McClellan CA 95652, randyorzalli@grant.k12.ca.us, G.

Los Rios Community College District, Dr. Marie Smith, (916) 484-8411, 4700 College Oak Drive, Sacramento CA 95841, smithmb@arc.losrios.edu, G.

North Highlands Recreation and Park District, Ms. Kay Dahill, (916) 332-7440, 6040 Watt Avenue, North Highlands CA 95660, NHRPD@PacBell.net, G.

Sacramento Metropolitan Fire District, Mr. Wynn Latta, Battalion Chief, (916) 566-4340, 2101 Hurley Way, Sacramento CA 95825-3208, latta.wynn@smfd.ca.gov, G.

Public Benefit Conveyance (PBC) sponsor point of contact information is provided below. The agencies listed will be involved in developing the deeds for property being transferred under a PBC.

SPONSOR: U.S. Department of Education, Mr. David Hakola, (202) 401-0506, 400 Maryland Avenue, SW Room, 2C107 Washington, DC 20202, david_hakola@ed.gov, G.

SPONSOR: Department of Interior, National Park Service, Mr. Gary Munsterman, (510) 817-1445, 1111 Jackson Street, Suite 700, Oakland, CA 94607-4816, Gary_Munsterman@NPS.gov, G.

SPONSOR: Federal Emergency Management Agency, Mr. Bill Smith, (202) 646-3383, OS-SS, 500 C Street, SW Room, 325 Washington, DC 20472, Bill@fema.gov, G.

5. LUC/IC Monitoring

Two separate “monitoring tracks” for LUC/ICs: Reinforcement monitoring through letters and notices to entities responsible for implementing the specific layering mechanisms identified for the site, and AFRPA-implemented monitoring of the specific land use controls necessary at the site through visual site inspections (VSIs).

LUC/ICs compliance will be managed at the former McClellan AFB through use of existing and on going processes, such as:

- * Air Force Field Team daily inspections already being conducted at key remedial systems (see checklist and guide for inspections at Appendix F),
- * Daily evening, weekend, and holiday Sheriff’s patrol of key remedial systems (see checklist log at Appendix F),
- * Inspections conducted in conjunction with routine operation and maintenance activities at existing remedial systems,
- * Encroachment Permit monitoring by Air Force Field Team and AFRPA staff,
- * AFRPA Lease Compliance Reviews
- * Periodic McClellan Park Property Manager tenant monitoring,
- * Quarterly OU B1 and OU D Cap inspections, and
- * Periodic regulator (BCT) monitoring and inspections.

LUC/IC compliance will also be verified during annual inventory/inspections (see Table 6B) using an AFRPA LUC/IC Use Restriction Inspection Checklist/Summary Report and in conjunction with the CERCLA Five Year Review Process.

Table 6A describes the frequency of reinforcement monitoring (e.g., letters and notices) for the LUC/IC layering mechanisms. The points of contact for each mechanism are listed in Table 5 above and in Table 1 of the LUC/IC Communications Plan.

**Table 6A
LUC/IC Layering Mechanism Reinforcement**

| LUC/IC Layering Mechanism | Priority* | Frequency |
|---|------------------|-------------------|
| Use Restrictions in Deed | 1 | Annual |
| Lease/License/Permit Restrictions | 1 | Annual |
| Use Restrictions in Assignment Letter and Decision Document | 1 | Annual |
| Zoning and Other Ordinances <i>(includes well installation restrictions)</i> | 2 | Every two years |
| Local Permits (e.g., building, grading, demolition, well installations) | 1 | Annual |
| State Land Use Covenant (SLUC) | 1 | Annual |
| Environmental Encroachment Permit | 1 | Annual |
| Install or maintain existing fence or other physical barriers to restrict site access | 1 | Annual |
| Maintain security (guards, monitoring/surveillance system) to restrict site access | 3 | Every three years |
| Install signage and warnings regarding residual contamination | 1 | Annual |
| Install cover (i.e., asphalt, concrete, clean fill) over impacted areas and maintain | 1 | Annual |
| Maintain and monitor natural surface cover over impacted areas | 1 | Annual |
| Monitor and inspect wells in impacted area regularly | 1 | Annual |
| Inspect and monitor remedial systems (i.e., | 1 | Annual |

| LUC/IC Layering Mechanism | Priority* | Frequency |
|---|------------------|-------------------|
| water treatment systems, SVE systems, etc.) | | |
| Deed Notices | 1 | Annual |
| Provide AF and regulatory agencies right of access for inspections | 2 | Every two years |
| Provide AF right of access to perform verification sampling for compliance | 1 | Annual |
| Provide AF right of access for O&M of treatment and monitoring systems | 1 | Annual |
| Provide Public Notices/Advisories (e.g., fishing advisories) | 3 | Every three years |
| Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) | 1 | Annual |
| Administrative Order | 1 | Annual |
| Health and Safety Program/Plan, PPE for any construction activities. | 2 | Every two years |
| Notify utility purveyors and join Utility Services Alert (USA) program. | 2 | Every two years |
| Follow Air Force Soils Management Manual | 2 | Every two years |

* LUC/IC layering mechanism priorities are defined in Appendix B and developed as part of the Layering Strategy Worksheet

Table 6B describes the frequency of AFRPA-implemented Visual Site Inspection (VSI) monitoring for the LUC/IC use restrictions. The listed classifications were developed in the IC Classification Worksheet for McClellan AFB, provided in Appendix C. This worksheet classification of the ICs is based on their importance to the integrity of the remedial action and the risk of exposure to residual contamination. The IC Classification definitions are also found in Appendix B.

Table 6B

Use Restriction VSI Monitoring Frequency

| Use Restriction | IC Classification* | Frequency |
|---|---------------------------|------------------|
| Digging/Excavation restriction | 1 | Annual |
| Restrict development to non-residential use | 2 | Annual |
| Soils management requirements | 1 | Annual |
| Prohibition of development or land use that interferes with remedial operations/systems | 1 | Annual |
| New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building. | 1 | Annual |
| Prohibit installation of private wells | 1 | Annual |
| Prohibit construction activities involving floor surfaces of building | 1 | Annual |

* Classifications are defined in Appendix B. The IC Classification Worksheet for McClellan AFB is found in Appendix C.

6. LUC/IC Enforcement

a. Federal

Air Force deeds requiring institutional controls will contain restrictive covenants which shall be deemed to “touch and concern” and shall “run” with the land thereby binding the grantee, and all subsequent successors in interest, to comply with the access provisions and the restrictions and prohibitions that constitute the institutional controls. In the event of a breach of the covenants, the Air Force would request enforcement by the Department of Justice. Available remedies would be both legal and equitable, such as an order requiring the grantee to cease or refrain from the activity giving rise to the violation, or payment of monetary damages to compensate for mitigation or alternative performance undertaken by the Air Force as a result of the violation in order to maintain the same protectiveness of human health and the environment.

b. State and local Government

State requirements for Land Use Covenants were finalized on April 19, 2003. Section 67391.1, Requirements for Land Use Covenants, was added to Title 22, Division 4.5, Chapter 39 of the California Code of Regulations. From the regulation, “A land use covenant imposing appropriate limitations on land use shall be executed and recorded when hazardous material, hazardous wastes or constituents, or hazardous substances will remain at the property at levels which are not suitable for unrestricted use of the land”. Sacramento County Codes (SCC) are in place that are used to enforce various environmental restrictions. For Example, SCC, Chapter 6.28, Wells and Pumps, Sections 6.28.000.g and 6.28.025 place restrictions on construction of private wells in and around certain portions of McClellan. The Sacramento County Environmental Management Department enforces this Code.

c. Response to Violations

Upon discovery of an IC violation or violations, the Air Force will take appropriate actions, to include advisory notifications to the appropriate regulatory agency, in a timely manner consistent with the severity of the IC violation.

Specific responses to IC violations will to be tailored to the classification of the IC (See Appendix B for IC classification definitions). The more likely the violation will lead to unacceptable levels of contamination, the more aggressive the Air Force’s response will be to such violation. The following are typical IC violation responses, linked to specific IC classifications, which will be normally taken in response to an identified violation. Obviously, actual responses will be structured to address specific factors or circumstances surrounding the violation, using the general conceptual response outlined below.

(Note: As of the date of this draft Management Plan, no Cleanup RODs for McClellan have been signed that involve LUC/ICs. As RODs are completed, they may contain additional standards for responses to violations that supplement these general standards as described by Class below. Any standards identified in the ROD will be included in the descriptions of responses by Class below)

Class 1:

- i) Immediate action will be taken to stop the violation and terminate any possible exposure to unacceptable levels of contamination. Immediate action can be face-to-face contact with the violator, use of law enforcement agencies (through referral to the AFRPA Legal Division), and/or use of environmental agency enforcement processes.

- ii) Follow-up “immediate actions” with written correspondence(s) to document IC violation, document corrective actions taken, and to re-enforce the IC requirement that was violated.
- iii) Notify regulatory agencies, via telephone, fax, or e-mail, concurrent with immediate action activities. Follow-up with documentation of notification action by written correspondence.
- iv) Conduct follow-up inspections or surveillance activities within 30 days of completion of corrective actions to confirm/verify compliance with IC. Continue follow-up inspections or surveillance activities at a frequency and time period as deemed appropriate based upon the specific circumstances surrounding the violation.

Class 2:

- i) Timely action will be taken to stop violation and terminate any possible exposure to unacceptable levels of contamination. Timely action can be face-to-face contact with violator or by other means of communication such as telephone, e-mail, or fax based upon the potential risk to human health or the environment present as a result of the IC violation.
- ii) Follow-up “timely action” with written correspondence to document IC violation, document corrective actions taken, and to provide a reminder of the IC requirement.
- iii) Notify regulatory agencies, via telephone, fax, or e-mail, or at an appropriate time for the agency enforcement action activities. Follow-up with documentation of notification action by written correspondence.
- iv) Conduct follow-up inspections or surveillance activities as deemed appropriate based upon the severity of potential risk to human health or the environment present as a result of the IC violation.

Class 3:

- i) Take action, as appropriate, to notify the violator of the IC violation. Action can be face-to-face contact with violator or simply by written correspondence, telephone, e-mail or fax.
- ii) Follow-up with written correspondence to document IC violation, document corrective actions taken if written correspondence isn’t used as the vehicle for the corrective action above.
- iii) Notify regulatory agencies by written correspondence at earliest convenient time, but within 30 days of violation if the violation is reoccurring or ongoing. This will be determined on a case-by-case basis.
- iv) Follow-up inspections or surveillance activities may not be necessary or appropriate. Actual follow-up efforts, if any, to be developed on a case-by-case basis.

Class 4:

Class 4 ICs are IC that the Air Force has chosen to implement outside of its environmental program and outside of National Contingency Plan processes and therefore do not require specific actions under this LUC/IC Management Plan.

In the event that corrective measures described above are not effective, all continuing violations will be referred to Department of Justice via AFRPA/LD for legal action.

7. LUC/IC Termination

This section describes how the Air Force arrives at the determination that the LUC/IC can be terminated. This determination will depend on the criteria for the particular use restriction. Examples include the following: the clean up goals have been met, the regulatory criteria have been met, and the regulators have issued the necessary closure letter. Table 7 lists the sites with residual contamination for which RODs are completed as well as the groundwater OU, for which an Interim ROD is completed. For use restrictions on property where there is no IRP site and the property has or is planned for transfer within the next year, the property parcel is identified. Use restriction durations and termination criteria for remaining sites and property will be added to Table 7 as RODs are near completion and/or additional property is transferred.

**Table 7
Use Restriction Estimated Duration and Termination Decision**

| Use Restriction | Related IRP Site/OU or Parcel | Estimated Duration | Termination Criteria |
|---|---|---------------------------|--|
| Digging/Excavation restriction | SA 035 (ST198) PRL S-040 (SD125) PRL S014 (SD099) SA 003 (SD181) | 2 years | When cleanup criteria identified in the ROD are met and site closeout is achieved |
| | Parcel A5 Annex 2 (Capehart) | 2 years | When UST sites are closed and upon receipt of No Further Action designation from Water Board |
| | Parcel A6a | 5 years | For shallow soil gas: When a STOP analysis has been conducted and it is determined that there is no shallow soil gas risk based on Soils ROD |
| Restrict development to non-residential use | SA 035 (ST198) PRL S-040 (SD125) PRL S014 (SD099) SA 003 (SD181) | 2 years | When cleanup criteria identified in the ROD are met and site closeout is achieved |
| | Camp Kohler | 10 years | |

| Use Restriction | Related IRP Site/OU or Parcel | Estimated Duration | Termination Criteria |
|---|---|---------------------------|---|
| | Parcel A5 Parcel Annex 2 (Capehart) | 2 years | When UST sites are closed and upon receipt of No Further Action designation from Water Board |
| | Parcel A6a | 3 years | For shallow soil gas: When a STOP analysis has been conducted and it is determined that there is no shallow soil gas risk based on Soils ROD |
| Soils management requirements | SA 035 (ST198) PRL S-040 (SD125) PRL S014 (SD099) SA 003 (SD181) | 2 years | When cleanup criteria identified in the ROD are met and site closeout is achieved |
| | Parcel A5 Parcel Annex 2 (Capehart) | 2 years | When UST sites are closed and upon receipt of No Further Action designation from Water Board |
| | Parcel A6a | 5 years | For shallow soil gas: When a STOP analysis has been conducted and it is determined that there is no shallow soil gas risk based on Shallow Soil Gas ROD |
| Prohibition of development or land use that interferes with remedial operations/systems | PRL S-040 (SD125) | 5 years | When cleanup is achieved to MCLs for groundwater and unrestricted use levels for shallow soil exposure |
| | Parcels A1, A2, A3, A5, A6, A6a, A6c, A7, L1, L3, N | 30 years | |
| | Parcel Annex 2 & 4 | 3 years | |
| New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building. | Parcel A6a | 5 years | For shallow soil gas: When a STOP analysis has been conducted and it is determined that there is no shallow soil gas risk based on Soils ROD |
| Prohibit installation of private wells | Parcels A1, A2, A3, A5, A6, A6a, A6c, A7, L1, L3, N, Annexes 1 through 4 | 30 years | When cleanup is achieved to MCLs for groundwater |
| Prohibit construction activities involving floor surfaces of building | Camp Kohler | 5 years | When building is cleared for unrestricted use after radiation survey and Final Status Survey Report |

Implementing the termination decision:

- a. Removing use restrictions from deeds

Once the decision is made that the cleanup criteria have been met, the use restrictions should be removed from the implementing legal instrument. The process necessary to remove or cancel, when no longer needed, restrictive

covenants, negative easements, and other real property-based controls placed in the deed will be specified in the deed and shall be in conformance with state law.

b. Undoing the layering mechanisms

Parties that have been participating in the process of maintaining use restrictions must be provided notice that the layering mechanisms associated with the use restriction are no longer required. See the Communication Plan in Appendix A, for the form letters to be sent to Grantees and other stakeholders.

8. McClellan AFB LUC/IC Communication Plan

The Air Force developed a LUC/IC Communication Plan for the former McClellan AFB. This Plan describes how and when the Air Force will communicate information about LUC/ICs. It includes a description of roles, responsibilities, contact names, and phone numbers. The McClellan AFB LUC/IC Communication Plan will be revised as necessary to ensure contact information remains current so that any changes in the LUC/IC objectives and requirements can be communicated to all stakeholders in a timely manner. Appendix A contains the LUC/IC Communication Plan to be implemented at the former McClellan AFB.

9. McClellan AFB LUC/IC Database

AFRPA will maintain a LUC/IC database in accordance with the requirements of DoD's *Policy on Land Use Controls Associated with Environmental Restoration Activities, dated January 17, 2001* and AFRPA's IC Tracking Model (Appendix D). At a minimum, this database will contain the following: (1) relevant information on the property (parcels); (2) types of LUC/ICs established; (3) Air Force land use monitoring and management responsibilities; and (4) location of real estate records.

10. Documents Where LUC/ICs are discussed

Following is a list of documents where LUC/ICs are described and/or otherwise discussed.

- * Basewide VOC Feasibility Study Report, December 1999;
- * LRA Initial Parcel Feasibility Study #1, August 2003;
- * Proposed Plan for Cleanup at Seven Sites, September 2003 ;
- * Final Building 258 Consensus Statement, August 2001;
- * Operable Unit B1 Interim Record of Decision, July 1993;
- * Basewide Groundwater Operable Unit Interim Record of Decision, June 1995;
- * McClellan AFB Five-Year Report, 1999;
- * Draft McClellan Five-Year Review, August 2003 (Final document to be published in 2004);

* Finding of Suitability to Transfer: Parcels A1, A2, A3, A7, L1, and Partial L3, (should be finalized in early 2004);

* Finding of Suitability for Early Transfer: Parcels A5, A6a, and A6c (should be finalized in 2004)

* Finding of Suitability to Transfer, McClellan Nuclear Radiation Center, December 2001;

* Finding of Suitability to Transfer, Capehart Military Family Housing and Lawrence Links Golf Course, January 2002;

* Camp Kohler Real Property Decision Document, February 2002; and

* Basewide Finding of Suitability to Lease, August 1998 and Supplemental Findings of Suitability to Lease, 1998 - 2001.

Note: The various cleanup RODs will contain performance measures for implementing, maintaining, and monitoring various institutional controls. As RODs are finalized, they will be added to this section.

APPENDIX A – McClellan AFB Communication Plan

Air Force Real Property Agency Former McClellan AFB LUC/IC Communication Plan

1. Purpose

This plan is an appendix to the McClellan Land Use Control/Institutional Control (LUC/IC) Management Plan and is the primary implementation vehicle for AFRPA’s layering strategy at the former McClellan AFB as described in the LUC/IC Management Plan. The communication plan outlines how AFRPA will inform key stakeholders involved in LUC/IC issues about the importance of the LUC/ICs identified for McClellan, and their role in maintaining those LUC/ICs. The primary audiences include the property grantees, government officials, and other key stakeholders who will make decisions affecting the use of the property. The plan also addresses ways to communicate relevant LUC/IC information to interested community stakeholders, so they can consider the information while making decisions about future property uses in their community.

2. What this Plan Does

In the McClellan LUC/IC Management Plan, AFRPA has identified specific land use restrictions and controls necessary to protect the integrity of remedial actions or to prevent or manage exposure to residual contamination at McClellan. This Communication Plan contains procedures and protocols for communicating initial and subsequent information about LUC/ICs requirements in the LUC/IC Management Plan. Specifically, this Communication Plan is designed to:

- Ensure the parties using and controlling the property understand the LUC/ICs and their responsibilities in relation to them. For example, new deed holders.
- Ensure government officials and key stakeholders who may make decisions affecting future use of the property are aware of the LUC/ICs and understand their responsibilities. For example, local land use planners.
- Identify steps to educate community stakeholders about the existence and importance of the LUC/ICs and the implications if they are breached or disrupted, using the community relations plan, the Restoration Advisory Board, or existing environmental review forums.

3. Implementation: How We Will Communicate

Property Grantees

The Air Force, or its representative, will send initial and reinforcement notification letters to the property grantees. These letters will:

1. Identify the use restriction on the property

2. Inform the Grantee of the importance of observing that use restriction
3. Inform the Grantee of the CERCLA 120(h) covenant associated with the restriction
4. Request updated point of contact information. For example, when property changes hands or people move.
5. Contain attachments, including the AFRPA LUC/IC Fact Sheets, an Installation Map, and other relevant data.

Initial notification letters will be sent to Grantees on the deed execution date provided by the Portfolio Management System (PMS), or as soon thereafter as feasible. Reinforcement letters will be sent annually, bi-annually, or every five years, on the anniversary of the initial notification. The dates for initial and reinforcement letters are found in Table 1.

The Air Force will also send termination letters to Grantees when the residual contamination has been reduced to such a level that restrictions on property use are no longer required.

Templates for Grantee notification letters are found in Attachment A of this Communications Plan. The Management Information System (MIS) will automatically generate these letters using the data found in Table 1.

Governmental Entities and Key Stakeholders

The Air Force, or its representative, will send initial and reinforcement notification letters to the governmental and key stakeholder points of contact. This will be done for each layering mechanism identified in the McClellan LUC/IC Management Plan. These letters will:

1. Identify the use restriction on the property
2. Identify the layering mechanism AFRPA is bringing to the recipient's attention
3. Inform the recipient of the importance of their role in AFRPA's layering strategy and implementation of the relevant layering mechanism
4. Request updated point of contact information
5. Contain attachments, including the AFRPA Grantee Pamphlet, IC Fact Sheet, an Installation Map, and other relevant data.

Initial letters will be sent at the time that initial Grantee letters are sent, or as soon thereafter as feasible. Reinforcement letters will be sent according to the schedule in Table 1.

The Air Force will also send termination letters to government agencies and key stakeholders when the residual contamination has been reduced to such a level that restrictions on property use are no longer required.

Templates for Government/Key Stakeholder notification letters are found in Attachment B of this Communications Plan. The MIS will automatically generate these letters using the data found in Table 1.

Notification Letters Data Inputs

Table 1 below provides a list of points of contact for Grantees, governmental entities, and key stakeholders for McClellan, as well as information on the parcel, associated IRP sites or

Operable Units, layering mechanisms and priorities, and frequency of correspondence for each letter required by this communication plan.

[Note: All of the data in Table 1, except for the dates for notification, are found in the Layering Strategy Worksheet and Management Plan. The MIS will automatically generate the notification dates. The BEC is responsible for ensuring the letters are generated in a timely fashion, reviewing letters for accuracy before mailing, and updating Table 1 and the MIS as necessary]

Table 1
McClellan LUC/IC – Grantee and Governmental/Key Stakeholder Notification Information

[TABLE REFLECTS PARCELS THAT ARE IMPACTED BY RESIDUAL CONTAMINATION AND HAVE BEEN TRANSFERRED OR ARE PLANNED FOR TRANSFER WITHIN THE NEXT YEAR. PROPERTIES THAT ARE LEASED, LICENSED, OR PERMITTED WITH NO RODS IN PLACE ARE NOT INCLUDED IN THE TABLE. THOSE PARCELS WILL BE INCLUDED WHEN WITHIN A YEAR OF THEIR TRANSFER AND/OR A ROD IS IN PLACE FOR THE PARCEL.]

| A and B | C, D, and F | E | G and H | I and J | K | L | M |
|--|---|---|---|--|-------------------------------|---------------------------------|-----------------------|
| Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | Affected Parcel No., Description, Planned Use | Media Affected | Use Restriction and IC Classification | Layering Mechanism and Priority | Date for Initial Notice | Reinforce- ment Frequency | Termina- tion Date |
| <p>Air Force Real Property Agency (AFRPA),</p> <p>Mr. Paul Brunner (BEC), (916) 643-1250 x200, 3411 Olson Street, McClellan CA 95652-1003, paul.brunner@afropa.pentagon.af.mil, K</p> <p><i>As the BRAC Environmental Coordinator, Mr. Brunner is responsible for sending notice and reminder letters (as appropriate) to the parties listed in this table. Initial notices accompany deed transfer packages. Subsequent reminder notices are sent at a frequency determined by the importance of the restriction.</i></p> | <p>A1, A2, A3, (office, recreational, residential)</p> <p>A5 (NARS)</p> <p>A7, A6a, A6c (warehouses)</p> <p>L1 (library)</p> <p>L3 (education)</p> <p>N (reactor)</p> <p>Camp Kohler, Annexes 1-4 (residential and golf course)</p> | <p>Soil, Groundwater</p> <p>Buildings</p> | <p>Digging/excavation restrictions (Class 1)</p> <p>Restrict reuse to non - residential use (Class 2)</p> <p>Soils management requirement (Class 1)</p> <p>No development or land use that interferes w/ remedial operations (Class 1)</p> <p>New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1)</p> <p>No installing private wells (Class 1)</p> <p>Prohibit construction activities involving floor surfaces of building (Class 1)</p> | <p>Use Restrictions in Deed - Deed Covenants Priority 1</p> <p>State Land Use Covenant Priority 1</p> <p>Use Restrictions in Assignment Letter and Decision Document (Applies to Federal to Federal Transfers) Priority 1</p> <p>Environmental Encroachment Permit Priority 1</p> <p>Install or maintain existing fence or other physical barriers to restrict site access Priority 1</p> <p>Maintain security Priority 3</p> <p>Install signage and warnings regarding residual contamination Priority 1</p> <p>Install cover (i.e., asphalt, concrete, clean fill) over impacted areas and maintain Priority 1</p> <p>Maintain and monitor natural surface cover over impacted areas Priority 1</p> <p>Monitor and inspect wells in</p> | N/A | N/A | N/A |

| A and B Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | C, D, and F Affected Parcel No., Description, Planned Use | E Media Affected | G and H Use Restriction and IC Classification | I and J Layering Mechanism and Priority | K Date for Initial Notice | L Reinforce- ment Frequency | M Termina- tion Date |
|---|---|------------------------|--|---|------------------------------------|--------------------------------------|----------------------------|
| <i>Paul Brunner (continued)</i> | | | | impacted area regularly Priority 1 Inspect and monitor remedial systems (i.e., water treatment systems, SVE systems, etc.) Priority 1 Provide AF right of access for O&M of c/u systems and sampling for compliance Priority 1 Provide AF and regulators access for inspections Priority 2 Deed Notices Priority 1 Provide Public Notices/Advisories (e.g., fishing advisories) Priority 1 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2 Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted.</i> Priority 2 Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> Priority 2 Follow Air Force Soils Management Manual Priority 2 | | | |

| A and B | C, D, and F | E | G and H | I and J | K | L | M |
|--|--|-----------------------------------|--|---|-------------------------------|---------------------------------|-----------------------|
| Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | Affected Parcel No., Description, Planned Use | Media Affected | Use Restriction and IC Classification | Layering Mechanism and Priority | Date for Initial Notice | Reinforce- ment Frequency | Termina- tion Date |
| <p>Department of Toxic Substances Control (DTSC), Mr. Kevin Depies, (916) 255-3688, 8800 Cal Center Drive, Sacramento CA 95826-3200, KDepies@dtsc.ca.gov, K</p> | <p>A1, A2, A3, A5 A6a,A6c A7 L1, L3 N Camp Kohler. Annex 1-4</p> | <p>Soil & Groundwater</p> | <p>Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1)</p> | <p>Provide AF and regulators access for inspections Priority 2 State Land Use Covenant (SLUC) Priority 1 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2</p> | <p>Jan 04</p> | <p>Annual</p> | <p>TBD</p> |
| <p>U.S. Environmental Protection Agency, Region IX (EPA), Mr. Joe Healy, (415) 972-3269, 75 Hawthorne Street (SFD-8-1), San Francisco CA 94105, healy.joseph@epamail.epa.gov, K</p> | <p>A1, A2, A3, A5 A6a,A6c A7 L1, L3 N Camp Kohler.</p> | <p>Soil & Groundwater</p> | <p>Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor</p> | <p>Provide AF and regulators access for inspections Priority 2 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2</p> | <p>Jan 04</p> | <p>Annual</p> | <p>TBD</p> |

McClellan LUC/IC Communication Plan – Version 1.0

| A and B | C, D, and F | E | G and H | I and J | K | L | M |
|---|--|-----------------------|---|--|-------------------------------|---------------------------------|-----------------------|
| Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | Affected Parcel No., Description, Planned Use | Media Affected | Use Restriction and IC Classification | Layering Mechanism and Priority | Date for Initial Notice | Reinforce- ment Frequency | Termina- tion Date |
| | | | barrier/ventilation system in building (Class 1) No installing private wells (Class 1) | | | | |
| Regional Water Quality Control Board (RWQCB), Mr. James Taylor , (916) 255-3069, 3443 Routier Road, Suite A, Sacramento CA 95827-3003, taylorjd@rb5s.swrcb.ca.gov , K | A1, A2, A3, A5 A6a,A6c A7 L1, L3 N Camp Kohler. Annex 1-4 | Soil & Groundwater | Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1) | Provide AF and regulators access for inspections Priority 2 State Land Use Covenant (SLUC) Priority 1 Federal Facilities Agreement (FFA) or Federal Facility Site Remediation Agreement (FFSRA) Priority 1 Administrative Order Priority 2 | Jan 04 | Annual | TBD |
| Sacramento County Local Redevelopment Authority (LRA), Ms. Katy Jacobson , (916) 646-1746 x223, Office of McClellan Base Conversion, | <i>(Properties deeded or close to deed transfer)</i> LRA Initial Parcel FOSET: | Soil & Groundwater | Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management | Use Restrictions in Deed - <i>Deed Covenants</i> Priority 1 Zoning and Other Ordinances <i>(includes well installation restrictions)</i> Priority 2 Local Permits <i>(e.g., building, grading, demolition, well</i> | Jan 04 | Annual | TBD |

| A and B Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | C, D, and F Affected Parcel No., Description, Planned Use | E Media Affected | G and H Use Restriction and IC Classification | I and J Layering Mechanism and Priority | K Date for Initial Notice | L Reinforce- ment Frequency | M Termina- tion Date |
|---|--|------------------------|--|---|------------------------------------|--------------------------------------|----------------------------|
| County of Sacramento 3331 Peacekeeper Way McClellan CA 95652 jacobsonk@saccounty.net , G | A5 (NARS) A6a A6c (warehouses) FOST Parcels: A1 (Transitional housing) A2, A3 (office, recreational, residential) A7 (warehouses) L1 (Library) L3 Partial (education) Annex1 (Golf Course) | | requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1) | <i>installations</i>) Priority 1 Install or maintain existing fence or other physical barriers to restrict site access Priority 1 Maintain security (guards, monitoring/surveillance system) to restrict site access Priority 3 Maintain and monitor natural surface cover over impacted areas Priority 1 Provide Public Notices/Advisories (e.g., fishing advisories) Priority 3 Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted</i> Priority 2 Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> Priority 2 Follow Air Force Soils Management Manual Priority 2 | | | |
| Carmel Partners, Inc., Mr. Wayne Adair, (916) 334-3203, 3706 Navaho Drive, Antelope CA 95843, wadair@carmelpartners.net , G | Annex 4 | Soil & Groundwater | Digging/excavation restrictions (Class 1) Soils management requirement (Class 1) No development or land use that interferes w/ | Use Restrictions in Deed - <i>Deed Covenants</i> Priority 1 Local Permits (<i>well installations</i>) Priority 1 | Jan 04 | Annual | TBD |

McClellan LUC/IC Communication Plan – Version 1.0

| A and B Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | C, D, and F Affected Parcel No., Description, Planned Use | E Media Affected | G and H Use Restriction and IC Classification | I and J Layering Mechanism and Priority | K Date for Initial Notice | L Reinforce- ment Frequency | M Termina- tion Date |
|--|--|------------------------|--|---|------------------------------------|--------------------------------------|----------------------------|
| | | | remedial operations (Class 1) No installing private wells (Class 1) | | | | |
| McClellan Park, Mr. Alan Hersh, (916) 965-7100, 3140 Peacekeeper Way, McClellan CA 95652, ash@mcclellanpark.com , K | LRA Initial Parcel FOSET: A5 A6a A6c FOST Parcels: A1 (Transitional housing) A2, A3 (office, recreational, residential) A7 (warehouses) L1 (Library) L3 Partial (Education) Annex1 (Golf Course) | Soil & Groundwater | Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) Soils management requirement (Class 1) No development or land use that interferes w/ remedial operations (Class 1) New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building (Class 1) No installing private wells (Class 1) | Use Restrictions in Deed - <i>Deed Covenants</i> Priority 1 Install or maintain existing fence or other physical barriers to restrict site access Priority 1 Maintain security (guards, monitoring/surveillance system) to restrict site access Priority 3 Maintain and monitor natural surface cover over impacted areas Priority 1 Provide Public Notices/Advisories (e.g., fishing advisories) Priority 3 Health and Safety Program/Plan, PPE for any construction activities. <i>This would be identified as a requirement in the Environmental Encroachment Permit if warranted</i> Priority 2 Notify utility purveyors and join Utility Services Alert (USA) program. <i>This program is incorporated in the Environmental Encroachment Permit process.</i> Priority 2 Follow Air Force Soils Management Manual Priority 2 | Jan 04 | Annual | TBD |

McClellan LUC/IC Communication Plan – Version 1.0

| A and B | C, D, and F | E | G and H | I and J | K | L | M |
|--|---|------------------------------|---|---|-------------------------------|---------------------------------|-----------------------|
| Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | Affected Parcel No., Description, Planned Use | Media Affected | Use Restriction and IC Classification | Layering Mechanism and Priority | Date for Initial Notice | Reinforce- ment Frequency | Termina- tion Date |
| U.C. Davis McClellan Nuclear Radiation Center (MNRC), Mr. Wade Richards, (916) 614-6200, 5335 Price Avenue, Bldg 258, McClellan CA 95652, wirichards@ucdavis.edu , G | N, (2.5 acres includes a research reactor) | Groundwater | No installing private wells (Class 1) | Use Restrictions in Deed Priority 1 | Jan 04 | Annual | TBD |
| Director, Sacramento County Environmental Management Department (EMD), Mr. Mel Knight, (916) 875-8444, 8475 Jackson Road, Suite 230, Sacramento CA 95826, knightm@saccounty.net , K | A1, A2, A3, A5, A6a, A6c, A7, L1, L3, N, Annex 1-4 | Groundwater | Prohibit installation of private wells (Class 1) | Zoning and Other Ordinances Priority 2 <i>(includes well installation restrictions)</i> Local Permits Priority 1 <i>(well installations)</i> | Jan 04 | Annual | TBD |
| Sacramento County Planning Department, Mr. Dave Pevny, (916) 874-6141, 827 Seventh Street, Sacramento CA 95814, pevnyd@saccounty.net , K | LRA Initial Parcel FOSET: A5 A6a A6c | Soil | Digging/excavation restrictions (Class 1) Restrict reuse to non - residential use (Class 2) No development or land use that interferes w/ remedial operations (Class 1) | Zoning and Other Ordinances <i>(includes well installation restrictions)</i> Priority 2 Local Permits <i>(e.g., building, grading, demolition, well installations)</i> Priority 1 | Jan 04 | Annual | TBD |
| Federal Aviation Administration, Mr. Randall Gustin, (916) 859-6021, 11025 Trade Center Drive, Suite | Camp Kohler (ST177) | Building Potential Radiation | Restrict reuse to non - residential use (Class 2) Prohibit construction activities involving floor surfaces of building | Use Restrictions in Assignment Letter and Decision Document <i>(Applies to Federal to Federal Transfers)</i> Priority 1 | Jan 04 | Annual | TBD |

| A and B Point of Contact Grantee (G) or Govt'l/ Key Stakeholder (K)? | C, D, and F Affected Parcel No., Description, Planned Use | E Media Affected | G and H Use Restriction and IC Classification | I and J Layering Mechanism and Priority | K Date for Initial Notice | L Reinforce- ment Frequency | M Termina- tion Date |
|---|---|------------------------|--|--|------------------------------------|--------------------------------------|----------------------------|
| 100, Rancho Cordova CA 95670, randall.gustin@faa.gov , G | | | (Class 1) | | | | |
| <p>NOTE: TABLE REFLECTS PARCELS THAT ARE IMPACTED BY RESIDUAL CONTAMINATION AND HAVE BEEN TRANSFERRED OR ARE PLANNED FOR TRANSFER WITHIN THE NEXT YEAR. PROPERTIES THAT ARE LEASED, LICENSED, OR PERMITTED WITH NO RODS IN PLACE ARE NOT INCLUDED IN THE TABLE. THOSE PARCELS WILL BE INCLUDED WHEN WITHIN A YEAR OF THEIR TRANSFER AND/OR A ROD IS IN PLACE FOR THE PARCEL. REFER TO LUC/IC MANAGEMENT PLAN, TABLE 4, FOR MORE INFORMATION ON THOSE PROPERTIES THAT ARE LEASED, LICENSED, OR PERMITTED.</p> | | | | | | | |

4. Communicating with Community Stakeholders

While the focus of this plan is on direct communication with Grantees, governmental representatives, and key stakeholders, other activities will educate community stakeholders. Specifically:

Inform the public through the Installation Restoration Program (IRP) Community Relations Program, as needed and appropriate.

Provide information to the Restoration Advisory Board (RAB) on use restrictions as appropriate. Tell RAB about any breeches and explain procedures for reporting them. Share information on how the Air Force resolved problems. (Currently the RAB holds public meetings quarterly.)

Provide information on the existence and integrity of key restrictions, as appropriate, in other environmental outreach and community forums.

Continue to inform the BRAC Cleanup Team. (Currently they meet monthly.)

Continue to inform the Local Redevelopment Authority.

Maintain and advertise the 1-800 contact line to appropriate groups or individuals.

5. Points of Contact for Questions about this Plan:

| | |
|---|---------------------|
| Mr. Paul G. Brunner, AFRPA BRAC Environmental Coordinator | (916) 643-6420 x201 |
| Mr. Ken Reinertson, AFRPA Program Manager | (703) 696-5502 |
| Mr. Bob Butler, AFRPA Environmental Coordinator | (703) 696-5543 |
| Ms. Linda Geissinger, AFRPA Regional Public Affairs Officer | (916) 643-1164 x109 |

6. Related web sites:

www.afrpa.hq.af.mil

www.dtic.mil/envirodod/envbrac.html

ATTACHMENT A
GRANTEE NOTIFICATION LETTER TEMPLATES

Initial Grantee Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Grantee Name]
[Grantee Address]

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached. This restriction is required to protect human health and the environment. This letter serves as additional notice to ensure you continue to be aware of this use restriction.

The following use restriction(s) apply/applies to your property:

[describe use restriction(s)]

The use restrictions is/are a part of the remedial action affecting your property. The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The covenant provides protection in the event additional remedial action is found to be necessary in the future. Interference with the use restriction(s) described above on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party. As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.

If your property changes hands, or if your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Name
Mailing Address
Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:

AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:

Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheets

Grantee Reinforcement Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Grantee Name]
[Grantee Address]

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached. This restriction is required to protect human health and the environment. This letter serves as a follow-up to our letter of *[initial letter date]*, to ensure you continue to be aware of this use restriction.

The following use restriction(s) apply/applies to your property:

[describe use restriction(s)]

The use restrictions is/are a part of the remedial action affecting your property. The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The covenant provides protection in the event additional remedial action is found to be necessary in the future. Interference with the use restriction(s) described above on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party. As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.

If your property changes hands, or if your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Name
Mailing Address
Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:

AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:

Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheet

Grantee - Use Restriction Termination Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Grantee Name]
[Grantee Address]

Dear *[Grantee]*:

On *[date]*, the Air Force conveyed *[parcel description]* at *[installation name]* to you for use as *[planned use]*. The deed for this property included restrictions on its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. A map of this parcel depicting the area(s) subject to restriction is attached.

This restriction can now be removed, because the restrictions are no longer necessary. This letter serves as notice that the use restriction(s) will be terminated. A copy of the document terminating the use restrictions is attached.

The following restriction(s) on the use of the property are being terminated:

[Describe use restriction]

If you have questions concerning this letter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments: *[Copy of Use Restriction Termination Document]*

ATTACHMENT B
GOVERNMENT / KEY STAKEHOLDERS
NOTIFICATION LETTER TEMPLATES

Initial Governmental / Key Stakeholder Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Organization Name]
[Organization Address]

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction must remain in place in order to protect human health and the environment. This letter serves as the notice to your organization of this restriction, so that you may consider it in making decisions about this property.

The following use restriction(s) applies/apply to this property:

[describe use restriction(s)]

If your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Organization Name
Mailing Address
General Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:
Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheet

Reinforcement Governmental / Key Stakeholder Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Organization Name]
[Organization Address]

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction must remain in place in order to protect human health and the environment. This letter serves as a reminder to your organization of this restriction, so that you may consider it in making decisions about this property, as initially described in our letter of *[initial notice letter date]*.

The following use restriction(s) applies/apply to this property:

[describe use restriction(s)]

If your contact information changes, please send the following information to the address above, attention *[appropriate Air Force contact]*:

Organization Name
Mailing Address
General Telephone Number
Facsimile Number (if available)
Email Address (if available)

Sources of additional information on use restrictions are attached to this letter. If you have further questions concerning this matter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*. The Air Force will continue to send letters every *[frequency]* years as a reminder of this restriction. You will also receive a letter notifying you that the restriction is removed, when all actions to protect human health and the environment are deemed complete by the appropriate regulatory agencies.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments:
Map of Parcel and Use Restrictions
AFRPA Institutional Controls Fact Sheet

Government/Key Stakeholder - Use Restriction Termination Letter

AFRPA/DR
1700 North Moore Street, Suite 2300
Arlington VA 22209-2802

[Organization Name]
[Organization Address]

Dear *[Organization]*:

The Air Force conveyed *[parcel name]* of the *[installation name]* to *[grantee name]* on *[date]* for use as *[planned use]*. The deed for this property restricted its use as part of an environmental remedy for the *[media type]* contamination on or underlying the property. The use restriction specific to this letter is identified below and shown on the attached map. This restriction can now be removed, as it is no longer necessary protect human health and the environment. This letter serves as the notice of termination of this restriction. A copy of the document terminating the use restrictions is attached.

The remedial action, which affected this property, included the following restriction(s) on the use of the property:

[describe use restriction(s)]

If you have questions concerning this letter, please contact *[appropriate Air Force contact]* at *XXX-XXX-XXXX*.

Sincerely

ALBERT F. LOWAS, JR.
Director

cc:
AFRPA/DD
AFRPA/LD
AFRPA/EV

Attachments: *[Copy of Use Restriction Termination Document]*

Land Use Restrictions

A Message to Owners of Property on Former Air Force Installations

Why am I receiving this use restriction information?

The Air Force conveyed to you property that was formerly part of a military installation. In your



deed, the Air Force restricted use of the property as part of an environmental remedy for the soil or groundwater.

This restriction was required to protect

human health and the environment. You were notified of this restriction at the time of property transfer.

How can I confirm the presence of use restrictions on my property?

You can check your deed and the environmental documentation supporting your property transfer. You may also call the 1-800 Land Use Control Contact help line at 1-800-655-7200

Why are restrictions required?

Use restrictions generally supplement the engineering or technical cleanup action and either prevent exposure to any remaining contamination or protect the remedial action. For example, there may be a restriction on vehicle access to an area in order to protect a landfill cover. In many cases use restrictions are needed to prevent interference with equipment used to clean the soil or groundwater.

What are some examples of use restrictions?

Some restrictions associated with cleanup activities prohibit the use of property for residential reuse or for

daycare or hospitals. Depending on the location of the contamination, there are media-specific restrictions for groundwater and soils. There are also site restrictions related to landfills to prevent planting, access, and construction activities that could damage the landfill cover.

Restrictions can take many forms, such as fences, signs, or buffer zones. For example, you may have a monitoring well on your property that the Air Force

Groundwater pipes

- These carry water to a treatment plant for purification. Although the water is not used for drinking, it must be cleaned. Do not disturb these pipes and report damage to your local authorities.



uses to sample groundwater quality. There may be a fence around the well to maintain site security. In addition, there may be a reservation of access rights to allow access to monitoring wells for operating, testing, and maintenance.

Another example involves property located above contaminated groundwater undergoing cleanup. If this is the case, you will be restricted from drilling wells, using the groundwater for drinking or agricultural purposes, or digging below a certain depth. There is no danger to you or other inhabitants of your property if you follow the applicable restrictions.

What should I do if a fence or monitoring well related to the remedial action is damaged?

You should report any damage or interference with a cleanup activity or use restriction to the appropriate Air Force contact for your property. *To find that person, call 1-800-655-7200.*

Do I have any obligations regarding the use restrictions?

As a Grantee, you have an obligation to find out about and understand the use restrictions associated with your property and to comply with them. The use restrictions are a part of the remedial action affecting your property.



Landfill cap - These areas are restricted and should not be disturbed.

The deed for your property has a covenant, required by Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The covenant provides you protection in the event additional remedial action is found to be necessary in the future. Interference with the use restrictions on your property may be considered an act or omission that results in the loss of the covenant's protection, and your becoming a potentially responsible party.



As a potentially responsible party you could be held responsible for the costs associated with completing any remedial action found to be necessary as a result of such interference.



Fairy ring - These are protected habitats called vernal pools or wetlands.

You may receive reminder notices from the Air Force about the restrictions on your property. If your property changes hands, or if our contact information changes, you will be asked to send the new information to your Air Force contact.

How long will these restrictions remain?

The duration of restrictions will depend on the nature of the contamination and the speed with which cleanup goals are attained. Therefore, some may be of relatively short duration and others may be in place for a longer time period.

How will the use restrictions be terminated?

When the Air Force completes the cleanup, the U.S. Government will terminate the use restrictions, give notice by letter to the Grantee, and take actions necessary on the part of the U.S. Government to officially terminate the restriction.

Where can I get more information?

Most former military installations where environmental cleanup activities have taken place have a record of such activities called an Administrative Record or Information Repository. These records are typically available to the community at a public library near the former installation. You may also contact your state or local environmental regulatory agency, your Air Force contact, or the Local Redevelopment Authority.

You may also visit the Air Force website on Land Use Controls at: <http://www.afarpa.hq.af.mil/closeout>

Click on "LUC/IC" box.

1-800 Land Use Control Contact Line For an updated directory of Air Force representatives at each closed or aligned Air Force facility call: **1-800-655-7200**

APPENDIX B – Definitions

The primary goal of institutional controls is the protection of human health and the environment. Definitions for the terms “Institutional Controls,” “Site Controls” and “Land Use Controls” can be found in the AFRPA Institutional Control/Land Use Control Management Strategy document and are included here for ease of reference:

A. Land Use Controls / Institutional Controls (LUC/ICs)

The general term used by AFRPA to capture land use controls and institutional controls used to prevent exposure to residual contamination at remediation sites.

LUC is an overarching term that encompasses institutional controls, land use restrictions, and site controls. It means any type of physical, legal, or administrative mechanism that restricts the use of, and/or limits access to real property to prevent exposure to hazardous substances above permissible levels.

ICs are generally non-engineering, non-technical mechanisms used to prevent (or control) exposure to contaminants, as described in the National Contingency Plan. They are used to supplement and complement the engineering and/or technical process controls. They are part of a specific remedial action. Types of ICs include:

- (1) Governmental (e.g., zoning, well permits)
- (2) Real Property Based or Proprietary (e.g., deed restrictions).

Site Controls are physical or engineering controls to provide security for the physical structures and monitoring wells that are part of the remedial action and to ensure the safety of the public during and after construction of the remedial action. These controls are intended to both protect the integrity of the engineering remedy (if present) and limit exposure of individuals by limiting land use.

B. IC Classification Worksheet Definitions

NCP ICs are classified in the IC Tracking Model according to the following criteria:

IC Classification Worksheet Definitions

Class 1

- (a) Integral to the integrity of the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present a definite risk to human health and the environment

Class 2

- (a) Supports Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present some risk to human health and the environment.

Class 3

- (a) Not integral and not necessary to support the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present minimal or no risk to human health and the environment.

Class 4

- (a) There is no Remedial Action under the National Contingency Plan.

C. LUC/IC Layering Mechanism

This term refers to the specific implementation mechanisms used to ensure the use restrictions are observed and preserved. Layering mechanisms include deed restrictions, governmental permitting programs, zoning restrictions, etc. Layering mechanisms are prioritized in the Layering Strategy Worksheet according to the following criteria:

LUC/IC Layering Mechanism Prioritization Criteria:

Some mechanisms available to help establish and ensure compliance with the use restriction or land use control will be more effective than others and should receive more attention in order to ensure their usefulness is optimized. For example, if the use restriction is intended to prevent the development of wells and there is an active well permitting program, obtaining the cooperation of the well permitting agency would substantially improve the probability the use restriction would remain effective. In such cases, the Air Force may not only provide initial information to the well permitting agency but may choose to periodically reinforce the need for the agency's cooperation and regularly verify their notice of the restrictions affecting the property. The Air Force through this evaluation and prioritization process can design a program of reinforcement notices and information that focuses on the most effective mechanisms.

Priority 1: Strong correlation between the mechanism's effectiveness and the specific activity the use restriction is intended to address. Initial communication of appropriate materials (see communication strategy), followed by direct contact to ensure the appropriate office and /or individual received the information and understands their role in ensuring the continued effectiveness of the use restriction

and /or land use control. Recommendation: Reinforcing notice and materials should be sent at least annually.

Priority 2: Moderate correlation between the mechanism's effectiveness and the types of activity the use restriction is intended to address. Initial communication of appropriate materials. Recommendation: Reinforcing notice sent every two years.

Priority 3: Some correlation between the mechanism's effectiveness and the types of activity the use restriction is intended to address. Initial communication of appropriate materials. Recommendation: Reinforcing notice sent every three years.

APPENDIX C – McClellan AFB IC Classification Worksheet

McCLELLAN IC CLASSIFICATION WORKSHEET

| LUC/IC Goal/Objective | Use Restriction | IC Classification | Affected Parcel (s) | Related IRP Site/OU |
|--|---|--------------------------|---------------------------------|---|
| Protect and control surface covers | Digging /excavation restriction | 1 | A4 | SA 035 (ST198) PRL S-040 (SD125) |
| | | | A4b | PRL S-014 (SD099) |
| | | | A6 | SA 003 (SD181) |
| | | | A5 | NARS |
| | | | A4, A4b, A6, A6a | Shallow Soil Gas |
| Prohibit residential uses | Restrict development to non-residential use | 2 | A4 | SA 035 (ST198) PRL S-040 (SD125) |
| | | | A4b | PRL S-014 (SD099) |
| | | | A6 | SA 003 (SD181) |
| | | | A5 | NARS |
| | | | A4, A4b, A6, A6a Camp Kohler | Shallow Soil Gas Camp Kohler (ST177) |
| Prevent or reduce exposure to contaminated surface water | Digging /excavation restriction | 1 | A4 | SA 035 (ST198) PRL S-040 (SD125) |
| | | | A4b | PRL S-014 (SD099) |
| | | | A6 | SA 003 (SD181) |
| | | | A5 | NARS |
| Prevent or reduce exposure to contaminated soil | Digging /excavation restriction | 1 | A4 | SA 035 (ST198) PRL S-040 (SD125) |
| | | | A4b | PRL S-014 (SD099) |
| | | | A6 | SA 003 (SD181) |
| | | | A5 | NARS |
| | | | A4, A4b, A6, A6a Annex 2 | Shallow Soil Gas Capehart Housing |
| Reduce the risk to ecological receptors | Digging /excavation restriction | 1 | A4 | SA 035 (ST198) PRL S-040 (SD125) |
| | | | A4b | PRL S-014 (SD099) |
| | | | A6 | SA 003 (SD181) |
| | Soils management requirements | | A5 | NARS |
| | Restrict excavation, grading, and trenching | | Digging /excavation restriction | 1 |
| A4b | | PRL S-014 (SD099) | | |

McCLELLAN IC CLASSIFICATION WORKSHEET

| LUC/IC Goal/Objective | Use Restriction | IC Classification | Affected Parcel (s) | Related IRP Site/OU |
|--|--|--------------------------|--|-------------------------------------|
| of residual soil contamination | | | A6 | SA 003 (SD181) |
| | | | A5 | NARS |
| | | | A4, A4b, A6, A6a | Shallow Soil Gas |
| | | | Annex 2 | Capehart Housing |
| Restrict disposal of any excavated soil | Soils management requirements | 1 | A4 | SA 035 (ST198) PRL S-040 (SD125) |
| | | | A4b | PRL S-014 (SD099) |
| | | | A6 | SA 003 (SD181) |
| | | | A5 | NARS |
| | | | A4, A4b, A6, A6a | Shallow Soil Gas |
| Prohibit disturbance of extraction, treatment and monitoring systems | Prohibition of development or land use that interferes with remedial operations | 1 | A4 | PRL S-040 (SD125) |
| | | | A4, A4b, A6, A6a | Shallow Soil Gas |
| | | | A1, A2, A3, A4, A4b, A5, A6, A6a, A6c, A7, L1, L3, N | Groundwater OU |
| | | | Annex 2 and 4 | Capehart Housing |
| Prevent or reduce exposure to shallow soil gas | Digging/ excavation restriction | 1 | A4, A4b, A6, A6a | Shallow Soil Gas |
| | New building design for construction over shallow soil gas must include requirement for vapor barrier/ventilation system in building | | | |
| Prevent migration of contaminated groundwater plume | Prohibit installation of private wells | 1 | A1, A2, A3, A4, A4b, A5, A6, A6a, A6c, A7, L1, L3, N | Groundwater OU |
| | | | Annex 1, 2, and 4 | Capehart Housing |
| Prevent or reduce exposure to contaminated groundwater | Prohibit installation of private wells | 1 | Same as above | Same a above |

McCLELLAN IC CLASSIFICATION WORKSHEET

| LUC/IC Goal/Objective | Use Restriction | IC Classification | Affected Parcel (s) | Related IRP Site/OU |
|---|---|-------------------|---------------------|---------------------|
| Prevent or reduce exposure to potential radiological contamination in building | Prohibit construction activities involving floor surfaces of building | 1 | Camp Kohler | Camp Kohler (ST198) |
| <p>Note: This IC Classification Worksheet only includes those parcels and sites that have been transferred by deed or assignment or that are projected to be transferred within the next year. The sites listed have residual contamination that is addressed in a ROD. If unrestricted use is proposed in a ROD for a particular site, the site will remain on the list until remedial action is complete.</p> | | | | |

CLASSIFICATION CRITERIA

Class 1

- (a) Integral to the integrity of the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present a definite risk to human health and the environment.

Class 2

- (a) Supports the Remedial Action.
- (b) If the IC were not maintained, exposure to the levels of residual contaminants would present some risk to human health and the environment.

Class 3

- (a) Not integral and not necessary to support the Remedial Action.
- (b) If the IC is not maintained, exposure to the levels of residual contaminants would present minimal or no risk to human health and the environment.

Class 4

- (a) There is no Remedial Action under the National Contingency Plan.

APPENDIX D – LUC/IC Tracking Model

The AFRPA LUC/IC Tracking Model data fields and definitions are included in this Appendix. The AFRPA Tracking Model Database can be found on the WEB at www.sitecloseout.org/lucic/. The data is in the process of being finalized. Once finalized, Mr. Rick Solander (AFRPA) at (916) 643-0830 ext 228 ([email = rick.solander@afropa.pentagon.af.mil](mailto:rick.solander@afropa.pentagon.af.mil)) is the authorized individual for management of the data. Other authorized individuals will be added as necessary.

IC Tracking Database/Document Field Descriptions
1 July 2002

| Field | Choices and/or Content |
|--------------------------------------|---|
| LUC/IC ID | <ul style="list-style-type: none"> ■ This IC Identification code follows the same format as the AFBCA MIS Parcel IDs. (e.g. BER-PBC-1997-001-D-7) The first code being the base, the second is the methodology, the third is the year of inception, the fourth code is the order of input into the system, a sequential number and the code for the Deed is at the end; e.g. D-7. |
| Environmental ID | <ul style="list-style-type: none"> ■ This ID plays an important part in recognizing the environmental type of use restriction the record is representing. The two codes that make up this identifier is the: BASE CODE and the Environmental Site Type CODE (Directly out of the AFBCA MIS). |
| LUC/IC Type | <ul style="list-style-type: none"> ■ Choose from one of the following on the pick list to describe what type of LUC/IC you are entering into the database (to select multiple choices hold shift down and click). ■ This list was created with the most common use restrictions for AFBCA Bases, but there is also an "Other" field in which unusual types can be captured as well. |
| Affected Property | <ul style="list-style-type: none"> ■ Affected parcel and/or description of the affected property (metes & bounds, landmarks, acreage, etc.) ■ Need to indicate whether entire parcel or only a portion is affected ■ Attach a map with the "Add Map" link on each record to show location and size of the property being addressed |
| Management Responsibility | <ul style="list-style-type: none"> ■ Agency/organization who is currently responsible for monitoring and management of restrictions or land use controls: <ul style="list-style-type: none"> ■ AFBCA ■ Other federal agency ■ EPA/State environmental regulatory agency ■ State/local governmental authority (e.g., zoning or permitting authority) ■ Other |
| Monitoring Frequency | <ul style="list-style-type: none"> ■ Frequency at which LUC/ICs must be monitored/inspected ■ Pick the appropriate time frame from the drop-down list |
| Last Date Monitored/Inspected | <ul style="list-style-type: none"> ■ Last occasion on which this has occurred [important for monitoring/management purposes] <ul style="list-style-type: none"> ■ Pick the date ■ Status indicating results of last inspection <ul style="list-style-type: none"> ■ Choose whether action is required |
| Termination Date/Condition | <ul style="list-style-type: none"> ■ Conditions that, when met, would allow removal of the LUC/ICs, and the estimated date when such conditions might be met. These conditions are typically linked to a specific aspect of a remedial action, e.g., achieving groundwater MCLs, thereby negating the requirement for prohibition on groundwater use. ■ Alternatively, the expiration date for the LUC/ICs, if one has been established |
| Source Document(s) | <ul style="list-style-type: none"> ■ Documents establishing and describing in greater detail the LUC/ICs and the rationale for them. May include ROD/decision document, FOST or conveyance document, etc. |
| Contact Name/Number | <ul style="list-style-type: none"> ■ Whom to contact with questions regarding ICs. Substantive questions about intent of and relief from LUC/ICs should generally be addressed to AFBCA; questions regarding operational effectiveness should be addressed to monitor/manager. |
| Add Map | <ul style="list-style-type: none"> ■ See "Affected Property" |

APPENDIX E – McClellan AFB Maps

Real Property Parcel Maps

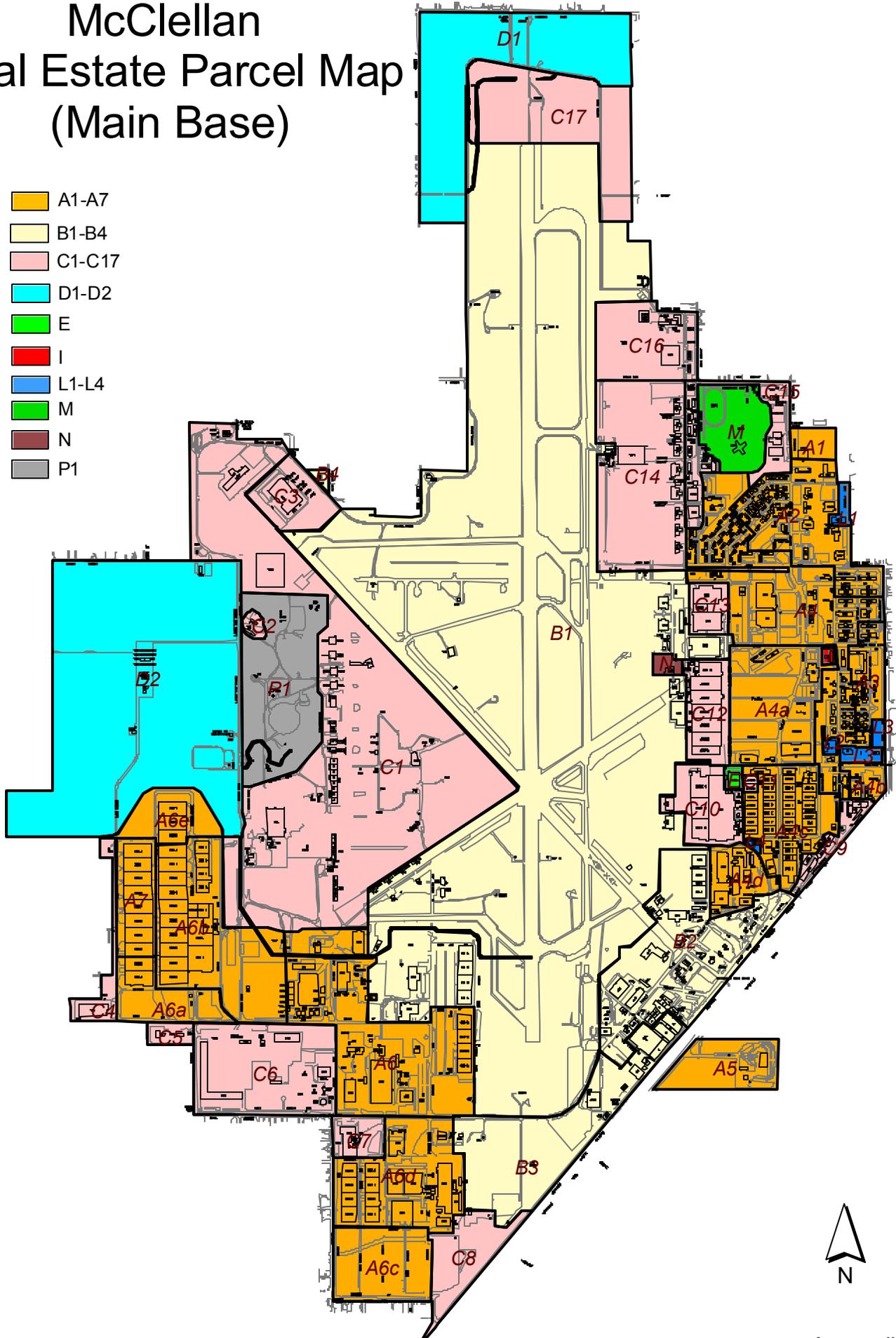
- E-1a McClellan Real Estate Parcel Map (Main Base)
- E-1b Capehart Parcel Map
- E-1c Camp Kohler Parcel Map
- E-1d Davis Parcel Map
- E-1e Sacramento River Dock Parcel Map
- E-1f McClellan Hospital Annex Parcel Map

Contamination Status Maps

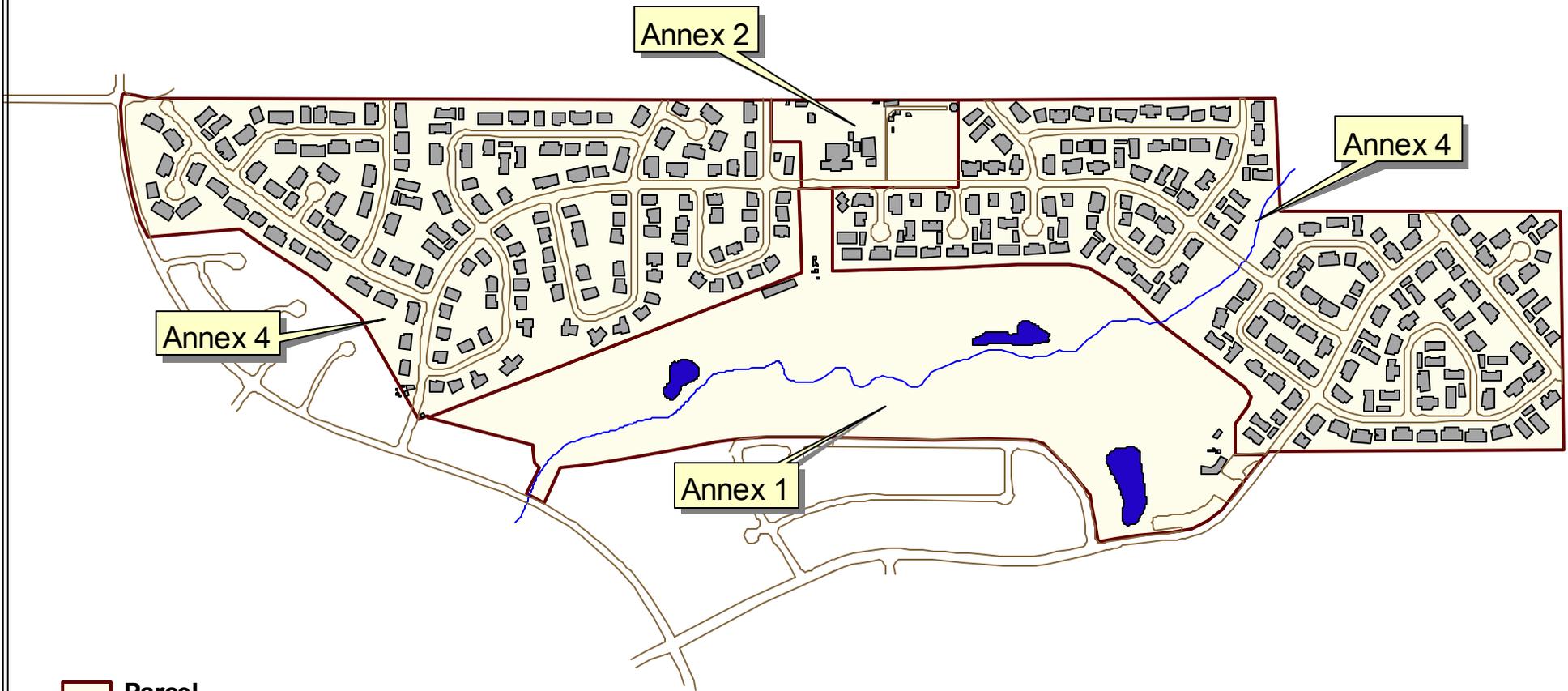
- E-2a Former McClellan AFB Site Map (Main Base)
- E-2b Shallow Soil Gas Monitoring/Sampling Data Map
- E-2c Groundwater Contamination Status Map
- E-2d Fuels Sites
- E-2e Radiological Sites/Areas
- E-2f Davis Site Map

McClellan Real Estate Parcel Map (Main Base)

- A1-A7
- B1-B4
- C1-C17
- D1-D2
- E
- I
- L1-L4
- M
- N
- P1



Capehart Parcel Map



Camp Kohler Parcel Map

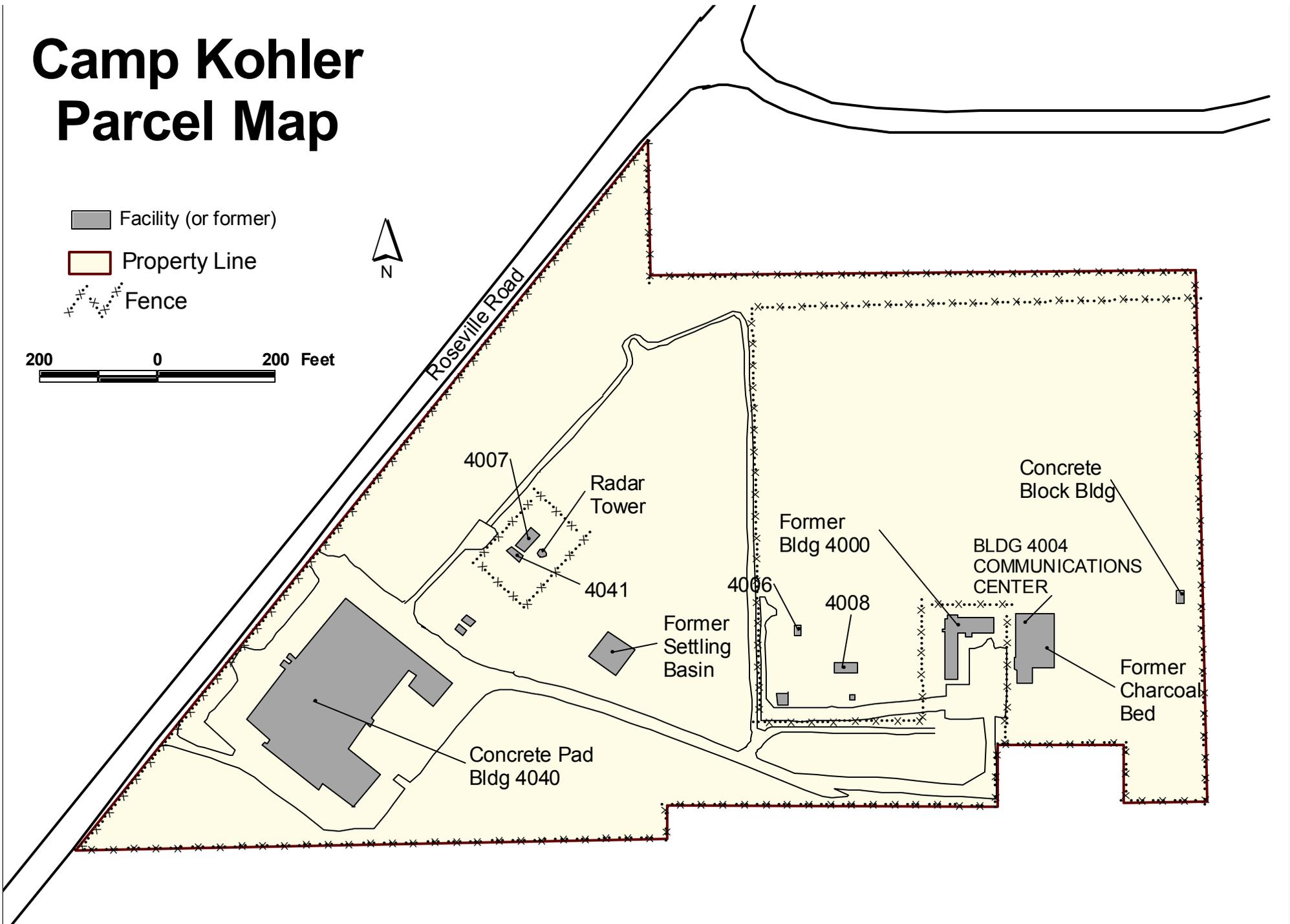
Facility (or former)

Property Line

Fence

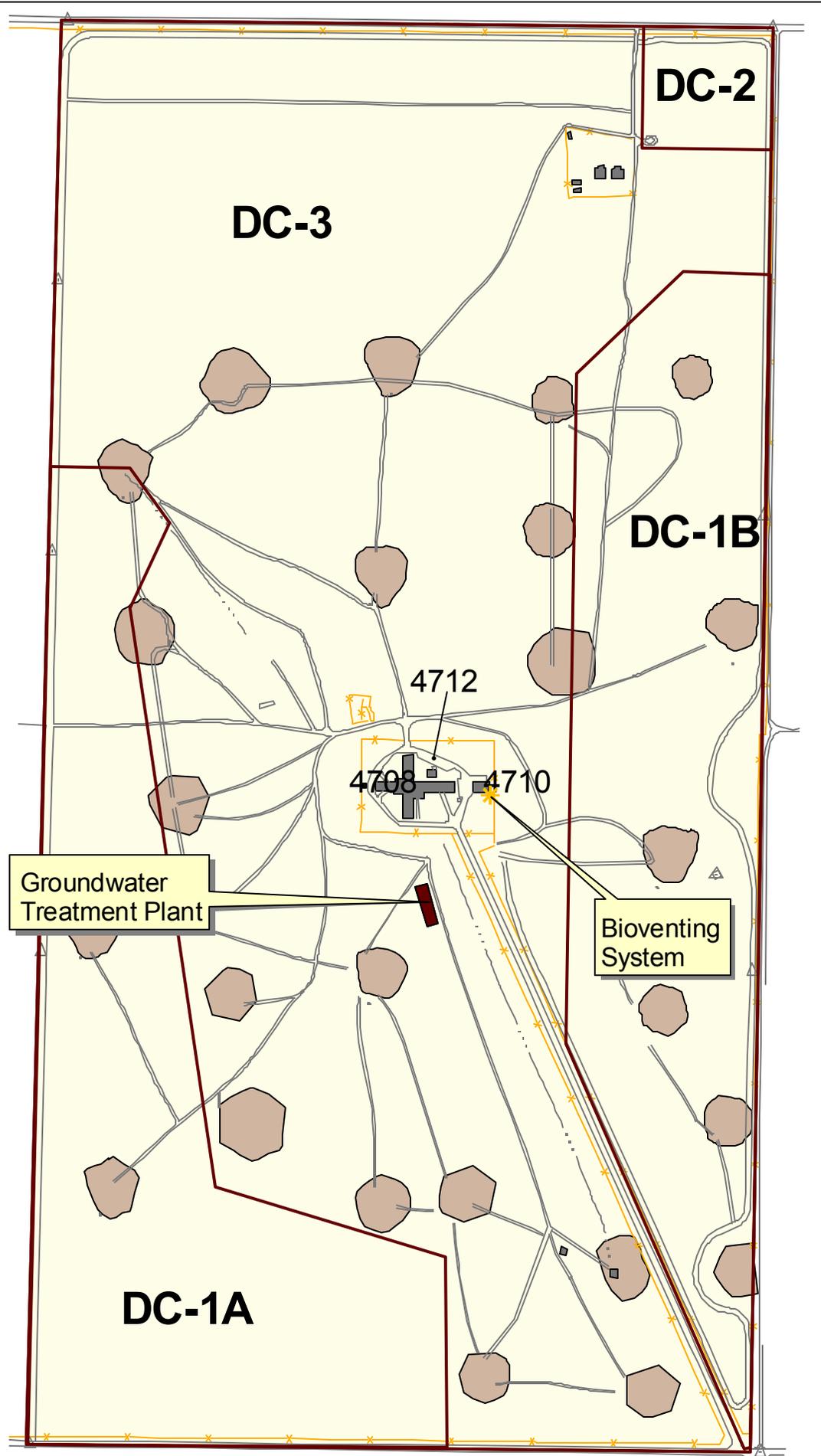
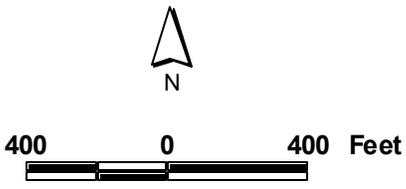


200 0 200 Feet

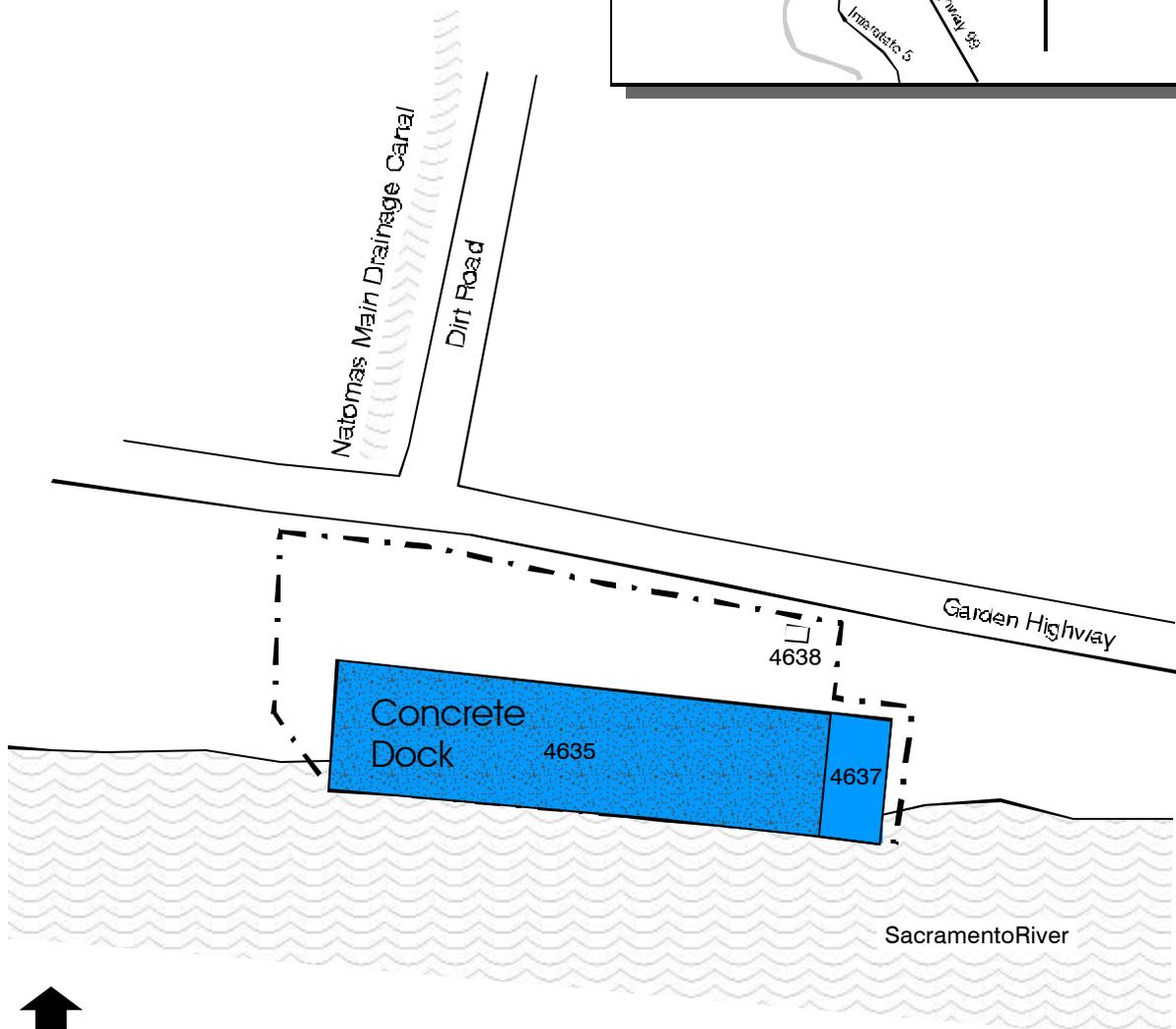
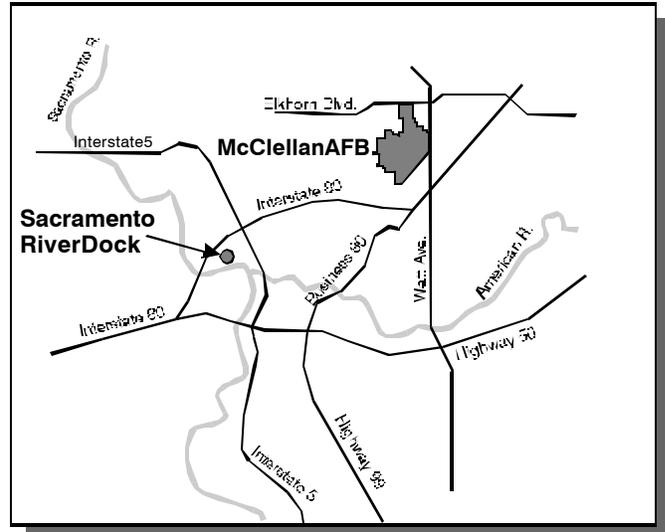


Davis Parcel Map

- Facility
- Antenna Pad
- Groundwater Treatment Plant
- Parcel

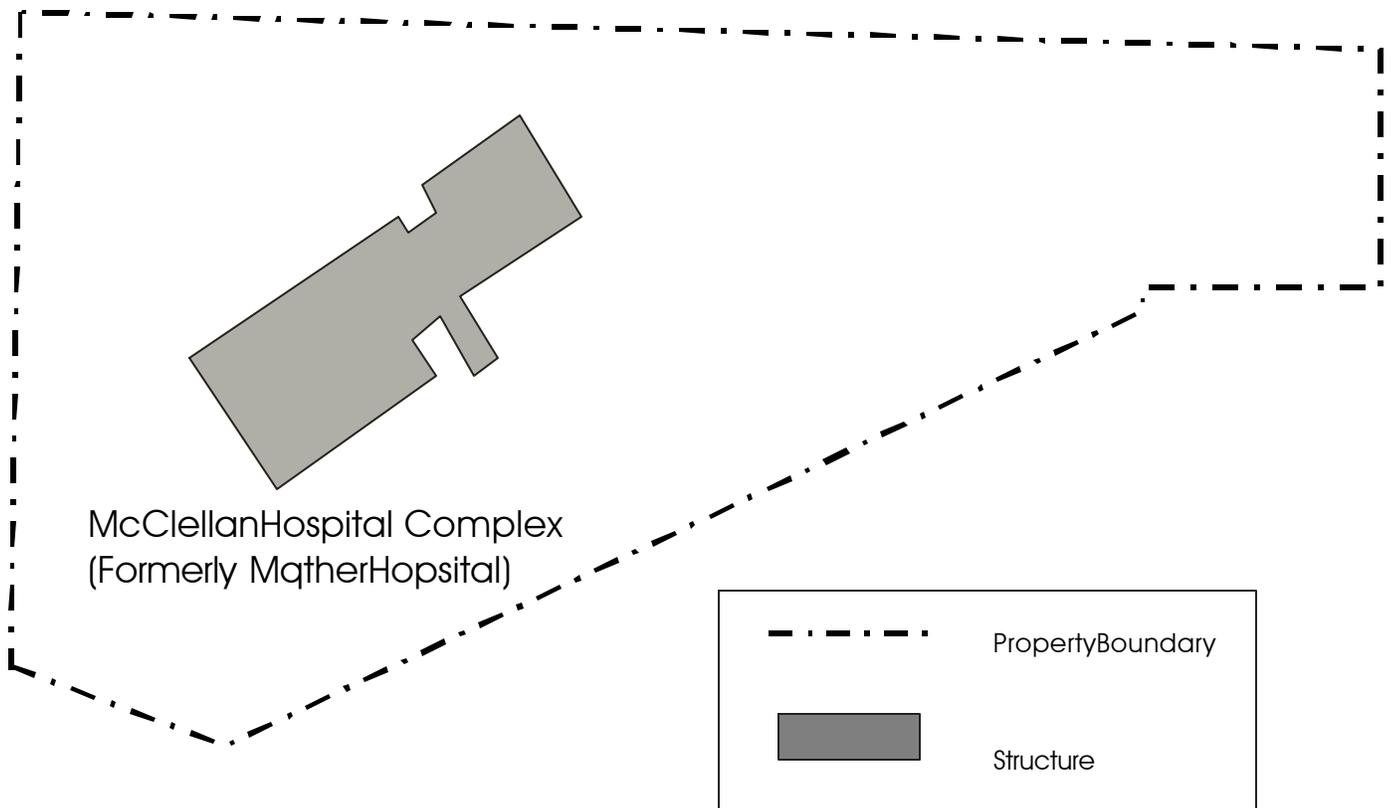
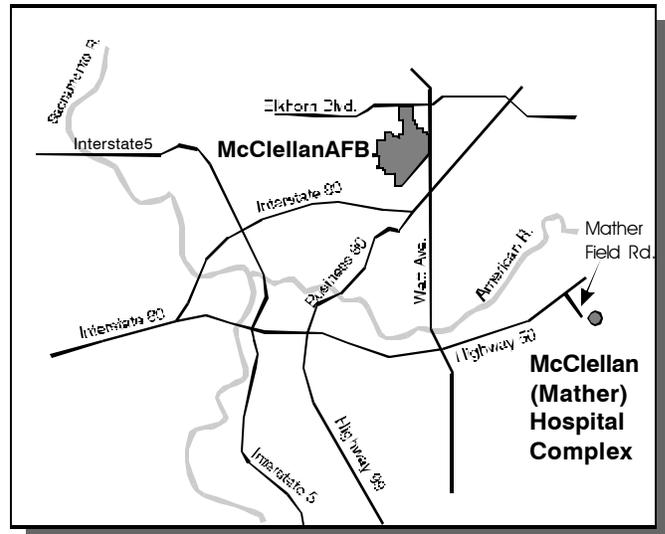


Sacramento River Dock Parcel Map



| Legend | |
|--------|--------------|
| - - - | PropertyLine |
| □ 4638 | Building |

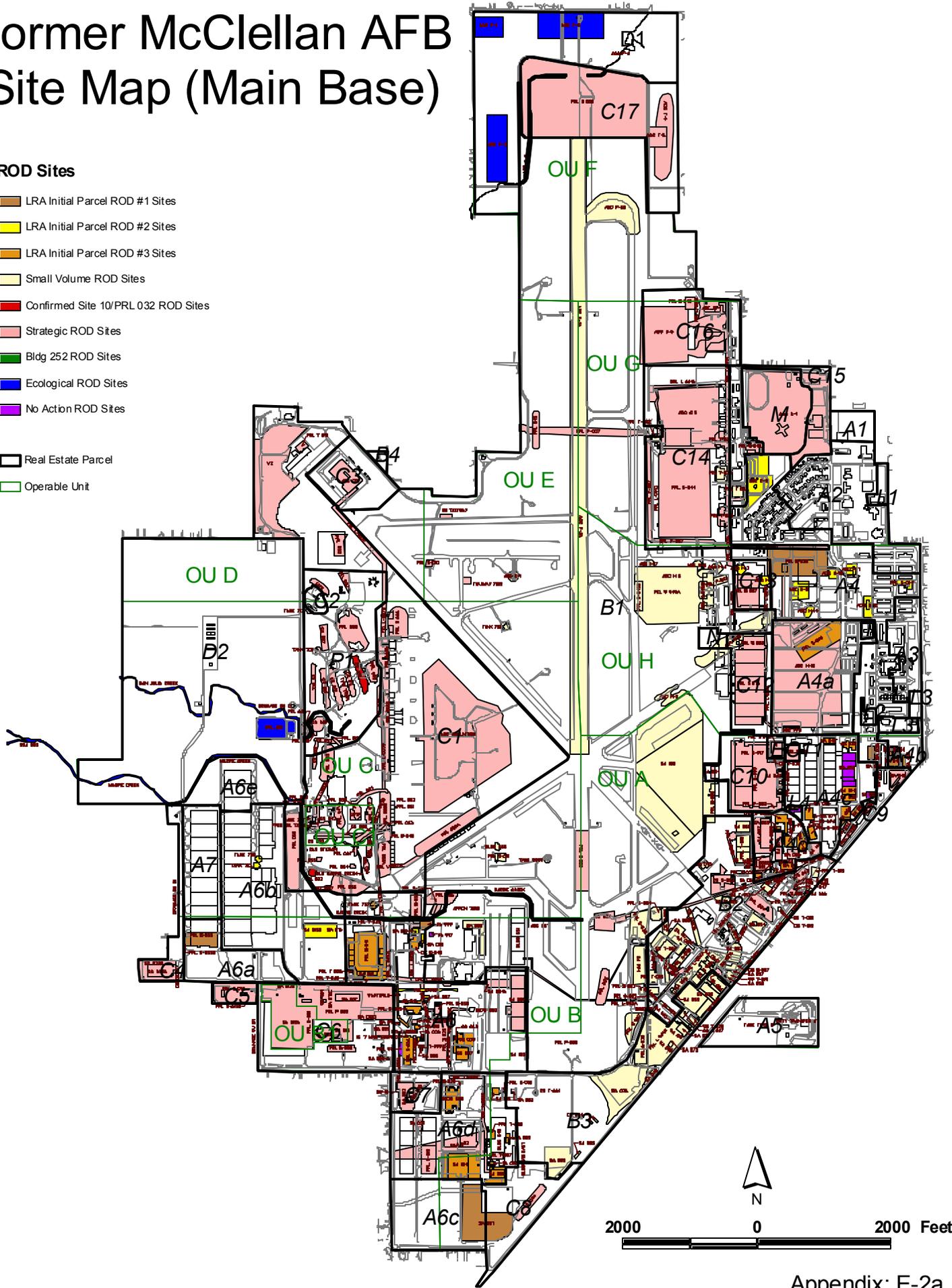
McClellan Hospital Annex Parcel Map



Former McClellan AFB Site Map (Main Base)

ROD Sites

- LRA Initial Parcel ROD #1 Sites
- LRA Initial Parcel ROD #2 Sites
- LRA Initial Parcel ROD #3 Sites
- Small Volume ROD Sites
- Confirmed Site 10/PRL 032 ROD Sites
- Strategic ROD Sites
- Bldg 252 ROD Sites
- Ecological ROD Sites
- No Action ROD Sites
- Real Estate Parcel
- Operable Unit



Shallow Soil Gas (0-15 ft bgs) Monitoring/Sampling Data Map

Real Estate Parcels

- A1-A7
- B1-B4
- C1-C17
- D1-D2
- E
- I
- L1-L4
- M
- N
- P1

OU

~ SVE Piping

● SVE Extraction Well

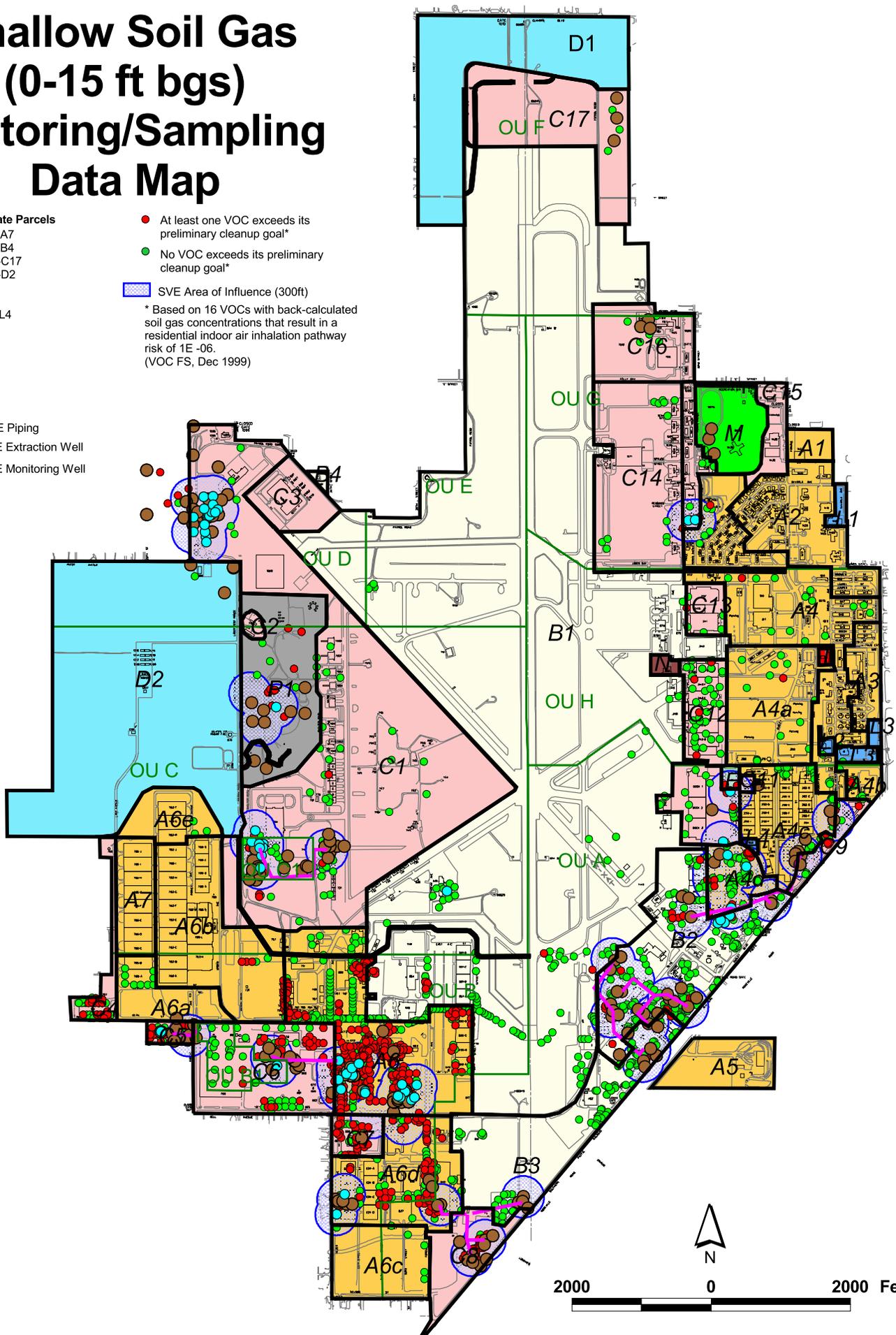
● SVE Monitoring Well

● At least one VOC exceeds its preliminary cleanup goal*

● No VOC exceeds its preliminary cleanup goal*

SVE Area of Influence (300ft)

* Based on 16 VOCs with back-calculated soil gas concentrations that result in a residential indoor air inhalation pathway risk of $1E-06$. (VOC FS, Dec 1999)

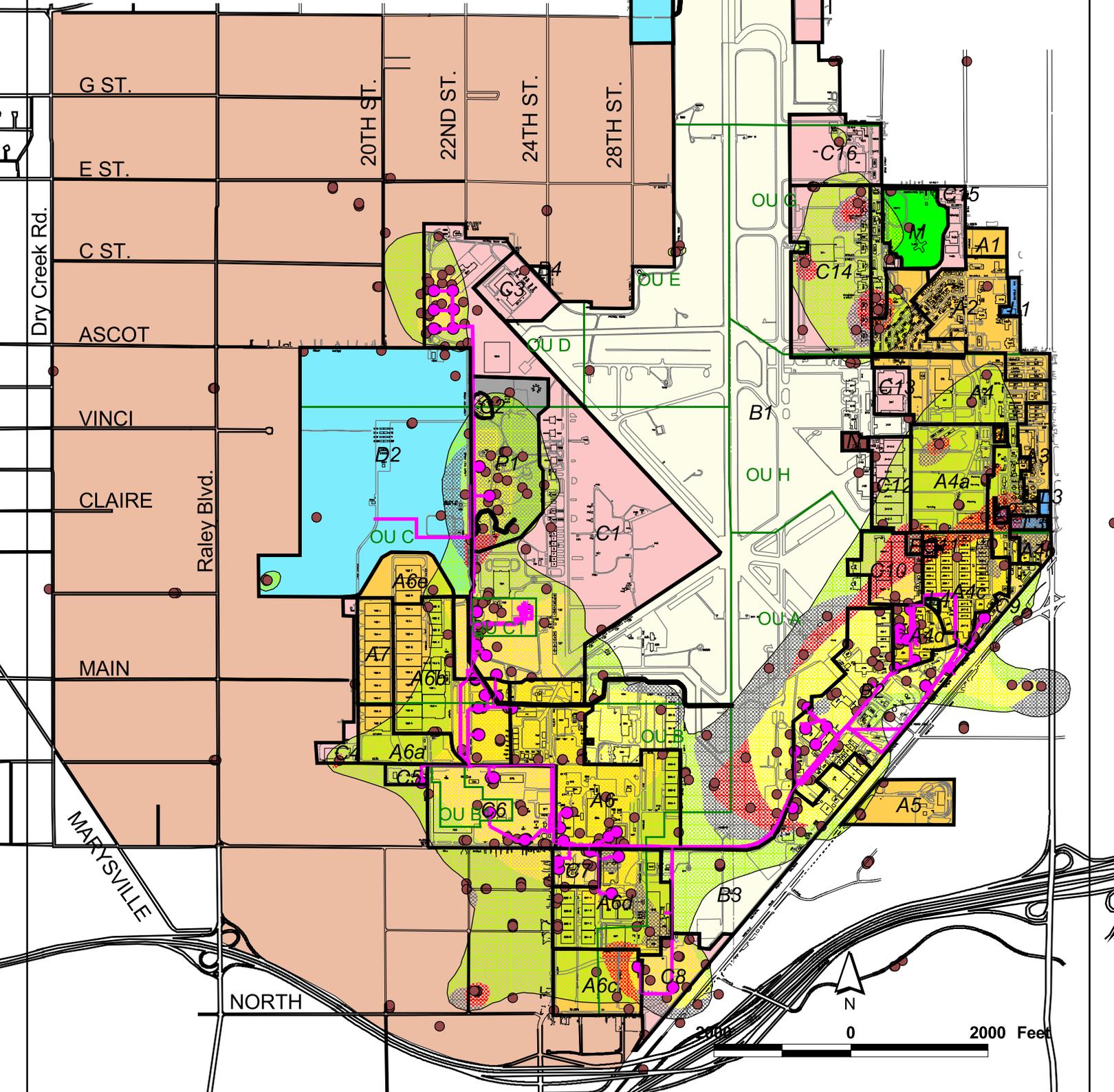


Groundwater Contamination Status Map

- 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including migration of these substances from adjacent areas).
- 3: Areas where release of hazardous substances has occurred but at concentrations that do not require a removal or remedial action. Category 3 designations are based on interim criteria pending determination of final cleanup levels.
- 5: Areas where release of hazardous substances has occurred, and removal or remedial actions are under way, but all required remedial actions have not yet been taken.
- 6: Areas where release of hazardous substances has occurred, but required actions have not yet been implemented.
- 7: Areas that have not been evaluated or that require further evaluation.

- Real Estate Parcels**
- A1-A7
 - B1-B4
 - C1-C17
 - D1-D2
 - E
 - I
 - L1-L4
 - M
 - N
 - P1

- Extraction Well
- Monitoring Well
- Groundwater Piping
- OU
- Former McClellan AFB Prohibition Area (for private groundwater wells)



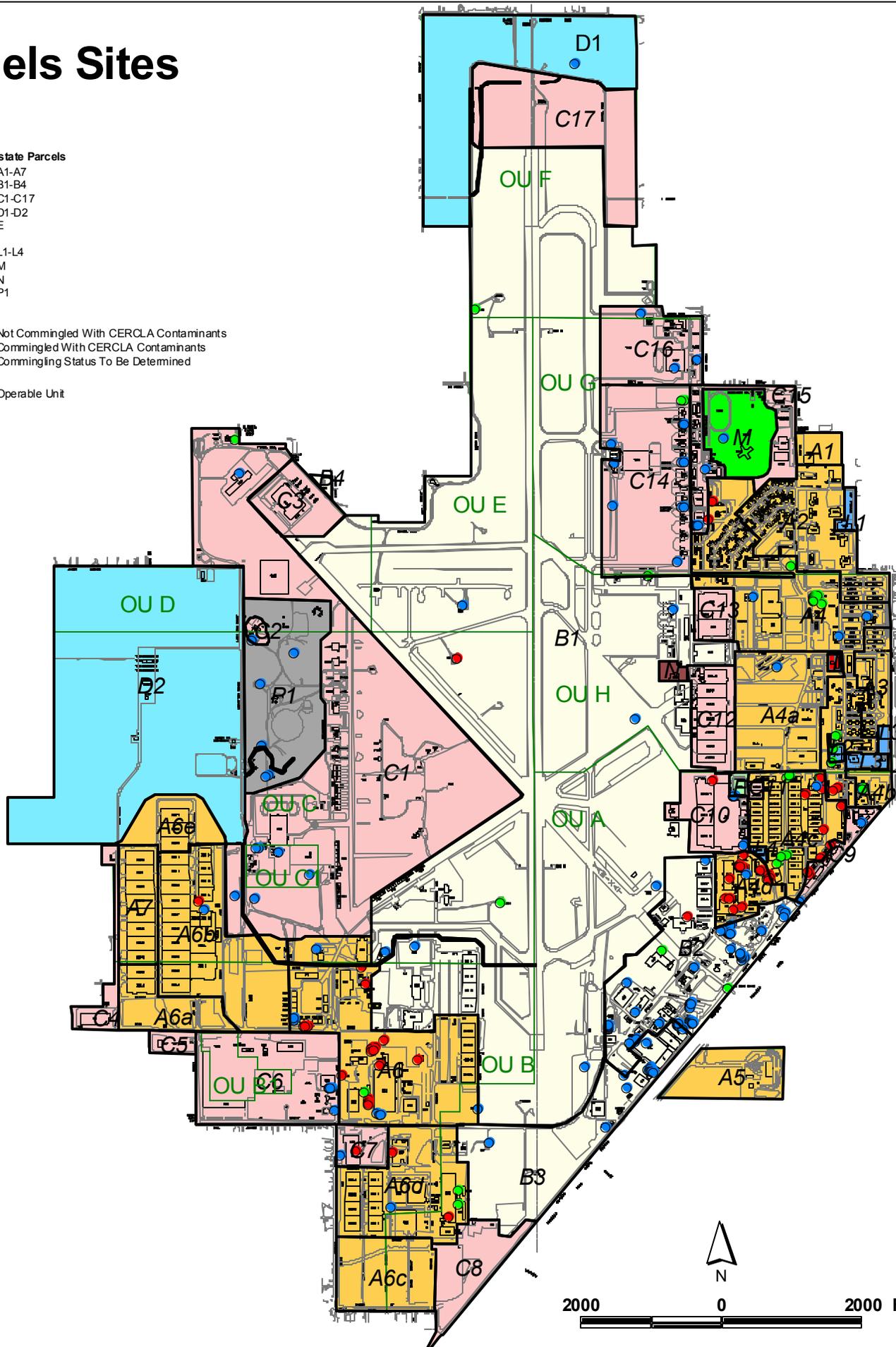
Fuels Sites

Real Estate Parcels

- A1-A7
- B1-B4
- C1-C17
- D1-D2
- E
- I
- L1-L4
- M
- N
- P1

- Not Commingled With CERCLA Contaminants
- Commingled With CERCLA Contaminants
- Commingling Status To Be Determined

Operable Unit



Radiological Sites/Areas

Real Estate Parcels

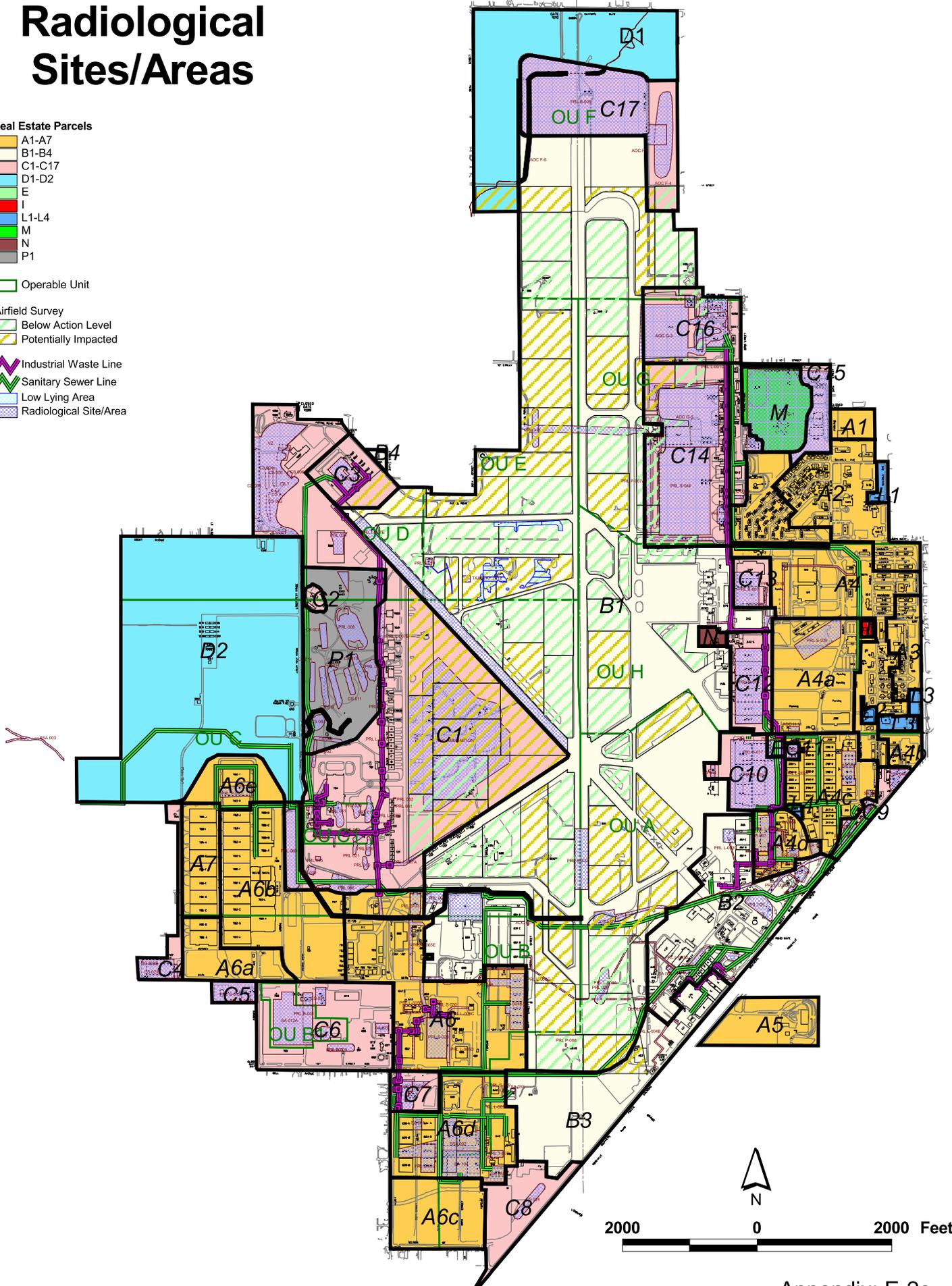
- A1-A7
- B1-B4
- C1-C17
- D1-D2
- E
- I
- L1-L4
- M
- N
- P1

Operable Unit

Airfield Survey

- Below Action Level
- Potentially Impacted

- Industrial Waste Line
- Sanitary Sewer Line
- Low Lying Area
- Radiological Site/Area



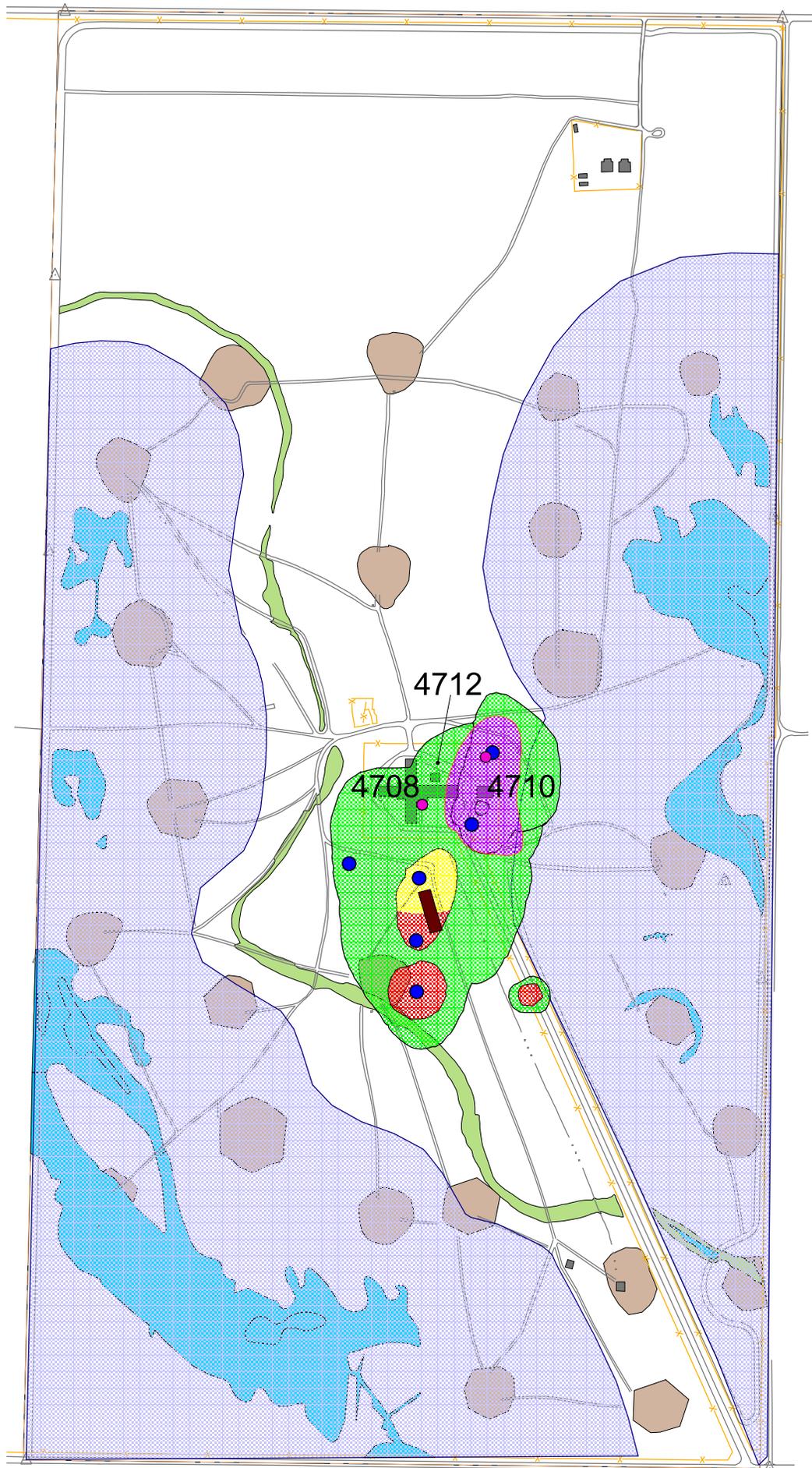
Davis Site Map

- Above Ground Storage Tank
- Extraction Well
- Groundwater Treatment Plant
- Fuels
- Conservation Easement
- Vernal Pool
- Swale
- Facility
- Antenna Pad

3: Areas where release of hazardous substances has occurred but at concentrations that do not require a removal or remedial action. Category 3 designations are based on interim criteria pending determination of final cleanup levels.

5: Areas where release of hazardous substances has occurred, and removal or remedial actions are under way, but all required remedial actions have not yet been taken.

6: Areas where release of hazardous substances has occurred, but required actions have not yet been implemented.



APPENDIX F - SITE CONTROL DESCRIPTIONS FOR VARIOUS SYSTEMS AND SITES

Appendix also includes:

- * Air Force (AFCEE) Field Team Site Checklist and Team Guide for Site Inspections
- * Sacramento County Sheriff's Department CS-10/McClellan Patrol Log

SITE CONTROL DESCRIPTIONS FOR VARIOUS SYSTEMS AND SITES

SOIL VAPOR EXTRACTION SYSTEMS

Investigative Cluster (IC)-1 (parcel A6) Vapor Granular Activated Carbon (VGAC) unit is enclosed around chain linked fence and plastic privacy slates with “No Trespassing” signs posted per Sheriff recommendation.

IC-5/7 (parcel A6) VGAC unit is enclosed around chain linked fence and plastic privacy slates with “No Trespassing” signs posted per Sheriff recommendation to the North of bldg. 699.

IC-19 (parcel P1) Catalytic Oxidation (CAT-Ox) unit is enclosed around chain-linked fence with “No Trespassing” signs posted per Sheriff recommendation.

IC-23 (parcel E) VGAC unit is enclosed beside eastside of bldg. 251 around chain linked fence with “No Trespassing” signs posted per Sheriff recommendation.

IC-25/27/29/30/31/32 (parcel C-9) VGAC unit is enclosed around chain linked fence and plastic privacy slates with southeast side consisting of mortar & brick wall. “No Trespassing” signs posted per Sheriff recommendation to the North of bldg. 699.

IC-34/35/37 (parcel B2) FTO & GAC: GAC & FTO units are enclosed around chain-linked fence with a portion of the east side consisting of mortar and brick wall. “No Trespassing” signs posted per Sheriff recommendation.

IC-41/42/43 (parcel C8) VGAC units are enclosed around chain-linked fence. “No Trespassing” signs posted per Sheriff recommendation.

Operable Unit (OU) C1 (parcel C1) FTO and VGAC units are enclosed around chain-linked fence. Old bldg. 714 treatment plant exists to the west of site to provide added protection. “No Trespassing” signs posted per Sheriff recommendation around remediation site.

OU D (parcel C1) CAT-Ox unit is enclosed around chain linked fence within entire fencing of OUD cap with road fencing consisting of cable and post and the outer perimeter consisting of chain link fence. “No Trespassing” signs posted per Sheriff recommendation around remediation site.

PRL S 13 (parcel C5) Former FTO unit pad site is enclosed around chain-linked fence with “No Trespassing” signs posted per Sheriff recommendation.

SSA 2 (parcel A6d) FTO unit is enclosed around chain linked fence and plastic privacy slates with “No Trespassing” signs posted per Sheriff recommendation.

PRL T-44 (parcel C15) VGAC unit is enclosed around chain linked fence with “No Trespassing” signs posted per Sheriff recommendation.

GROUNDWATER

IC-29 (parcel A4d) Dual Phase Groundwater Treatment System (GWTS) unit is enclosed around chain-linked fence within same site as IC-31 system to the west of the unit. “No Trespassing” signs posted per Sheriff recommendation.

IC 23 (parcel E) Dual Phase GWTS is enclosed with chain-linked fence with “No Trespassing” signs posted per Sheriff recommendation. Located with IC 23 VGAC system.

Groundwater Treatment Plant (parcel C1) Site is enclosed around chain-linked fence with holding ponds to the east providing an added barrier. “No Trespassing” signs posted per Sheriff recommendation

CERCLA Plant (parcel C1) Site is enclosed around chain-linked fence. “No Trespassing” signs posted per Sheriff recommendation.

Davis GWTS (parcel DC-3) s enclosed with chain-linked fence with signs posted.

RADIATION SITES

BLDG 252 (parcel E) Site is locked up and is enclosed within chain link fence around southern portion of the building. “No Trespassing” signs posted per Sheriff recommendation and “Radiation Keep Out” signs posted also.

CS-10 (parcel P1): Actual tent site is enclosed with chain-linked fence within IC-19 well area to a portion of the west, within Patrol road perimeter to the far west and the airfield to the far east (airfield is currently a restricted area). “No Trespassing” signs posted per Sheriff recommendation along inner and outer perimeter. “Radiation Keep Out” signs posted also on inner perimeter.

Airfield Grassy Areas (parcels B1, B3, C1, C3, C16, C17) protected by airfield perimeter fencing. “No Trespassing” signs posted.

Low-Lying Areas (parcel B1) protected by airfield perimeter fencing. “No Trespassing” signs posted.

CS-22 Site (parcel C1) enclosed by chain-linked fence within chain-linked site of the former rock crusher area. “No Trespassing” signs posted per Sheriff recommendation and “Radiation Keep Out” signs posted also.

CS-24 (parcel C8) Site enclosed by chain-linked fence within chain-linked site of the former rock crusher area. “No Trespassing” signs posted per Sheriff recommendation and “Radiation Keep Out” signs posted also.

Dudley Blvd. Radiation Site (parcel A4d) is enclosed around chain linked fence and plastic privacy slates with “No Trespassing” signs posted per Sheriff recommendation. “Radiation Keep Out” signs posted in addition.

Northwest Taxiway Site (parcel B1) has rope with orange delineators around gravel area. The site is within the airfield (airfield is currently a restricted area with chain link fence all around and limited gates with a special code for entrance).

PRL 32 (parcel C1) Site is enclosed within chain-linked fence. “No Trespassing” signs posted per Sheriff recommendation. “Radiation Keep Out” signs posted in addition.

7612 Radiation Site (parcel B1) is covered with black tarps. The site is within the airfield (airfield is currently a restricted area).

UST, BIOVENTS, and AST SITES

MAT K (parcel A6) Blower unit is enclosed in a locked cabinet.

Tank Farm 2 (parcel B2) Blower unit is enclosed in a locked cabinet within chain-linked fence, with three-stranded barbwire on top of fence. “No Trespassing” signs posted per Sheriff recommendation.

Tank Farm 7 (parcel A4) blower unit is enclosed in a locked cabinet in same site within chain linked fenced site of remediation site T-44. “No Trespassing” signs posted per Sheriff recommendation on outer perimeter of site. Actual wells are located also within chain linked fenced area.

Tank Farm 10 (parcel B2) Site is enclosed in chain-linked fence area south of bldg. 315.

Davis Site (parcel DC-3) biovent unit is enclosed in a shed.

Capehart (parcel Annex 4) biovent unit is enclosed with chain-linked fencing.

CAPS

OU D Cap (parcel C1) is enclosed with post and cable as well as “No Trespassing” signs.

OU B1 Cap (parcel C6) is enclosed with fencing.

SOILS AND STAGING AREAS

Soil Staging Area (parcel C1) is enclosed within chain-linked fence and within the airfield. “No Trespassing” site identification signs posted per Sheriff recommendation.

Clean Soils Piles (parcel P1) are enclosed within cable and post fence on the south, with the airfield to the east with a chain linked fence providing a barrier, chain linked fence to the west, and a northern creek drainage ditch. “No Trespassing” signs posted per Sheriff recommendation.

CREEKS

Don Julio Creek (Site SD317) (parcel D2). No Trespassing” and “No Fishing” signs are posted.

Magpie Creek (Site SD165) (parcel D2). No Trespassing” and “No Fishing” signs are posted.

| AFCEE FIELD TEAM SITE CHECKLIST (Log) | | | | NAME: |
|---------------------------------------|---|----------|----------------------------------|-----------------------------|
| | | | | DATE: |
| | | | | TIME: |
| SITE | STATUS (Operational, On Schedule, etc.) | SECURITY | HOUSEKEEPING/ HEALTH & SAFETY | PROBLEMS, ISSUES & COMMENTS |
| Bldgs. 252, 628, 1080 | | | | |
| CS-10 Rad Site | | | | |
| CS-22 Rad Site | | | | |
| CS-24 Rad Site | | | | |
| Dudley Blvd Rad Site | | | | |
| 7612 Rad Site | | | | |
| NW Taxiway Rad Site | | | | |
| PRL 32 Rad Site | | | | |
| GWTP | | | | |
| MAT K BV | | | | |
| TF 2 BV 475A | | | | |
| TF 7 BV | | | | |
| PRL T-44 SVE/BV | | | | |
| Bldg. 26 BV | | | | |
| IC 1 GAC | | | | |
| IC 7 GAC | | | | |
| IC 19 CatOx | | | | |
| IC 23 GAC | | | | |
| IC 27 GAC | | | | |
| IC 29 GWTS | | | | |
| IC 31 CatOx | | | | |
| IC 35 FTO | | | | |
| IC 35 GAC | | | | |
| IC 43 FTO | | | | |
| IC 43 GAC | | | | |
| PRL S 13 | | | | |
| SSA 2 FTO | | | | |
| OU B1 Cap | | | | |
| OU C1 CatOx | | | | |
| OU D/S CatOx | | | | |
| West Nature Area | | | | |
| Soils Staging Areas | | | | |

AFCEE Field Team Guide for Site Inspections

RAD Oversight

I. Status:

- Remediation or Preservation Activities
- Containers, Covers, or Tarps Intact and In-Place

II. Security:

- Site Identification Sign Present, Visible and Current
- Access Gates Closed and Locked
- Perimeter Fence - Secure, Unbreached and Not Damaged
- Doors Secure and Locked
- Site Properly Guarded (If Applicable)
- Lighting and alarms intact and operable

III. Housekeeping:

- Site Clean, Free of Debris, Trash and Weeds
- Showers and Sanitary Facilities Available and Operable

IV. Health and Safety (Use Common Sense)

- MSDS sheets and any spill or release plans at site in water proof box
- Workers Properly Trained and Documentation Available
- Proper Protective Gear and Equipment
- Air Monitoring Equipment Installed and Operable
- Radiological Survey Results Available
- Radiological Work Permit Issued and In-Place
- Radiological Equipment Calibrated and Tested
- Unsafe Obstacles or other Trip Hazards
- Strangers Hanging Around the Site
- Beware of Spiders, Snakes and other Wild Animals

V. Facility Problems, Issues

- Vandal Damage, Broken Windows or Damaged Doors
- Entry Control Point and Storage Facility Installed and Functioning
- Lights Turned On inside or outside of building
- Alarms sounding, unusual sounds or noise
- Proper Drainage Provided, Unobstructed and Functioning
- Rain Leaks, Flooding, or Utility Problems (if apparent)

- Electrical Wiring Exposed to the elements
- Unlabeled Drums
- Debris or Trash Apparent from Dumping
- Strangers Entering, Leaving or Hanging Around Facility

Remedial System Field Oversight

I. Status:

- Operational
- Repair or Construction Activities

II. Security:

- Site Identification Sign Present, Visible and Current
- Access Gates Closed and Locked
- Perimeter Fence - Secure, Unbreached and Not Damaged
- Doors Secure and Locked
- Lighting and Alarms Intact and Operable

III. Housekeeping:

- Site Clean, Free of Debris, Trash and Weeds

IV. Health and Safety (Use Common Sense)

- MSDS and Spill Plan sheets at site in water proof box
- Proper Protective Gear and Equipment
- Unsafe Obstacles or other Trip Hazards
- Strangers Hanging Around the Site
- Beware of Spiders, Snakes and other Wild Animals

V. Problems, Issues and Containment Breaches

- Absence of Noise (System Shut Down?)
- Alarms sounding or unusual sounds or noises from equipment
- Containment intact (No cracks or conduits for leaking)
- Containment Berm Flooding, Damage, Leaks or Standing Water on pad
- Natural Gas leaks detected by smell
- Aboveground conveyance piping sags, damage or leaks
- Valves or piping wet or indication of leaks (corrosion or rust)
- Crystallization around piping (indicates NaOH solution leakage)
- Leaks (any kind, air, water or oil), spills, flows, or drips
- Damaged or missing insulation
- Hose Breaks or Damage from elements

- Electrical wiring exposed to the elements
- Unlabeled drums
- Guy wires to stack attached properly
- Stack down or at angle because of damage
- Anything unusual



SACRAMENTO COUNTY SHERIFF'S DEPARTMENT

CS-10 PROJECT/McCLELLAN PATROL LOG

SHIFT TIME: _____
 VEHICLE MILEAGE: _____
 OFFICERS: _____ DATE: _____

| SITE NAME | TIME CHECKED | STATUS | REMARKS |
|-------------------------------|--------------|--|---------|
| CS-10 AREA | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-19 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| URS OFC. Trailers | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| Dolver Compound | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| Rail Staging Storage | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| ODU-Site S | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| BLDG. 1080 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| GWTP/OUC-1 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| SSA-2 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-1 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-7 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-23 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-27 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-29 / IC-31 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-35 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| IC-43 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| CS-24 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| T-44 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| BLDG. 252 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| BLDG. 628 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| PRL S-13 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| West Nature Area | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| BLDG 209 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| BLDG. 10 | | LOCKED UNLOCKED <input type="checkbox"/> <input type="checkbox"/> | |
| COMMENTS/OBSERVATIONS: | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |



URS
& SACRAMENTO SHERIFF'S DEPARTMENT

Job Name: TCRA CS 10/McClellan Security
Job Number: 806965
Project Location: McClellan AFB
URS Project No.: 41-F0068010.02

TCRA CS 10/GWTP/SVE Systems/MKM/Container Storage

Report No.:
File No.: 02-g.12
Date:
Time:

DAILY SECURITY TURN OVER RECORD

Department of the Air Force, AFCEE
Air Force Materiel Command, HSW/PKVCA
Brooks AFB, TX
Contract No. F04699-97-D-0021 D.O. 9001

URS To Sheriffs Dept.: 2:00 pm

Date:

| CS-10 Gate No. | Site Location: | Condition: | | Explanation: |
|----------------|-----------------------|---------------------------------|-----------------------------------|--------------|
| 1 | Contractor Yard | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 2 | To Fire Training Area | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 3 | To Yard | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 4 | South End Yard A | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 5 | South End Yard B | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 6 | Truck Entry | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 7 | North West | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 8 | North End | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 9 | Airfield | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 10 | East Gate | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |

Initialed URS: _____
Employee No.: _____

Sheriff: _____
Badge No.: _____

Sheriff's Dept. to URS: 6:00 am

Date:

| CS-10 Gate No.: | Site Location: | Condition: | | Explanation: |
|-----------------|-----------------------|--|--|--------------|
| 1 | Contractor Yard | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 2 | To Fire Training Area | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 3 | To Yard | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 4 | South End Yard A | <input checked="" type="checkbox"/> Locked | <input checked="" type="checkbox"/> Unlocked | |
| 5 | South End Yard B | <input checked="" type="checkbox"/> Locked | <input checked="" type="checkbox"/> Unlocked | |
| 6 | Truck Entry | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 7 | North West | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 8 | North End | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 9 | Airfield | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |
| 10 | East Gate | <input type="checkbox"/> Locked | <input type="checkbox"/> Unlocked | |

Initialed URS: _____
Employee No.: _____

Sheriff: _____
Badge No.: _____

Comments: (Directives, Orders, Etc.)