Appendix E

Air Force Finding of Suitability for Early Transfer

Final

Former Davis Global Communications Site Finding of Suitability for Early Transfer with a CERCLA 120(h)(3) Covenant Deferral

Prepared by

AFRPA Western Regional Execution Center

Sacramento, California

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Executive Summary

The U.S. Air Force (Air Force) plans to transfer the approximately 311 acre Davis Global Communications Site (Davis Site) at McClellan Air Force Base (AFB) in Davis, California of which 57 acres are planned for early transfer ("Early Transfer Area"). There are no known environmental issues or concerns on the balance of the property (approximately 254 acres) that will also be transferred. The purpose of this Finding of Suitability for Early Transfer document is to identify environmental factors of concern associated with the proposed property transfer.

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requires a covenant indicating that all remedial actions necessary to protect human health and the environment, with respect to hazardous substances remaining on the property, have been completed prior to transfer of such property by deed (CERCLA § 120(h)(3)(A)(ii)(I)). The Air Force proposes to "early transfer" 57 acres pursuant to CERCLA § 120(h)(3)(C), which allows the federal government to transfer real property before all environmental remediation is complete as required by the covenant if certain conditions are met. The deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant is allowed if (1) the property is suitable for transfer based on its intended use, (2) the deed and contract for sale of the property contain certain provisions relating to future remediation, (3) the public has had an opportunity to comment on the proposed transfer, and (4) the deferral and transfer will not substantially delay any necessary response action at the property. The Central Valley Regional Water Quality Control Board (Regional Water Board) will prepare and submit the request for deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant to the Governor of California for approval. The proposed deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant requirement applies to the geographic area of the site indicated in Exhibit 5, Table 1 and Exhibit 5, Figure 2. The remaining 254 acres will be transferred pursuant to CERCLA 120(h)(3)(A).

The Davis Site will be conveyed to Yolo County under the terms of a Public Benefit Conveyance. The Davis Site began operation in the early 1950s as an annex to the former McClellan AFB. Approximately 8 acres near the center of the parcel were fenced for construction of buildings, towers, three aboveground storage tanks (ASTs), four underground storage tanks (USTs), and a production well that is used for non-potable purposes. The remainder of the property was used for numerous large antennas and a network of unpaved roads. The antennas were removed in 2000, but some of the support structures were left in place because of their proximity to environmentally sensitive areas.

Prior operations at the Davis Site resulted in contamination of soil, soil gas, and groundwater beneath the site. The sources of contamination include leaking USTs and storage, handling, and disposal of solvents. In the mid 1990s, two remedial systems (a groundwater treatment plant and a soil vapor extraction [SVE] system) were constructed in accordance with the Interim Record of Decision (IROD). In 1994, a bioventing system was also constructed to address petroleum hydrocarbon contamination related to the USTs and was subsequently decommissioned temporarily because there was no longer evidence of substantial contaminant mass outside the former UST area. The SVE system effectively

removed contamination from the vadose zone such that residual contamination did not present a threat to groundwater. Therefore, with Regional Water Board concurrence, the SVE system was shut down and decommissioned. Studies to evaluate alternative groundwater remedies are currently in progress at the site. Digging and residential use restrictions in the area of potential contamination will be included in the deed. In addition, a vapor barrier will be required for any new construction to address potential contamination in soil gas. Exhibit 5, Figure 1, shows the location of the restricted area. In addition, the use of groundwater at the Davis Site by the transferee for any purpose other than fire suppression will be prohibited, unless the Air Force and State grant approval. These prohibitions combined with the continued remediation activities are expected to prevent risk exposure.

Covenants will be included in the deed to ensure that environmental investigations and remedial activities will not be disrupted unless approved by the Air Force and federal and State regulatory agencies. The deed will reserve a non-exclusive right of access to allow the Air Force (or its designated contractor) and State and federal regulatory agencies continued access to monitor the effectiveness of cleanup and take additional remedial or removal actions. Also, conditions will be included in the deed or other transaction documents enabling the transfer of 57 acres under deferral authority of CERCLA § 120(h)(3)(C) prior to the completion of all remedial actions. These conditions in the form of deed assurances are identified and set forth in the Environmental Response Obligation Addendum in Table 1 of Exhibit 5.

Within 10 days of transfer of title to the Davis Site, including portions of the property where institutional controls are applied, a State Land Use Covenant (SLUC) will be executed that includes the restrictions described in Exhibit 5 and legal descriptions of the property and affected areas.

Upon property conveyance, the transferee or subsequent property owner(s) will monitor and inspect the site to confirm continued compliance with institutional control objectives. The deed assurances provided in Exhibit 5, Table 1, describe the institutional and land use controls associated with the property proposed for transfer under this Finding of Suitability for Early Transfer.

The Air Force believes that the proposal to transfer this property has been adequately assessed and evaluated for (1) the presence of hazardous substances and contamination on the property, (2) environmental impacts anticipated from the intended use of the property, and (3) the adequacy of use restrictions and notifications to ensure that the intended use is consistent with protection of human health and the environment. Use of this property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate restrictions on use and disclosures. The property, therefore, is suitable for transfer.

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Acronyms and Abbreviations

ACM	asbestos-containing material
AFB	Air Force Base
AFRPA	Air Force Real Property Agency
Air Force	U.S. Air Force
AST	aboveground storage tank
BTEX	benzene, toluene, ethylbenzene, xylene
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
Davis Site	Davis Global Communications Site
DTSC	Department of Toxic Substances Control (California)
EBS	Environmental Baseline Survey
ECC	Environmental Condition Category
EPA	U.S. Environmental Protection Agency
FOSET	Finding of Suitability for Early Transfer
FOSL	Finding of Suitability for Lease
ID	Identification
IROD	Interim Record of Decision
IRP	Installation Restoration Program
LBP	lead-based paint
NEPA	National Environmental Policy Act
NFA	no further action
PCB	polychlorinated biphenyl
PCE	perchloroethene (or tetrachloroethene)
ppbv	parts per billion by volume
PRG	preliminary remediation goal
Regional Water Board	Central Valley Regional Water Quality Control Board
ROD	Record of Decision
SLUC	State Land Use Covenant
SVE	soil vapor extraction
SSSEBS	Supplemental Site Specific Environmental Baseline Survey

TCE	trichloroethene
TPH	total petroleum hydrocarbons
TPH-D	total petroleum hydrocarbons as diesel
UST	underground storage tank
VOC	volatile organic compound
VSI	visual site inspection
WIMS	Work Information Management System

SECTION 1.0

Purpose

The U.S. Air Force (Air Force) plans to "early transfer" approximately 57 acres of the Davis Global Communications Site (Davis Site) at McClellan Air Force Base (AFB) in Davis, California. The purpose of this Finding of Suitability for Early Transfer (FOSET) is to identify environmental factors of concern associated with the proposed property transfer. This document is also intended to demonstrate that the proposed property transfer of 57 acres prior to the completion of all remedial actions, with appropriate land use controls, is consistent with the protection of human health and the environment. There are no known environmental issues or concerns on the balance of the property (approximately 254 acres) that will also be transferred.

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requires a covenant indicating that all remedial actions necessary to protect human health and the environment, with respect to hazardous substances remaining on the property, have been completed prior to transfer of such property by deed (CERCLA § 120(h)(3)(A)(ii)(I)). The Air Force proposes to "early transfer" 57 acres pursuant to CERCLA § 120(h)(3)(C), which allows the federal government to transfer real property before all environmental remediation is complete as required by the covenant if certain conditions are met. The deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant is allowed if (1) the property is suitable for transfer based on its intended use, (2) the deed and contract for sale of the property contain certain provisions relating to future remediation, (3) the public has had an opportunity to comment on the proposed transfer, and (4) the deferral and transfer will not substantially delay any necessary response action at the property. The Central Valley Regional Water Quality Control Board (Regional Water Board) will prepare and submit the request for deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant to the Governor of California for approval. The proposed deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant requirement applies to the geographic area of the site indicated in Exhibit 5, Table 1 and Exhibit 5, Figure 2. The remaining 254 acres will be transferred pursuant to CERCLA 120(h)(3)(A). The property proposed for this early transfer is described generally in Section 2.

Five acres on the northeast corner of the Davis Site have previously been transferred for use by the U.S. Department of Commerce, National Oceanic and Atmosphere Administration, and National Weather Service. The remaining portion of the Davis Site has been requested by Yolo County under the terms of a Public Benefit Conveyance sponsored by the Department of Interior, National Park Service. The Yolo County Parks and Natural Resources Management Department is seeking opportunities to use the Davis Site and its facilities for compatible recreational, educational, and habitat conservation activities for the region in accordance with the Yolo County General Plan.

This FOSET incorporates information contained in the following documents:

Air Force Base Conversion Agency. 2001. *Draft Final Finding of Suitability to Lease (FOSL) for the Davis Global Communication Site.* May.

Air Force Real Property Agency (AFRPA). 2004. *Section 7 Consultation for the Disposal of McClellan Air Force Base, Sacramento County, California*. December.

BEM Systems, Inc. 2005. *Final Biovent Decommissioning Report for Tank Farm 2, Tank Farm 7, and the Davis Global Communication Site*. August.

CH2M HILL. 2006. *Final Semi-Annual Groundwater Monitoring Report.* August.

CH2M HILL. 2000. *Final Davis Global Communications Site Soil Vapor Extraction Closure Report*. October.

CH2M HILL. 1995. *Final Well History and Condition Technical Memorandum*.

MWH. 2004. *Final Five-Year Review Report for Davis Global Communications Site*. August.

Radian. 1996. *Final Basewide Environmental Baseline Survey (EBS), McClellan AFB*. November.

Radian. 1997. *Final Basewide Supplemental EBS (SEBS), McClellan AFB*. July.

Radian. 1999. *McClellan AFB BRAC Cleanup Plan*. April.

Regional Water Board. 2000. *Letter of No Further Action*. November.

SM-ALC/EMR. 1997. *Final Programmatic Environmental Impact Statement for Disposal and the Environmental Impact Report (FPEIS/EIR) for Reuse and Rezoning of McClellan AFB, California*. July.

URS. 2001. *Final Supplemental Site Specific Environmental Baseline Survey (SSSEBS) for the Davis Site*. July.

U.S. Fish and Wildlife Service. 2004. *Biological Opinion for Property Disposal.*

Yolo County. 1996. *UST Abandonment Inspection and Certificate*. July.

SECTION 2.0

Property Description

The Davis Site footprint occupies approximately 311 acres and is located approximately 2 miles southeast of the City of Davis. The footprint is bounded on the north by County Road 35, on the south by County Road 36, on the west by County Road 104, and on the east by County Road 105. The Davis Site is primarily undeveloped open grassland with interspersed antenna pads, transmitters, and unpaved roads. An additional 5 acres northeast of the Davis Site were previously transferred for use by the U.S. Department of Commerce, the National Oceanic and Atmospheric Administration, and National Weather Service.

Approximately 8 acres in the center of the Davis Site are developed, and are referred to as the "main compound area." This area includes four buildings (Buildings 4708, 4709, 4710, and 4712), a radio communications tower, three aboveground storage tanks (ASTs), and three remediation systems (a groundwater treatment plant, a soil vapor extraction [SVE] system, and a bioventing system). The SVE system was shut down and decommissioned, the bioventing system was temporarily shut down, and the groundwater treatment plant has been temporarily shut down to evaluate in situ chemical oxidation as an alternative remedy for continued groundwater cleanup. A fifth building (Building 4711) previously existed in the fenced compound area but was removed in 1988. In addition, four underground storage tanks (USTs) were present onsite, but three were removed in 1988 and the fourth in 1995. The Davis Site is surrounded by agricultural fields and a recreational park (Grasslands Park). Refer to Figure 1 in Exhibit 1 for a map of the site proposed for transfer. Table 2-1 includes information associated with the current onsite facilities. The Environmental Baseline Surveys (EBSs) listed in Section 1.0 provide additional detailed information on the facilities proposed for early transfer.

TABLE 2-1
Building Inventory and Description
Davis Site FOSET, Davis, California

Building No.	Former Air Force Use	Square Footage
4708	Administrative offices; transmitter and communications equipment maintenance area	21,111
4709	Water production well and pumphouse	122
4710	Backup power production facility	2,443
4712	Recreational purposes	732

Note: Building 4711 is the former location of an automobile rack or steel connex storage locker. The exact location could not be verified from property records. The facility was removed in 1988, and the location was subsequently used for the storage of excess antenna maintenance hardware and supplies.

SECTION 3.0

National Environmental Policy Act Compliance

The environmental impacts of this property transfer proposal have been adequately analyzed and disclosed in documents (listed in Section 1.0) that are in compliance with the National Environmental Policy Act (NEPA). The Air Force has considered the possible consequences of transfer or sale of the property, but the Final Programmatic Environmental Impact Statement/Environmental Impact Report provides ample information to make reasoned choices about how to dispose of the property.

Although it is actively involved in the cleanup of this FOSET property, the Air Force does not intend to manage the reuse of the property. Land use management and community planning are based on State laws and local priorities and are the responsibility of local governments and redevelopment agencies. Future reuse activities may require evaluation under the California Environmental Quality Act. However, the environmental analysis process should continue to keep future decisionmakers informed of potential impacts associated with future land use. It should do so, under the sponsorship of those who will have possession of the property and in coordination with those who will be involved in their regulation.

SECTION 4.0

Environmental Condition of the Property

Property categorization and disclosure factor findings for this property have been summarized in the SSSEBS documents and are discussed in this FOSET. However, it is possible that the Environmental Condition Category (ECC) for the property has changed since the SSSEBSs. Data collected from groundwater and vadose zone monitoring, sampling during remedial and removal actions, and updated visual site inspections (VSIs) provide documentation of potential environmental condition changes at the site. Contamination status maps for soil, soil gas, and groundwater are provided in Exhibit 2. The overall ECC designation for the Davis Site reflects this updated contamination status, and falls into one of the following groups:

- Category 1 – Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- Category 2 – Areas where only release or disposal of petroleum products has occurred.
- Category 3 – Areas where release, disposal, and/or migration of hazardous substances have 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 in a Record of Decision [ROD]).
- Category 4 – Areas where release, disposal, and/or migration of hazardous substances have occurred and all remedial actions necessary to protect human health and the environment have been taken (remedial actions must have been implemented and demonstrated to be operating properly and successfully).
- Category 5 – Areas where release, disposal, and/or migration of hazardous substances have occurred, and removal or remedial actions are underway, but not all required remedial actions have been taken.
- Category 6 – Areas where release, disposal, and/or migration of hazardous substances have occurred, but required actions have not yet been implemented.
- Category 7 – Areas that have not been evaluated or that require additional evaluation.

CERCLA § 120(h)(3) authority will be used for the Davis Site transfer. Based on the EBSs, FOSL, VSIs, and Contamination Status Maps, the Early Transfer Area has been given an overall Department of Defense ECC of 5 considering the highest level of contamination and encompassing all areas up to and including Category 5. The ECCs for specific media within the Early Transfer Area are as follows.

- Groundwater within the early transfer area is designated Category 5.
- Soil gas within the Area of Special Notice is designated a Category 4.
- Soil within the Area of Special Notice is designated Category 4.
- Buildings 4708, 4709, and 4710 are designated a Category 2 due to visual evidence of possible petroleum product releases in these facilities.

The Area of Special Notice and the Early Transfer Area are indicated in Exhibit 5, Figures 1 and 2.

SECTION 5.0

Deed Restrictions and Notifications

The environmental documents listed in Section 1.0 were reviewed to identify environmental factors (listed in Exhibit 4) that may warrant constraints on certain activities at the Davis Site to ensure that the intended use is consistent with protection of human health and the environment. Such constraints typically are embodied as restrictions in the deed or in a specific notification to the transferee. The environmental factors that require either deed restrictions or specific notifications are identified by "yes" in Exhibit 4 and discussed further in this section. The Air Force has determined that the remaining environmental factors (listed as "no" in Exhibit 4) do not pose an unacceptable threat to human health or the environment, are consistent with governing regulatory processes, and do not require deed restrictions or notifications to the transferee. Thus, they are not discussed in the FOSET.

Covenants will be included in the deed to ensure that environmental investigations and remedial activities will not be disrupted unless approved by the Air Force and federal and State regulatory agencies. Such covenants include, but are not limited to, prohibiting activities that could disrupt remediation activities or jeopardize the protectiveness of remedies. The deed will reserve a non-exclusive right of access to allow the Air Force (or its designated contractor) and State and federal regulatory agencies continued access to monitor the effectiveness of cleanup and take additional remedial or removal actions.

Certain covenants or restrictions are required to be included in the deed or other transaction documents to enable the transfer of the Early Transfer Area under deferral authority of the CERCLA § 120(h)(3)(C) prior to the completion of all remedial actions. These conditions, in the form of deed assurances, are identified and set forth in the Environmental Response Obligation Addendum in Table 1 of Exhibit 5.

5.1 Hazardous Substances Notification

CERCLA § 120(h)(3) requires that whenever federal property on which hazardous substances were stored for 1 year or more, released, or disposed of is conveyed by deed, each deed entered into for the conveyance of such property include a notice of the type and quantity of the hazardous substances and the time at which such storage, release, or disposal took place. This notice requirement was codified in 40 Code of Federal Regulations (CFR) Part 373, which states that the notice requirement applies only when quantities of hazardous substances are greater than or equal to (1) 1,000 kilograms or the hazardous substance's CERCLA reportable quantity as described in 40 CFR Part 302.4, whichever is greater; or (2) 1 kilogram if the substance is an acutely hazardous substance listed in 40 CFR Part 261.30. The regulation also states that the notice requirement for the known release of hazardous substances applies only when the hazardous substances are or have been released in quantities greater than or equal to the substance's CERCLA reportable quantity found in 40 CFR Part 302.4.

Table 2 of Exhibit 5 lists the hazardous substances known to be stored and/or released in the Early Transfer Area in quantities requiring notification. Thus, the property contains some contamination as a result of the hazardous substances. Section 5.2 provides further information on the hazardous substances that have resulted in contaminated soil, soil gas, and groundwater throughout the Davis Site.

5.2 Installation Restoration Program

The Davis Site has been investigated or evaluated under the Installation Restoration Program (IRP), the Fuels Program, and the Compliance Program of McClellan AFB. The Davis Site is considered one site under the McClellan AFB IRP (WIMS ID SS174); it is also considered a non-National Priorities List site, although the contamination in the Early Transfer Area is being addressed under the CERCLA process. The Davis Site is a State-lead site that is being cleaned up under a Federal Facility Site Remediation Agreement among the Air Force, the California Department of Toxic Substances (DTSC), and the Regional Water Board. The Air Force has evaluated the risks associated with the Davis Site and has determined that this property can be used pursuant to the proposed use options, with the specified use restrictions, with acceptable risk to human health or the environment and without interference with the environmental restoration process.

The transferee will be advised through transfer documents in conjunction with this FOSET of the locations of past and future remedial/removal actions. It should be noted that some or all the response actions to be undertaken with respect to the Federal Facilities Site Remediation Agreement or the McClellan AFB IRP may affect the transferee's use of the area. The transferee will be required to comply with the restrictions set forth in the deed and discussed in this FOSET. Provisions will also be placed in the deed to allow the Air Force and regulatory agencies unrestricted access to the transferred property to conduct necessary investigation and cleanup activities.

Groundwater, soil, and soil gas contamination in the Early Transfer Area have not been completely remediated and will require a deferral of the CERCLA § 120(h)(3)(A)(ii)(I) covenant. A summary of past cleanup actions completed, current actions underway, and future actions required is provided in Exhibit 5, Table 3.

5.2.1 Site Description

Historical activities and materials used at the Davis Site that resulted in contamination include solvent use during transmitter maintenance and repair and underground fuel storage. Possible other sources of contamination identified during the remedial investigation included aircraft repair in the North Aircraft Training Area (formerly identified as the North Aircraft Repair Area) and herbicide application in the former telecommunications antenna areas. However, remedial investigation sampling indicated an absence of contamination in these areas. The North Aircraft Training Area was not an aircraft repair area as previously indicated. This area was north of the main compound, where two decommissioned F-105 fighters were housed. During training exercises, the planes were subjected to small explosive charges to simulate battle damage, and technical crews were dispatched to implement repairs (MWH, 2004). Based on the remedial investigation/feasibility study, the contaminants of concern for the Davis Site included volatile organic compounds (VOCs);

total petroleum hydrocarbons (TPH); and benzene, toluene, ethylbenzene, and xylenes (BTEX).

Three 20,000-gallon USTs were formerly located in the southeastern portion of the main compound area of the Davis Site, southwest of Building 4710. The USTs were used to store diesel fuel for the generators housed in the facility. In February 1985, approximately 52 cubic yards of soil above the three USTs were removed and found to be saturated with petroleum product. The pipelines associated with the USTs were found to be leaking and the exposed USTs showed deformation. In December 1985, investigations revealed that soils adjacent to the USTs were contaminated with TPH. In May 1987, concentrations of trichloroethene (TCE) and tetrachloroethene (PCE) exceeding maximum contaminant levels were reported in groundwater sampled from the onsite production well. In May 1988, the USTs were removed and the excavation was backfilled with clean soil. The UST sites were reviewed by Yolo County and approved for remediation by the Regional Water Board in 1993.

A fourth diesel fuel UST (7,000-gallon capacity) was formerly located in the area of the current 7,000-gallon AST south of Building 4708. The 7,000-gallon UST was removed in 1995; it was approved for no further action (NFA) by Yolo County in 1996 and by the Regional Water Board in 2000.

The former activities conducted in Buildings 4708 and 4710 generated waste coolant, waste oil, waste fuel filters, and wastewater and rags contaminated with fuels and solvents. A hazardous waste accumulation site was previously located outside the southeastern corner of Building 4710 and was likely to have been used to store these types of wastes. The area was not permitted under the Resource Conservation and Recovery Act , and was operated and closed using an internal Air Force process. The process included removing drums/containers stored at the site, and subsequently inspecting them for any leaks or spills. Testing was only performed if there was any evidence of spills. The area was managed very closely, thus resulting in an area that required minimal cleanup. Upon site closure, a facility closeout checklist was prepared and reviewed by Environmental Management personnel. The reviewing personnel did not identify any concerns at the site. Thus, no actions were required for this area. According to DTSC and former McClellan AFB personnel, another hazardous waste storage area was located in the northeastern corner of the main compound area that was used from 1963 until the 1980s to store 55-gallon drums containing waste fuels, engine oil, solvents, and gasoline. The drums were stored on racks that were placed on a volcanic rock cover over the ground. When the storage area was closed, the ground surface was properly cleaned; the area is currently covered by grass. However, during a recent site inspection (June 2006), a concrete pad approximately 3 feet by 4 feet was observed in the general vicinity of this suspected hazardous waste storage area.

5.2.1.1 Soil Contamination

During remedial investigations conducted at the three 20,000-gallon former UST sites between 1988 and 1993, soil samples were collected and analyzed for TPH (as gasoline, diesel [TPH-D] and motor oil) and VOCs including BTEX constituents. Concentrations of TPH-D and benzene in soils were greater than Tri-Regional Board guidelines and residential preliminary remediation goals (PRGs), respectively. Concentrations of TPH as gasoline and

motor oil in soils were less than Tri-Regional Board guidelines. Toluene, ethylbenzene, and total xylene concentrations were less than residential PRGs in soils.

In July 1994, a bioventing system was installed to remediate petroleum hydrocarbon contamination at the former UST location south of Building 4710. The bioventing system consists of two bioventing wells and six vapor monitoring wells. In 1999, a shallow soils investigation was completed at the site; soil samples were collected and analyzed for BTEX and TPH-D. Only one TPH-D concentration (maximum) greater than 100 milligrams per kilogram was reported (264 milligrams per kilogram at 33 feet below ground surface). BTEX concentrations were less than the residential PRGs. The bioventing system was shut down in December 2000 to allow the soils to return to equilibrium conditions. In February 2001, field measurements were recorded and soil gas samples were obtained to determine the rebound conditions. In 2005, the bioventing system was temporarily decommissioned pending final closure of the Davis Site. Minimal evidence of ongoing biodegradations was observed. According to the final bioventing decommissioning report (BEM, 2005), the reduced bioremediation activity at the site was likely the result of minimal remaining petroleum hydrocarbon mass in the study area. Although the USTs have been removed, the Davis Site has not been closed. Closure will be conducted under the CERCLA process due to commingled contamination (halogenated VOCs, TPH, and BTEX).

Digging and residential use restrictions in areas previously affected by contamination (Area of Special Notice) will be placed in the deed to prevent risk exposure.

5.2.1.2 Groundwater Contamination

Groundwater data collected from 1988 to the present throughout the Davis Site have indicated that the underlying groundwater is contaminated with VOCs at concentrations greater than maximum contaminant levels. Currently, TCE and PCE exceed their maximum contaminant levels with maximum concentrations of 37 and 200 micrograms per liter (µg/L), respectively (CH2M HILL, 2006). A groundwater contamination status map is provided on Exhibit 2, Figure 2. In 1995, an Interim Record of Decision (IROD) was signed for the remediation of groundwater contamination at the Davis Site (one of the two main components of the selected remedy). In 1996, a groundwater extraction and treatment system was installed at the site, consisting of six extraction wells screened in three discrete aquifer zones, two parallel sand filters, three liquid-phase granular activated carbon vessels, and an effluent tank. After treatment, the groundwater was then pumped into two injection wells screened in a lower aquifer zone downgradient of the contaminated plume. Prior to 1999, ultraviolet-oxidation was the primary treatment method, and the granular activated carbon was used as a polishing step and as an emergency backup to the ultraviolet-oxidation system.

In 2004, a 5-year review was conducted to determine if selected remedies were functioning as intended and were protective of human health and the environment. The determination was that the groundwater was being contained as required by the IROD.

In an effort to evaluate a change in the existing groundwater cleanup remedy, the ground-water treatment system was shut down in October 2005 in preparation for an in situ chemical oxidation treatability study. After completion of the treatability study work plan and preparation of the waste discharge requirements by the Regional Water Board, Phase I

of the treatability study began in early 2006 and is now complete. An addendum to the work plan for Phase II is currently being prepared. A feasibility study addendum for the Davis Site is scheduled to be completed in late 2009; the ROD is scheduled for completion shortly thereafter (early 2010).

The Air Force granted a right of entry to Cunningham Engineering Corporation in April 2002 to install a monitoring well and conduct sampling on the Davis Site for the nearby migrant farm worker's housing. The monitoring well is located near the southern boundary of the Davis Site, west of the entry road. The approximate location of the well is shown in Exhibit 5, Figure 1.

Extraction of groundwater could disrupt any remediation activities on the property or jeopardize the effectiveness of the remedies. Therefore, restrictions will be placed in the deed prohibiting subsurface drilling, use of existing monitoring wells for purposes other than groundwater quality monitoring, and use of the existing production well for purposes other than fire protection unless the Air Force and State grant approval. These prohibitions, combined with the continued remediation activities, are expected to prevent risk exposure.

5.2.1.3 Soil Gas Contamination

During remedial investigations conducted at the three former 20,000-gallon UST sites between 1988 and 1993, soil gas samples were collected and analyzed for BTEX constituents, TCE, and PCE. Concentrations of TCE and PCE were both reported greater than 1,000 parts per billion by volume (ppbv) in soil gas. BTEX concentrations were reported at less than 1,000 ppbv in soil gas. Soil gas contamination was also reported in areas of the Davis Site other than the former diesel fuel UST location. The source of these VOCs was determined to be unrelated to the former leaking diesel fuel USTs and was speculated to be the result of past solvent disposal practices. VOC concentrations greater than 1,000 ppbv were reported in soil gas samples collected from 1988 through 1999 northeast and southeast of Building 4710. A soil gas contamination status map is provided on Exhibit 2, Figure 3.

In June 1996, an SVE system was installed at the Davis Site. The IROD selected SVE as the best method to remediate contaminated vadose-zone soil. The SVE system consisted of 6 SVE wells, 17 vapor monitoring piezometers, a blower, and a granular activated carbon system to treat the contaminated air stream. Final rebound soil vapor sample results from 1999 indicated that the shallow and middle vadose zone contamination had been remediated, although reported concentrations of VOCs were still greater than 1,000 ppbv in deep soil gas. In the shallow vadose zone, a maximum concentration of 720 ppbv for PCE was reported (CH2M HILL, 2000). The final closure report (October 2000) concluded that the contamination in deep soil gas probably reflected equilibrium in the vapor phase with the underlying groundwater contamination. The SVE system was shut down and removed from operation in September 1999; however, the SVE wells were left in place. The closure report concluded that the Davis Site SVE system was successful in meeting the remedial goal set forth in the IROD and outlined in the SVE system closure plan. The closure recommendation was accepted by the Regional Water Board; however, the shutdown of the SVE system was accepted before the START/STOP procedures were adopted by McClellan AFB. Proper documentation to demonstrate that the STOP process was followed for the SVE system closure will be included in the Feasibility Study Addendum for the site to be

submitted in 2009. To date, additional sampling at the site may not be necessary to complete the STOP process.

Digging and residential use restrictions will be required in areas previously affected by contamination. A vapor barrier will also be required for any new construction conducted within the Area of Special Notice (refer to Exhibit 5, Figure 1) to address potential contamination in soil gas. These restrictions will be placed in the deed to prevent risk exposure.

5.2.2 Adjacent Installation Restoration Program Sites

Offsite properties within 1 mile of the Davis Site were evaluated for contaminant migration potential. Only one former IRP site, the former Wilson Park, existed within 500 feet of the Davis Site footprint. Land uses surrounding the Davis Site have always been primarily agricultural, with the exception of Grasslands Park, a recreational area adjacent to the western footprint boundary. This recreational area includes an archery range, dog training club, and horseshoe club. The property was formerly owned by the Air Force but was deeded to Yolo County in 1974.

The Grasslands Park property (formerly known as Wilson Park) is reportedly the location of a former trash disposal and burn pit. In 1985, an employee of McClellan AFB at the Davis Site reported that in the 1950s and early 1960s, a burn pit was dug in the Grasslands Park area. According to the employee, various materials were discarded and burned at the site, including oils and electronic components. The last reported burning was between 1964 and 1965. The pit was later covered with soil and abandoned. In 1987, the property was identified as an IRP site by the Air Force and named the "Wilson Park Site (LF-176)." An evaluation of the site was conducted and no surface expressions of a landfill were identified.

In 1988, two water wells near the reported landfill area were sampled for the presence of solvents by the U.S. Environmental Projection Agency (EPA). No contamination was reported. In accordance with Air Force policy, the site was referred to the Army Corps of Engineers for further investigation as a formerly used defense site. An NFA Decision Document was issued by the Air Force for the Wilson Park site in September 1992.

On August 30, 2000, a drive-by survey of the property adjacent to the Davis Site footprint was conducted. Based on this survey, a records search, and inspections of adjacent properties, no areas were noted as having a migration potential to the Davis Site. An adjacent properties map (Figure 4) is presented in Exhibit 2.

5.3 Petroleum Products and Derivatives

In addition to the USTs being a source of petroleum products, a petroleum-contaminated area was also present at the Davis Site. On September 13, 2000, a 160-gallon diesel fuel spill occurred near the 7,000-gallon AST during the emptying of disconnected fuel hoses. All removal actions required to protect human health and the environment were completed, including removing all contaminated soil from the spill location. Cleanup actions were documented in spill response records at McClellan AFRPA.

5.4 Underground and Aboveground Storage Tanks

Four USTs were historically located within the Davis Site footprint. Three 20,000-gallon USTs were located southwest of Building 4710. The USTs were used to store diesel fuel for a generator housed in Building 4710. In May 1988, the USTs and some petroleum contaminated soil were removed, and the excavation was backfilled with clean soil. Although the fuel contamination in soil has been remediated, these UST sites have not yet been closed because the fuel contamination at these sites was commingled with solvent contamination. These UST sites will be closed with the IRP site. A fourth UST (7,000 gallons) was located in the area of the current 7,000-gallon AST south of Building 4708. The tank and its associated piping were removed in 1995. During the tank removal, visible signs of soil contamination were encountered on the northern and southern ends of the excavation. Approximately 200 cubic yards of contaminated soil were excavated and land-farmed at an approved treatment, storage, and disposal facility offsite. The excavation area and UST site were backfilled with clean soil. This UST site was approved for NFA by Yolo County based on a UST Abandonment Inspection and Certificate dated July 1, 1996 and by the Regional Water Board according to an NFA letter dated November 13, 2000. These UST removals were conducted under the supervision of the Regional Water Board. The Air Force is responsible for remediating contamination caused by the USTs within the Davis Site footprint.

Three ASTs (250, 7,000, and 20,000 gallons) on the Davis Site property stored diesel fuel. The 250- and 20,000-gallon ASTs are single-walled. The 250-gallon AST is located inside Building 4710, while the 20,000-gallon AST sits north of Building 4710 in a bermed concrete containment basin that contains a drain valve. The interior of the containment basin was observed to be dry during a June 2006 VSI. However, an additional VSI was conducted on October 11, 2006, to reinspect the containment basin. There were no visible signs of fuel spillage in the area of the drain valve, and there were no visible signs of stains or fuel leaks in areas around the 20,000-gallon AST. However, the inspection notes indicated slight staining on the containment basin wall near one of the AST's fuel control valves (inlet valve), but further stated that the staining appeared to be rust stains not fuel related. There are also no historical records indicating that a spill occurred at this location. The 7,000-gallon AST is double-walled and is located south of Building 4708. The additional VSI conducted on October 11, 2006, reported no visible signs of staining or fuel spillage in areas around the 7,000-gallon AST or at the AST connections. There are also no historical records indicating that a spill occurred at this location as a result of connecting and disconnecting fuel lines. All ASTs at the Davis Site were emptied, cleaned, and left in place for potential reuse.

The Air Force has closed all permits associated with these ASTs. The transferee will assume all liability for these ASTs, including leaks associated with these tanks after the date of transfer, as a condition of receiving these tanks in lieu of their removal. The transferee will be responsible for complying with applicable federal, State, and local laws and regulations relating to the use of these ASTs. AFRPA Director approval of this FOSET constitutes direct approval for transfer of these ASTs.

Table 5-1 summarizes the status of the USTs and ASTs.

TABLE 5-1
Closure Status for USTs and ASTs
Davis Site FOSET, Davis, California

Tank	Contents	Tank Capacity (gallons)	Location	Site, Releases, and/or Spill Number	Tank Status	Tank Closure Date
AST 4708-C	Diesel	250	Inside Building 4710	None	Cleaned; left in place 2000	Not Applicable
AST 4708-B	Diesel	7,000	South of Building 4708	Fuel spill; contaminated soil removed	Cleaned; left in place 2000	Not Applicable
AST 4708-A	Diesel	20,000	North of Building 4710	None	Cleaned; left in place 2000	Not Applicable
UST 4708	Diesel	7,000	South of Building 4708	Contaminated soil removed	Removed 1995	1996/2000[a]
UST A	Diesel	20,000	Southwest of Building 4710	Fuel release; contaminated soil removed	Removed 1988	Pending[b]
UST B	Diesel	20,000	Southwest of Building 4710	Fuel release; contaminated soil removed	Removed 1988	Pending[b]
UST C	Diesel	20,000	Southwest of Building 4710	Fuel release; contaminated soil removed	Removed 1988	Pending[b]

[a] This UST was approved for NFA by Yolo County in 1996 and by the Regional Water Board in 2000.

[b] The UST site has not been closed.

5.5 Asbestos-containing Material

Asbestos-containing material (ACM) is present at the Davis Site. The deed will contain a provision stating that the property recipient and subsequent transferees, in their use and occupancy of the property, will be responsible for complying with applicable federal, State, and local laws relating to asbestos. The deed will also state that the Air Force will be responsible for conducting any CERCLA remedial actions found to be necessary for hazardous substances released or disposed of on the property prior to the date of the deed, so long as the property recipient is not a potentially responsible party under CERCLA for the release or disposal. This response assurance by the Air Force does not mean the Air Force will perform or fund any remediation to accommodate a change in land use desired by the property recipient that is inconsistent with use restrictions or covenants contained in the deed or other related property transaction documents. ACM is likely to be present in the following types of facilities and debris:

- **Structures or Buildings.** Prior and recent property inspections and a review of the environmental baseline survey reports indicate that most ACM in structures at the Davis Site is in good to fair condition. However, potential ACM, as noted by the site escort in a recent site inspection, was observed on the floor and in pipe insulation in the HVAC room in Building 4708. Ceiling and floor tiles were also dispersed in various locations throughout Building 4708.

- **Utility Pipelines.** No CERCLA response action for ACM in underground utility pipelines is required at this time. ACM, such as transite pipes or pipes wrapped with asbestos insulation, may be found in (or on) utility pipelines at the Davis Site. ACM associated with underground utility pipelines does not pose a threat to human health or the environment as long as it is not disturbed, or, if it is disturbed, as long as proper care is taken to manage and dispose of it. Underground utility pipelines have not been inspected. The transferee and subsequent transferees will be given notice of the potential ACM in utility pipelines in the deed. The deed will also provide notice to the transferee that the Air Force will not be responsible for the possible presence of ACM in underground utility pipelines.
- **Demolition Debris.** ACM, which was commonly used in building materials, may be present during building demolition and at former building demolition sites. No such locations are specifically identified at the Davis Site; thus, no CERCLA response action is required at this time. However, it is possible that undiscovered demolition debris may be found by the transferee or subsequent transferees during ground-disturbing activities. The transferee and subsequent transferees will be cautioned by notice in the deed to exercise care during ground-disturbing activities. The transferee or subsequent transferees also will be required to notify the Air Force promptly if demolition debris containing friable asbestos and believed to be associated with Air Force activities is discovered. The transferee or subsequent transferees will be required to allow the Air Force a reasonable opportunity to investigate and, if CERCLA response action is necessary, to accomplish it.

5.6 Lead-based Paint in Facilities Other than Target Housing and Residential Property

Lead-based paint (LBP) is known to be present in facilities at the Davis Site because the facilities were built prior to 1978 and previous sampling results verified its presence on some painted surfaces. A review of the EBSs indicated that all identified areas of damaged LBP were repaired and cleaned. However, a recent site visit found the existing condition of paint to be poor (Building 4712) to fair (Buildings 4708 and 4710), with considerable peeling and flaking observed (June 2006). Notice will be provided to the transferee in the deed specifying that the transferee will be responsible for managing all LBP, potential LBP, and LBP hazards at the facilities in compliance with applicable laws and regulations.

5.7 Materials and Debris Containing Lead-based Paint (collectively, Lead-based Paint)

Because LBP is present at the Davis Site, the transferee will be advised to exercise caution during any use of the site that could result in exposure to LBP. Appropriate notification and transferee responsibility, consistent with AFRPA policy, will be provided in the deed relative to this fact of common use of LBP prior to 1978.

5.8 Polychlorinated Biphenyls

Serviceable polychlorinated biphenyl (PCB)-containing equipment is likely present at the Davis Site. No documented PCB spills have been recorded for any facilities within the Davis Site footprint.

Four transformers are present at the site. Three transformers (two in the transformer vault, and one south of the vault) near Building 4708 are "dry" (do not contain oil). The fourth transformer is located at the groundwater treatment plant and was installed in 1995 when the treatment plant was constructed. Therefore, the transformer does not contain PCBs. During a recent site visit, the site escort did not indicate any problems or concerns associated with the transformers. According to the draft final FOSL (2001), Air Force personnel inspected the transformers near Building 4708 in March 2001, and no problems were identified.

Light ballasts in facilities constructed prior to 1979 are suspected to contain PCB oils, unless the facility has undergone light retrofitting. Besides facility age, ballast appearance is also a criterion used to identify the possibility of PCB-containing oils in ballasts. Light ballasts containing PCBs are likely present at the Davis Site. The transferee will be responsible for sampling the light ballasts, which may contain PCBs.

5.9 Air Permits

Air emission sources are present at the Davis Site. However, air emission permits for two diesel generators located in Building 4710 and a diesel-fired boiler in Building 4708 have been cancelled. The transferee will be responsible for obtaining any necessary air emission permits prior to operation of existing or new sources requiring a permit.

5.10 Floodplains

The Davis Site is located in a 100-year floodplain, although a large portion of the site floods regularly. Floodwater may reach 2 to 3 feet deep in the southeastern corner of the site and along the channel. An intermittent stream (name unknown) has been identified within the Davis Site footprint. The transferee will be responsible for complying with any applicable laws and regulations relating to construction activities in the floodplain. The deed will include a notification advising the transferee of its 100-year floodplain responsibilities.

5.11 Radiation

Equipment containing radiological material has been used and stored at the Davis Site. Transmitter and communications equipment, including radio vacuum tubes, were serviced in Building 4708. Filaments in the vacuum tubes contained "thoriated" tungsten, a low-level radioactive material. However, employees in Building 4708 did not disturb the radioactive materials in the tubes. According to the SSSEBS (2001), Section 3.8, all tubes (spent or new) were handled in accordance with Air Force's radiological handling requirements. Furthermore, in April 2001, the Air Force conducted a radiological screening survey at the

facility, and all readings were indistinguishable from background. Based on these screening results, it was concluded that radiological contamination was not present in Building 4708.

5.12 Utilities

Pacific Gas and Electric Company supplies electricity to facilities at the Davis Site via aboveground distribution lines. Alternative energy sources are available and include the two diesel-fired backup generators in Building 4710. Natural gas is not currently piped to the Davis Site. However, comfort heating is provided via a diesel-fired steam boiler in Building 4708. The transferee will be responsible for complying with applicable federal, State, and local laws and regulations relating to the use of the utility systems or services.

5.13 Drinking Water Quality

There are no sources of potable water at the Davis Site. A production well at the Davis site provides non-potable water for fire suppression. The well water is chlorinated, and is obtained from the C and D Zone aquifer units. Contaminants have been detected previously in this production well. Historical data show that contaminants previously detected in the production well occasionally exceeded maximum contaminant levels and include TCE and PCE as documented in the *Final Well History and Condition Technical Memorandum* (CH2M HILL, 1995). However, August 2005 analytical results indicate that no contaminants were detected in the production well. The Air Force intends to transfer the production well to be used for fire protection only. The transferee will assume all liability for this well in lieu of its removal. The Air Force reserves the right to prohibit use of the production well if it appears, as a result of data evaluation, that the groundwater remedy is being adversely affected. The transferee will be responsible for evaluating alternative water resources. However, the transferee will be restricted from installing a replacement water supply well unless the Air Force and State grant approval. AFRPA Director approval of this FOSET constitutes direct approval for transfer of this production well.

5.14 Sanitary Sewer Systems

The Davis Site maintained its own septic system. The system was abandoned in place and the waste discharge permit terminated. Section 5.15 contains additional details regarding the septic system.

5.15 Septic Tanks

The Davis Site had its own self-contained septic system, which consisted of a septic tank near Building 4710 and three wastewater holding ponds east of the fenced compound. The septic system was permitted under Regional Water Board Waste Discharge Order #87-018. Historically, sewage disposal at the Davis Site was accomplished via the septic tank and underground leach fields. A 1952 as-built map showed that the former leach fields were located southeast of the main compound. In the mid 1960s, the leach fields were reportedly dug up and destroyed because the soil composition contributed to intermittent failure over

the years. After the removal of the leach fields, all sanitary wastewater produced at the Davis Site flowed directly into the septic tank and three wastewater holding ponds.

The septic system was abandoned in place on July 8, 2003, and the waste discharge permit was terminated as of September 30, 2003. All material was removed from the tank, sampled, analyzed, and subsequently disposed of in accordance with Yolo County Health Department criteria. The tank was rendered unusable after removing the lid and filing it with sand. The main line leading to the septic tank from Building 4708 was excavated and permanently capped within 10 feet of the building. A liquid pump station that pumped liquid from the septic tank to the septic leach field was located east of the septic tank. The pump station was abandoned in the same manner as the septic tank.

5.16 Biological Resources

5.16.1 Sensitive Habitat

Biologically sensitive habitats are present at the Davis Site. The deed will note the existence of these sensitive habitats, including vernal pools. Refer to Exhibit 3, Figure 1 for an updated vernal pools map. The deed will contain any applicable regulatory control and restrictive provisions, as appropriate and necessary, to ensure that no actions will be taken that would adversely affect those sensitive habitats. The transferee will be responsible for adhering to the biological resources requirements as outlined in the Biological Opinion.

The Davis Site is characterized by annual grassland with numerous seasonal wetlands and interspersed vernal pools. Two very large and several smaller subalkaline seasonal wetlands are present at the Davis Site. Subalkaline seasonal wetlands and vernal pools are considered wetlands subject to jurisdiction under Section 404 of the Clean Water Act. Plant species occurring in the seasonal wetlands and vernal pools include button celery, alkali popcornflower, alkali mallow, spikerush, purple hairgrass, goldfields, woolly marbles, curly dock, showy downingia, and doveweed.

Seasonal wetlands and vernal pools within the Davis Site footprint provide foraging and feeding habitat for wildlife such as birds, amphibians, crustaceans, and insects. Bird species that are known to use seasonal wetlands and vernal pool habitat within the footprint include mallards, great egrets, great blue herons, black-necked stilts, and greater yellowlegs. Mammals that may forage in and around wetlands habitat in the summer include California ground squirrels, Botta's pocket gophers, and deer mice.

5.16.2 Threatened and Endangered Species

Potential habitats for threatened or endangered species are present on the property. The deed will notify the transferee that the species may be present on the property and will contain restrictive provisions to ensure that no actions can be taken that would adversely affect the species. The transferee will be responsible for conducting any consultations and mitigations prior to beginning new construction in endangered species habitats as defined in the U.S. Fish and Wildlife Service Biological Opinion. The following special-status plant and wildlife species have been observed at the Davis Site footprint in seasonal wetlands and vernal pools:

- **Plants**
  - Colusa grass
  - Crampton's tuctoria
  - Alkali milkvetch
- **Wildlife**
  - White-tailed kite
  - Northern harrier
  - White-faced ibis
  - Western burrowing owl
  - Swainson's hawk
  - Vernal pool tadpole shrimp
  - Loggerhead shrike (nest)
  - Ferruginous hawk (winter)

There is also potential for vernal pool fairy shrimp to occur at the Davis Site.

SECTION 6.0

Institutional and Land Use Controls

Institutional controls include various enforceable use restrictions and land use controls on the use of the property. An institutional control, in the form of a deed restriction, is an "environmental restriction" under California Civil Code Section 1471. The deed will contain appropriate provisions to ensure that the restrictions continue to run with the land. Property transferred under this FOSET will be subject to land use controls at the time of transfer. Maintenance, monitoring, and other controls will continue until institutional controls are no longer necessary or are modified because of reductions in toxicity or potential exposure to contamination. Land use controls will be maintained until the concentrations of hazardous substances are at levels that would allow for unrestricted use and exposure. The deed assurances are described in Exhibit 5, Table 1.

After the effective date of property conveyance, the transferee or subsequent property owner(s) will conduct annual physical inspections of the site to confirm continued compliance with all institutional control objectives unless and until the institutional controls at the sites are terminated. The transferee or subsequent property owner(s) will provide to the Air Force and relevant regulatory agencies an annual monitoring report on the status of institutional controls and the ways institutional control deficiencies or inconsistent uses have been addressed. The Air Force will place these transferee obligations in the transfer documentation and provide copies of the relevant portions of such documents to the regulatory agencies.

The deed or State Land Use Covenant (SLUC) will require that the transferee notify the regulatory agencies of any activities that are inconsistent with the institutional control objectives or use restrictions, or any other action that might interfere with the effectiveness of the institutional controls and address such activity or condition as soon as practicable. In no case will the process be initiated later than 10 days after the transferee becomes aware of the breach. If the transferee fails to satisfy the obligation pursuant to the institutional and land use controls, the Regional Water Board may enforce such obligations against the transferee. If there is failure or a violation of the institutional control obligations (for example, an activity inconsistent with the institutional control objective or use restriction, or any action that might interfere with the effectiveness of the institutional control), the Regional Water Board will notify the Air Force and other relevant regulatory agencies in writing of such failure as soon as practical (but no longer than 14 days from the discovery), and seek corrective action or other recourse from the transferee. Within 21 days following the agency's notification, the parties will discuss reimplementation of the institutional control(s) to address the breach. If the Regional Water Board reports that the transferee is unable to undertake the remedial actions, the Air Force will inform the other parties of measures it will take to address the breach within 10 days.

In addition to CERCLA and National Contingency Plan land use controls, the Davis Site is also subject to land use controls associated with the U.S. Fish and Wildlife Service Biological Opinion (2004) for property disposal. The Biological Opinion requires that, upon transfer of the property from federal control, a perpetual conservation easement be established for

approximately 173 acres of the Davis Site encompassing the vernal pools and their watersheds. The easement will require the 173-acre area to be retained forever in a natural condition and will prohibit future uses that may significantly impair or interfere with the conservation values of the property. Standard enforcement language will be incorporated into the perpetual conservation easement, and will include either property reversion or other remedies to provide for compliance with the requirements of the easement. A map showing the biological conservation easement is presented in Exhibit 3, Figure 2.

SECTION 7.0

State Land Use Covenant

Hazardous substances may remain at levels exceeding those suitable for unrestricted use of the land as described in this FOSET. After transfer of title to the Davis Site, including portions where institutional controls are applied, the Regional Water Board will execute a SLUC with the transferee (Yolo County) that includes the restrictions described in Exhibit 5 and legal descriptions of the property and affected areas and identify the appropriate signatories. The SLUC will be recorded after the recording of the federal deed. The Regional Water Board will prepare and enter into the SLUC pursuant to State law, including California Code of Regulations, Title 22, Section 67391.1. The SLUC will be based on the model Covenant to Restrict Use of Property developed by DTSC. Modifications to or termination of the SLUC must be undertaken in accordance with State law, CERCLA, the National Contingency Plan, and the IRP. The SLUC may require restrictions in addition to those listed in Exhibit 5.

SECTION 8.0

Public Comments

On August 30, 2006, a public notice (with a 30-day comment period) of the proposed transfer of the Davis Site to Yolo County was provided by publication in *The Davis Enterprise*, a local newspaper of general circulation (see Exhibit 7, Public Notice). No written comments had been received from the public as of September 28, 2006.

SECTION 9.0

Regulator Coordination

The DTSC, Regional Water Board, and EPA Region 9 were notified of the initiation of preparation of the FOSET on July 11, 2006, and were invited to participate in preparing the working draft document consistent with the provisions of AFRPA's Procedures for Processing Findings of Suitability to Lease/Transfer (FOSL/FOST), issued jointly by Alan K. Olsen, Air Force Base Conversion Agency; Thomas W.L. McCall, Jr., DAS/ESOH; and Timothy Fields, Jr., DAA/OSWER in a memorandum dated June 8, 1995. A consolidated draft document was provided on August 1, 2006, for formal review and comment.

All comments on the Draft Davis Site FOSET were received by October 5, 2006. Comments were addressed as discussed in Exhibit 6. A Draft Final FOSET was submitted to the regulators on December 1, 2006, for a 30-day review to ensure all previous comments were addressed.

The Regional Water Board provided some additional comments on the Draft Final FOSET on January 9, 2007. All comments were addressed and incorporated into the Final FOSET as discussed in Exhibit 8, Attachment 2. The Regional Water Board provided concurrence on the Final Davis Site FOSET on June 13, 2007 (Exhibit 8, Attachment 1).

SECTION 10.0

Finding of Suitability for Early Transfer

The proposal to transfer the Davis Site has been adequately assessed and evaluated for (1) the presence of hazardous substances and contamination on the property, (2) environmental impacts anticipated from the intended use of the property, and (3) the adequacy of use restrictions and notifications to ensure that the intended use is protective of human health and the environment, and (4) adequate notice of disclosures, including those required by CERCLA § 120(h). The future use of this property does not present a risk to human health or the environment, subject to inclusion and compliance with the appropriate use restrictions and disclosures as addressed previously. CERCLA § 120(h)(3)(A)(ii)(I) requires a covenant indicating that all remedial action necessary to protect human health and the environment with respect to any hazardous substances remaining on the property has been taken prior to transfer by deed. For the geographic area of the Davis Site identified in Exhibit 5, Figure 2, the covenant will be deferred. The deferral of the covenant for this area has been adequately assessed and evaluated to assure that (1) the transfer will not delay environmental response actions, (2) the reuse of the property will not pose a risk to human health or the environment, and (3) the federal government's obligation to perform all necessary response actions will not be affected by the early transfer of this property. Therefore, that portion of the Davis Site designated as the "Early Transfer Area" is suitable for early transfer. There are no known environmental issues or concerns on the balance of the property (approximately 254 acres) that will also be transferred.

The Air Force will submit to the Governor of the State of California for approval, a request that the required covenant of CERCLA § 120(h)(3)(A)(ii)(I) be deferred for the areas identified in Exhibit 5, Figure 2. The covenant required by CERCLA § 120(h)(3)(A)(ii)(II) will be included in the deed to ensure protection of human health and the environment, to ensure that environmental investigations and remedial activities will not be disrupted, and additional response actions found to be necessary after the date of transfer will be accomplished by the Air Force. A clause will be included in the deed granting the United States access to the property in any case, upon reasonable notice, where a remedial action, response action, or corrective action is found to be necessary after transfer. The transferee will receive a warranty authorized under CERCLA § 120(h)(3)(C)(iii) when all response actions necessary to protect human health and the environment have been taken in accordance with the provisions of the Federal Facilities Site Remediation Agreement entered into by the Air Force and the State of California. Transfer of property cannot occur until after the request for deferral is approved.

27 Jun 07

Date

JEFFREY DOMM
Deputy Director
Air Force Real Property Agency

EXHIBIT 1

Facility Map

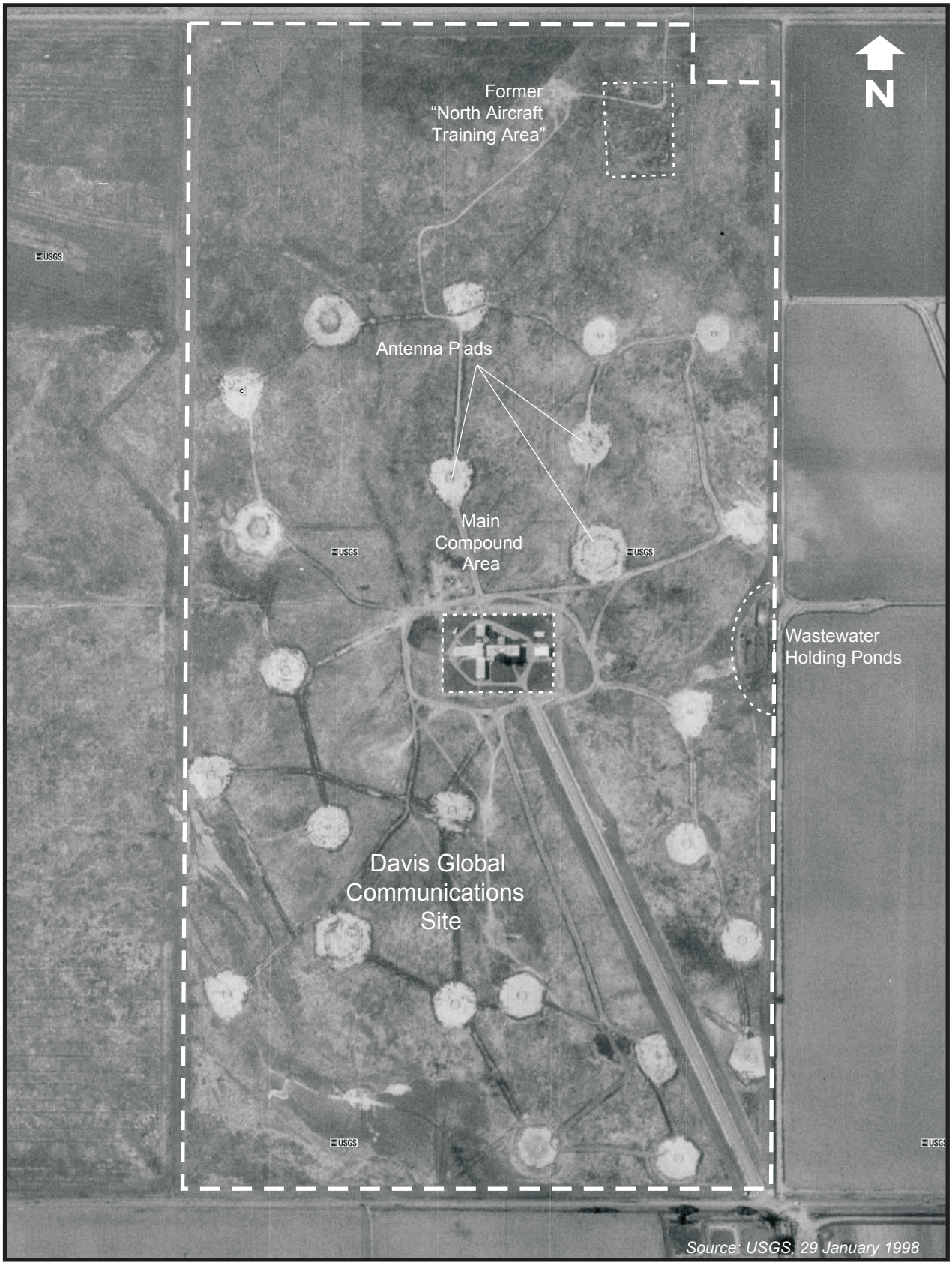
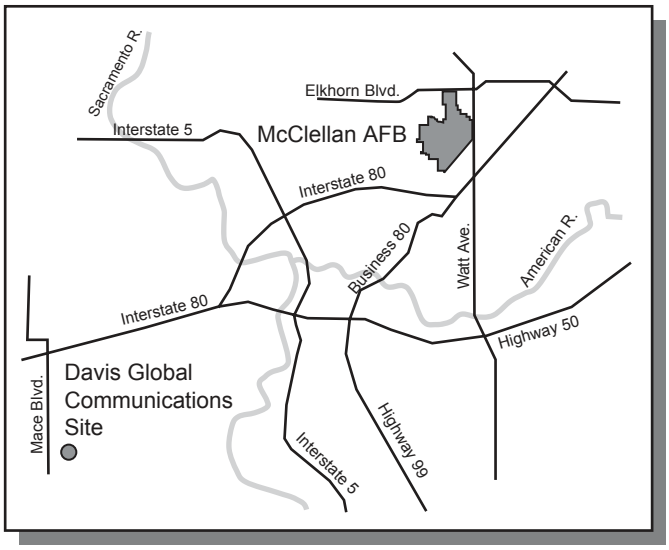


EXHIBIT 1, FIGURE 1
SITE MAP
DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

ES062006002SAC exhibit_1_figure_1.ai 07-18-06 tdaus

EXHIBIT 2

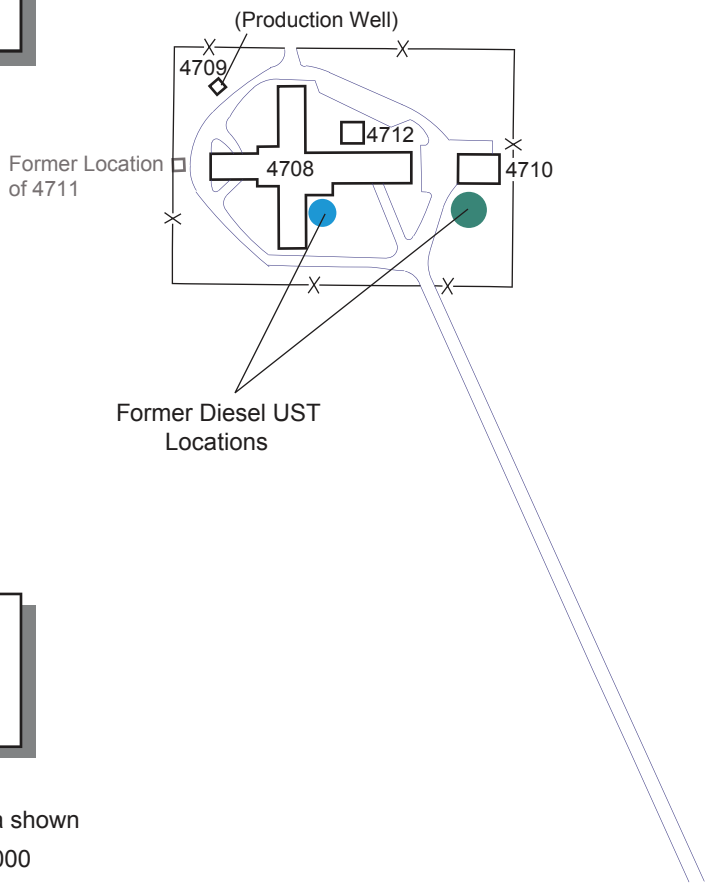
Contamination Status Maps



N

Environmental Condition Categories

1	4
2	5
3	6
	7



Legend

4710 Building

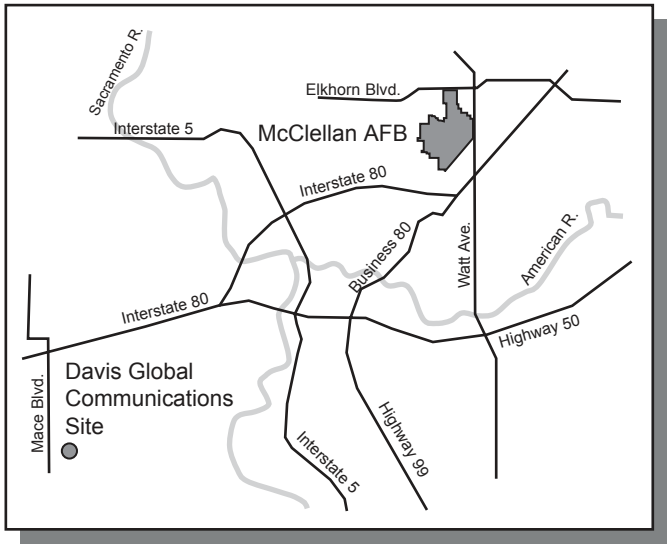
Fence

Not to Scale

Property boundary extends beyond area shown

SOURCE: URS/Radian International, 2000

EXHIBIT 2, FIGURE 1
SOIL CONTAMINATION STATUS MAP
DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

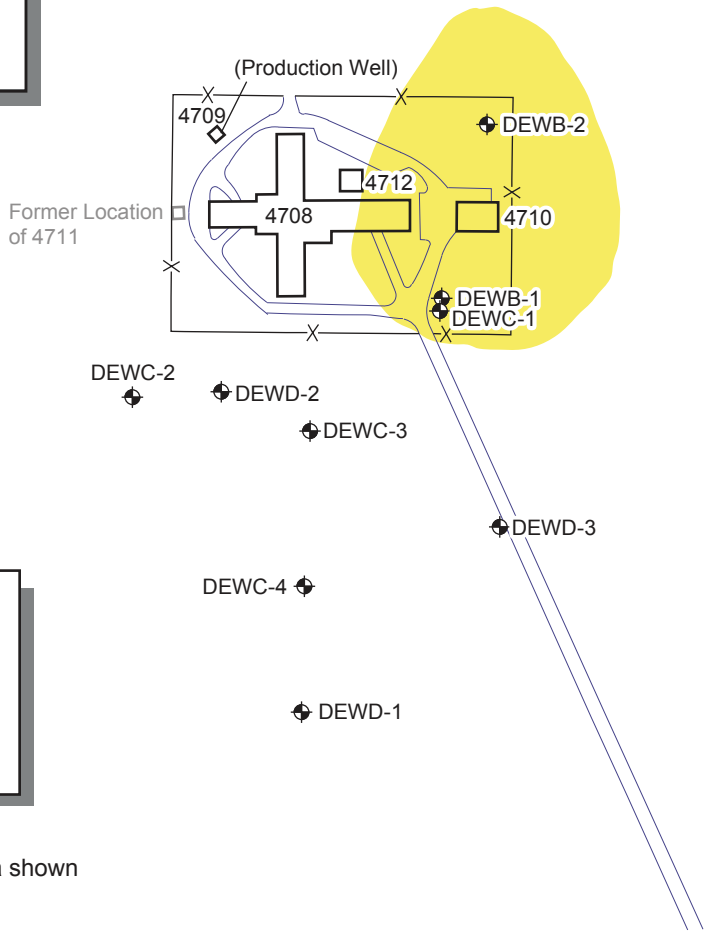


N

Note:
Groundwater contamination status contours are based on December 2005 5µg/L (Category 5) groundwater isoconcentration contours (contaminant isopleths). Contaminant isopleths are based on TCE and PCE concentrations as of April 2006.

Environmental Condition Categories

1	4
2	5
3	6
	7



Legend

4710 Building

Fence

Groundwater Extraction Well

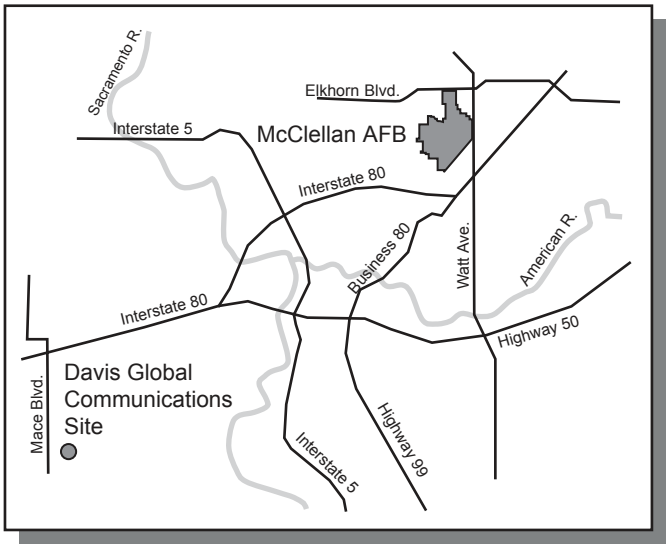
Not to Scale

Property boundary extends beyond area shown

SOURCE: CH2M HILL, 2006

EXHIBIT 2, FIGURE 2
GROUNDWATER CONTAMINATION STATUS MAP

DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA



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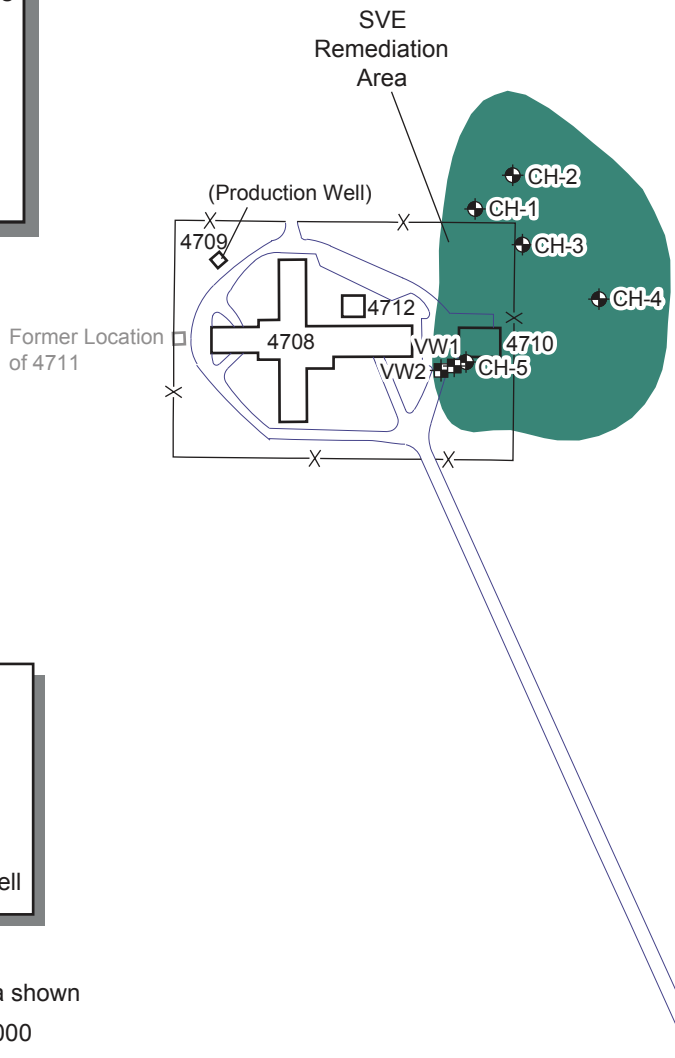
Environmental Condition Categories

1	4
2	5
3	6
	7



Legend

4710	Building
x	Fence
CH-4	Soil Vapor Extraction Well
VW2	Bioventing Air Injection Well

Not to Scale

Property boundary extends beyond area shown

SOURCE: URS/Radian International, 2000

EXHIBIT 2, FIGURE 3
SOIL GAS CONTAMINATION STATUS MAP
DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

EXHIBIT 2, FIGURE 4
ADJACENT PROPERTIES MAP
DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

ES062006002SAC exhibit_2_figure_4.ai 07-18-06 tdaus

EXHIBIT 3

Visual Site Inspection Reports and Biological Resources Maps

EXHIBIT 3

Visual Site Inspection Reports and Biological Resources Maps

Visual site inspections (VSIs) were performed for the Davis Site as part of this FOSET. VSIs were conducted in the main compound area and in the undeveloped areas that were accessible on June 1, 2006 and January 26, 2007. A 500-foot radius boundary was used to evaluate adjacent properties. VSI reports for each building are included in this exhibit. Also included in this exhibit are maps that show the locations of vernal pools (Exhibit 3, Figure 1) on the site and the biological conservation easement (Exhibit 3, Figure 2).

ATTACHMENT 1

Visual Site Inspection Reports – June 2006

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4708

Facility Name: Davis Transmitter Site Radio Communications Facility

Date Surveyed: June 1, 2006 **Weather Conditions:** **Temp:** 80°F **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1952 **Last VSI Conducted:** August 30, 2000

Current Uses (include any special operations/equipment used): Vacant

Past Use(s): **Unknown** ☐ **Same as above** ☐ **Other (specify):**

First Floor: Previous location of the administrative offices for the 77 Communications Squadron; transmitter and radio communications equipment maintenance.
Second Floor: Previous location of the air ventilation system maintenance and dormitories.
Underground Basement/Bomb Shelter: Previously used for storage in the 1950s and 1960s.

Source of Past Use(s) Info: 2000 VSI Report (No changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass and vegetation surround the facility; topography is relatively level with slight sloping away from all sides of the building; stormwater drains present along edge of facility walls to capture roof drainage.

Describe "Housekeeping" appearance in and around buildings: Poor: Requires general cleaning; broken ceiling and floor tiles observed throughout building; water damage and mold observed in various locations in the building. Deteriorating piping noted in the HVAC room. Overgrown vegetation surrounds the building.

Condition of Exterior Painted Surfaces: Fair to poor: Minor amounts of flaking paint along exterior of wall; some peeling paint near western wing. Surfaces of exterior stairs, stairwell, and concrete landscaping boxes on the east side of the facility were observed to have flaked and chipped brown paint.

Condition of Interior Painted Surfaces: Fair: Areas of missing or flaked paint observed throughout the building.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): Yolo County environmental officials approved the storage of the creosote-covered wood poles on the asphalt lot east of facility – these poles will be transferred to the County. Two transformers were located in the "Transformer Vault" inside the facility and one transformer was located on a concrete pad outside (south) of the Transformer Vault.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? Yes ☐ No ☒ **Hazardous Wastes?** Yes ☐ No ☒

Are any of the Hazardous Materials/Wastes Radioactive? Yes ☐ No ☒

Describe Type: NA

Are any Petroleum Products Present? Yes ☐ No ☒

Type of Hazardous Materials Present: NA

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):
NA

IAP or ACCS Present? Yes ☐ No ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: The 7,000-gallon AST is empty and out of service.

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☐ Septic Tank
- ☒ (2) Sumps
- ☒ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☒ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☒ (3) Suspected Lead Paint (age <1978, and/or positive result)
- ☒ (4) Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☒ (5) Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☒ Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (6) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☒ (7) Fraying Insulation
- ☐ Operation/Equipment of Concern (see check list below)
- ☒ (8) ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☐ Drum/Container Storage
- ☒ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern:

Six creosote-covered wood poles were observed lying on the asphalt-paved lot east of the facility.

Operation/Equipment of Concern (check all that apply):

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☐ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: None

Visual Site Inspection (VSI) Report

REMARKS:

1. A 7,000-gallon steel, double-walled AST is located south of the building and was previously associated with Building 4708's boiler. This AST is surrounded by pilings approximately 2 feet high. The AST is empty and out of service.
2. A wooded plate was observed in the boiler room, which may be the cover for a small excavated area described in the 2000 VSI report. The cover was not lifted for verification.
3. Due to the age of the facility, lead-based paint is suspected.
4. Several areas of damaged insulation sheetrock were observed on both the first and second floors. Positive ACM tags were observed in many areas throughout the facility.
5. Due to the age of the facility, PCB oils are suspected to be present with the light ballasts at the facility. The light ballasts in the facility were observed to be in good condition.
6. The Davis Site contains a variety of biological resources, as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.
7. Several areas of exposed insulation, water-damaged insulation or ceiling acoustic tiles, and damaged/punctured sheetrock were observed throughout the facility.
8. Two Carrier chiller units were located in the east wing and on the roof of the north wing of the building. The capacity and type of coolant in the unit could not be determined.

6/1/06

Daniel Chern
Staff Engineer, CH2M HILL

Date

ADDITIONAL REMARKS BASED ON VSI CONDUCTED ON NOVEMBER 20, 2006:

1. No floor drains were evident in Building 4708.

11/29/06

Andrew Cramer, P.E.
Senior Project Manager, CH2M HILL

Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4709

Facility Name: Base Production Well Pumphouse

Date Surveyed: June 1, 2006 **Weather Conditions:** **Temp:** 80°F **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1952 **Last VSI Conducted:** August 30, 2000

Current Uses (include any special operations/equipment used): Pumphouse and chlorination treatment for the potable water supply well at the Davis Site.

Past Use(s): **Unknown** ☐ **Same as above** ☒ **Other (specify):**

Source of Past Use(s) Info: 2000 VSI Report (No changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass and vegetation surrounds the facility; beyond the fence line is open annual grassland; topography is level; no drains observed.

Describe "Housekeeping" appearance in and around buildings: Poor: Requires general cleaning; facility is dirty and not maintained; staining, possibly due to equipment leaks, was noted near the pump; overgrown vegetation surrounds the building.

Condition of Exterior Painted Surfaces: Good: No flaking paint observed.

Condition of Interior Painted Surfaces: Good to Fair: Generally in good condition; in the northeast corner only, small areas of chipping paint were observed, but no visible flaking noted. Rust was also noted on the metal interior walls.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): Chlorination treatment room was located east of the pumphouse.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☒ **No** ☐ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☒ **No** ☐

Type of Hazardous Materials Present: A 5-gallon container of turbo T-Oil 46 (possibly engine or motor oil), and a 3- to 4-gallon container of trichloroisocyanuric acid – an oxidizer (contents were not verified).

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): 5-gallon and 3- to 4-gallon containers

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins):

NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: The last VSI indicated that hazardous materials and wastes were removed from the facility. However, the materials noted above remain onsite.

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☐ Septic Tank
- ☐ Sumps
- ☐ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☐ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☒ (2) Suspected Lead Paint (age <1978, and/or positive result)
- ☐ Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☐ Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☒ (3) Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (4) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☐ Fraying Insulation
- ☒ Operation/Equipment of Concern (see check list below)
- ☐ ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☐ Drum/Container Storage
- ☐ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply):

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☒ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: The treatment plant consists of chlorination feeder treatment for the potable water supply system.

Visual Site Inspection (VSI) Report

REMARKS:

1. A steel AST is located northeast of the building and stores water.
2. Lead-based paint is suspected because of the age of the facility. However, the last VSI report did not indicate that the surface was painted. Therefore, it is possible that the building may have been painted during the time between the last VSI (2000) and this one. If so, lead-based paint would not have been used.
3. Dark staining was observed near the pump in the pumphouse (likely resulting from equipment leaks).
4. The Davis Site contains a variety of biological resources, as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.

Daniel Chern
Staff Engineer, CH2M HILL

6/1/06
Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4710

Facility Name: Electrical Power Station

Date Surveyed: June 1, 2006 **Weather Conditions:** **Temp:** 80°F **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1952 **Last VSI Conducted:** August 30, 2000

Current Uses (include any special operations/equipment used): Vacant (Contains two diesel-fueled generators, motors and turbines, air compressor, a 250-gallon AST, a GE switch unit, an emergency lighting power source, and administrative office.)

Past Use(s): **Unknown** ☐ **Same as above** ☐ **Other (specify):** Backup power production for Building 4709 activities.

Source of Past Use(s) Info: 2000 VSI (No changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass, vegetation, and asphalt surround the facility; topography slopes away from facility toward west and southwest; remnants (i.e., exposed concrete pads) of the former SVE system are located on the east and southeast side of the building; annual grassland is less than 100 feet away on other side of fence line.

Describe "Housekeeping" appearance in and around buildings: Fair to Poor: Requires general cleaning; observed peeling/flaking paint along base of the walls and staining near the AST, motors, and black electrical boxes.

Condition of Exterior Painted Surfaces: Good: No flaking paint observed.

Condition of Interior Painted Surfaces: Fair: Some peeling paint observed along base of walls and near the motors and turbines.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): NA

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☐ **No** ☒ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☐ **No** ☒

Type of Hazardous Materials Present:

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):
NA

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: The 250-gallon diesel fuel AST was cleaned and has been out of service since October 2000.

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☒ (2) Septic Tank
- ☒ (3) Sumps
- ☒ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☐ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☒ (4) Suspected Lead Paint (age <1978, and/or positive result)
- ☒ (5) Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☐ Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☒ (6) Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (7) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☒ (8) Fraying Insulation
- ☐ Operation/Equipment of Concern (see check list below)
- ☒ (9) ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☒ (10) Drum/Container Storage
- ☐ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply):

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☐ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: NA

REMARKS:

1. A 250-gallon AST (likely to be single-walled as indicated in previous VSI) is located along the west wall inside the facility. The tank was cleaned in October 2000. A 20,000-gallon AST is located north of the building within an approximately 4-foot concrete berm. This tank was also cleaned in October 2000.
2. A septic tank was located outside the facility's south wall. The tank was closed out.
3. A large sump, approximately 2-3 feet deep, is located below the facility floor surrounding the diesel fuel generators and the diesel fuel AST in the facility. According to the previous VSI, the sump capacity is estimated to be approximately 1,000 gallons. A floor consisting of metal grates covers the sump area. The sump has been cleaned and all drains within the sump have been sealed. There is currently no discharge or influent entering the sumps (per the previous VSI). The sump was observed to be dry.
4. Due to the age of the facility, lead-based paint is suspected.
5. Asbestos stickers were observed along the window sills (window caulking may have asbestos), floor baseboards, and on the walls.
6. Dark staining was observed near the AST, motors, and black electrical boxes.
7. The Davis Site contains a variety of biological resources, as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.
8. Fraying insulation was observed outside the administrative office room.
9. Administrative office room has an AC unit – capacity and type of coolant could not be determined.
10. The follo wing containers were observed outside of Building 4710; however, these containers are associated with the groundwater treatment plant pilot study, and will be removed from the site upon data analysis of content:
    - Fourteen (14) 55-gallon drums located southwest (outside) of the facility (contain soil cuttings and purge water)
    - Thirteen (13) additional 55-gallon drums located south of Building 4710 (empty)
    - Located south of the Building 4710 and outside the fenced area: two (2) dumpsters (contain soil cuttings) and one (1) portable tank (contains purge water).

6/1/06

Daniel Chern
Staff Engineer, CH2M HILL

Date

ADDITIONAL REMARKS BASED ON VSI CONDUCTED ON NOVEMBER 20, 2006:

1. A sub-floor, approximately 3 feet bgs, is located in the western portion of Building 4710. Two large generators are situated on metal grates which cover the sub-floor. A hole in the metal grate was identified in the northwest corner of the building where a vertical pipe may have once existed. In addition, a patched area on the wall in the northwest corner of the building was identified and may have contained a pipe that extended to the exterior of the building. It is possible that these two pipes may have been connected at one time. A concrete pad is located west of Building 4710 where a former bowser or AST may have existed. Therefore, it appears that liquid that accumulated in the sub-floor may have been pumped through the pipes into the former bowser or AST.

   There is also a sink located in the northern portion of the building which may have drained to the sub-floor.

11/29/06

Andrew Cramer, P.E.
Senior Project Manager, CH2M HILL

Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4712

Facility Name: Recreation Facility

Date Surveyed: June 1, 2006 **Weather Conditions:** **Temp:** 80°F **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1977 **Last VSI Conducted:** August 30, 2000

Current Uses (include any special operations/equipment used): Vacant (BBQ and picnic tables are present); building/covered area is not fully enclosed

Past Use(s): **Unknown** ☐ **Same as above** ☒ **Other (specify):**

Location was used by former Davis Site personnel (77 Communications Squadron) for recreation and picnicking.

Source of Past Use(s) Info: 2000 VSI Report (No changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass, vegetation, and shrubs/trees surround the facility; topography is level; no drains observed; annual grassland is less than 100 feet away from the building/covered area.

Describe "Housekeeping" appearance in and around buildings: Poor: Facility is structurally unsound as roof is unstable and possibly in danger of collapsing; flaking paint observed on interior wall surface; animal feces were noted.

Condition of Exterior Painted Surfaces: Fair: Peeling and flaking paint observed in various areas of the exterior surface.

Condition of Interior Painted Surfaces: Poor: Peeling and flaking paint observed along base of the wall.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): According to the last VSI, this building/covered area and the radio communications tower were soon to be demolished. The communications tower only was removed in 2002 according to site escort.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☐ **No** ☒ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Visual Site Inspection (VSI) Report

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☐ **No** ☒

Type of Hazardous Materials Present: NA

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers):
NA

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: NA

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

☐		UST/AST (describe)	☐		Evidence of Improper Disposal
☐		Radiation	☐		Energy Source (describe if non-standard utilities)
☐		Oil/Water Separator	☐		Noxious Odors (describe)
☐		Grease Traps	☐		Stressed Vegetation (potential chemical release)
☐		Septic Tank	☒	(3)	Sensitive Receptors
☐		Sumps	☐		Discolored Soil (outdoor spills)
☐		Stormwater Drain	☐		Fill Areas/Partially Buried Objects
☐		IWL Drains/Effluent Waste Discharge (describe use and type)	☐		Surface Water
☐		Sanitary Sewer Drain	☐		Fraying Insulation
☐		Waste Piles (describe)	☐		Operation/Equipment of Concern (see check list below)
☒	(1)	Suspected Lead Paint (age <1978, and/or positive result)	☐		ODCs (chillers, fire suppressors, etc.)
☒	(2)	Suspected ACM (positive result)	☐		Landfills within 1000 ft (GIS/data)
☐		Suspected PCB's (leaking transformers)	☒	(4)	Medical/Biological Wastes (describe)
☐		Suspected PCB's (fluorescent light ballasts)	☐		Permits (air, waste treatment, radiation)
☐		Suspected PCB's (tagged equipment)	☐		Drum/Container Storage
☐		Stained Industrial Sinks	☐		Other (explain below)
☐		Evidence of Spills (indoor spills)			
☐		Evidence of Spills (outdoor spills)			

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply): NA

☐	Plating Shop	☐	Washrack
☐	Machine Shop	☐	Degreaser
☐	Ballbearing Repair Shop	☐	Engine Testing/Repair Shop
☐	Electronics Repair Shop	☐	Physical Science/Testing Lab
☐	Instrument Calibration/Repair Area	☐	Battery Shop (lead/acid battery charging)
☐	Paint/Solvent Spray Booth	☐	Motor/Generator Repair Shop
☐	Fuel Bladder Shop	☐	Hydraulic Equipment Repair/Testing Shop
☐	Treatment Plants	☐	Media Blast
☐	IRP Systems (i.e. SVE units etc.)	☐	Other (explain below)

Other Operations/Equipment: NA

REMARKS:

1. Due to the age of the facility, lead-based paint is suspected.
2. Positive asbestos stickers were observed on the southern wall.
3. The Davis Site contains a variety of biological resources, as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.
4. Animal feces were observed in the "bar area" enclosure of the building.

Daniel Chern
Staff Engineer, CH2M HILL

6/1/06
Date

ATTACHMENT 2

Visual Site Inspection Reports – January 2007

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4708

Facility Name: Davis Transmitter Site Radio Communications Facility

Date Surveyed: January 26, 2007 **Weather Conditions:** **Temp**: 40ºF **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1952 **Last VSI Conducted:** June 1, 2006

Current Uses (include any special operations/equipment used): Vacant

Past Use(s): **Unknown** ☐ **Same as above** ☐ **Other (specify):**

First Floor: Previous location of the administrative offices for the 77 Communications Squadron; transmitter and radio communications equipment maintenance.
Second floor: Previous location of the air ventilation system maintenance and dormitories.
Underground basement/bomb shelter: Previously used for storage in the 1950s and 1960s.

Source of Past Use(s) Info: 2000 and 2006 VSI Reports (no changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass and vegetation surround the facility; topography is relatively level with slight sloping away from all sides of the building; stormwater drains present along edge of facility walls to capture roof drainage.

Describe "Housekeeping" appearance in and around buildings: Poor: requires general cleaning; broken ceiling and floor tiles observed throughout building; water damage and mold observed in various locations in the building. Deteriorating piping noted in the HVAC room. Overgrown vegetation surrounds the building.

Condition of Exterior Painted Surfaces: Fair to poor: Minor amounts of flaking paint along exterior of wall; some peeling paint near western wing. Surface of exterior stairs, stairwell, and concrete landscaping boxes on the east side of the facility was observed to have flaked and chipped brown paint. Minor amounts of paint flakes were also observed on the ground.

Condition of Interior Painted Surfaces: Fair: Areas of missing or flaked paint observed throughout the building. Major peeling paint in men's room on the first floor. In addition, minor amounts of paint flakes were observed on the floor.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): Yolo County environmental officials approved the storage of three creosote-covered wood poles on the asphalt lot east of facility – these poles will be transferred to the County. Two transformers were located in the "Transformer Vault" inside the facility and one transformer was located on a concrete pad outside (south) of the Transformer Vault. No staining was observed near the transformer on the outside concrete pad.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☐ **No** ☒ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☐ **No** ☒

Type of Hazardous Materials Present: NA

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): NA

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: NA

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☐ Septic Tank
- ☒ (2) Sumps
- ☒ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☒ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☒ (3) Suspected Lead Paint (age <1978, and/or positive result)
- ☒ (4) Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☒ (5) Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☒ Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (6) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☒ (7) Fraying Insulation
- ☐ Operation/Equipment of Concern (see check list below)
- ☒ (8) ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☐ Drum/Container Storage
- ☒ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern:

Three creosote-covered wood poles were observed lying on the asphalt-paved lot east of the facility.

Operation/Equipment of Concern (check all that apply): NA

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☐ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: NA

Visual Site Inspection (VSI) Report

REMARKS:

1. A 7,000-gallon steel, double-walled AST is located south of the building and was previously associated with Building 4708's boiler. This AST is surrounded by pilings approximately 2 feet high. The AST is empty, out of service, and cleaned in October 2000.
2. A wooden plate was observed in the boiler room, which appears to be the cover for a small excavated area approximately one foot deep. Two small metal pipes were observed in this area.
3. Due to the age of the facility, lead-based paint is suspected.
4. Several areas of damaged insulation sheetrock were observed on both the first and second floors. Positive ACM tags were observed in many areas throughout the facility.
5. Due to the age of the facility, PCB oils are suspected to be present with the light ballasts at the facility. The light ballasts in the facility were observed to be in good condition.
6. The Davis Site contains a variety of biological resources as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.
7. Several areas of exposed insulation, water-damaged insulation or ceiling acoustic tiles, and damaged/punctured sheetrock were observed throughout the facility.
8. Two Carrier chiller units were located in the east wing and on the roof of the north wing of the building. The capacity and type of coolant in the unit could not be determined.

January 26, 2007

Daniel Chern
Staff Engineer, CH2M HILL

Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4709

Facility Name: Base Production Well Pumphouse

Date Surveyed: January 26, 2007 **Weather Conditions:** **Temp**: 40ºF **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1952 **Last VSI Conducted:** June 1, 2006

Current Uses (include any special operations/equipment used): Pumphouse and chlorination treatment for the potable water supply well at the Davis Site.

Past Use(s): **Unknown** ☐ **Same as above** ☒ **Other (specify):**

Source of Past Use(s) Info: 2000 and 2006 VSI Reports (no changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass and vegetation surrounds the facility; beyond the fence line is open annual grassland; topography is level; no drains observed.

Describe "Housekeeping" appearance in and around buildings: Poor; requires general cleaning; facility is dirty and not maintained; staining, possibly due to equipment leaks, was noted near the pump.

Condition of Exterior Painted Surfaces: Good: No flaking paint observed.

Condition of Interior Painted Surfaces: Good to Fair: Generally in good condition; in the northeast corner only, small areas of chipping paint were observed, but no visible flaking noted. Rusting was also noted on the metal interior walls.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): Chlorination treatment room was located east of the pumphouse.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☒ **No** ☐ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☒ **No** ☐

Type of Hazardous Materials Present: 5-gallon container of turbo T-Oil 46 (possibly, engine or motor oil), and a 3-4 gallon container of trichloroisocyanuric acid – an oxidizer. These containers appeared to be empty.

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): 5-gallon and 3-4-gallon containers

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: The 2000 VSI indicated that hazardous materials and wastes were removed from the facility. However, the materials noted above remain onsite.

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☐ Septic Tank
- ☐ Sumps
- ☐ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☐ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☒ (2) Suspected Lead Paint (age <1978, and/or positive result)
- ☐ Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☐ Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☒ (3) Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (4) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☐ Fraying Insulation
- ☒ Operation/Equipment of Concern (see check list below)
- ☐ ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☒ Drum/Container Storage
- ☐ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply):

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☒ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: The treatment plant consists of chlorination feeder treatment for the potable water supply system.

REMARKS:

1. A steel AST is located northeast of the building and stores water. Based on the sight glass, the tank appeared to be 80 to 90 percent full.
2. Lead-Based Paint is suspected because of the age of the facility. However, the 2000 VSI report did not indicate that the surface was painted. Therefore, it is possible that the building may have been painted during the time between the 2000 VSI and this one. Thus, lead-based paint would not have been used.
3. Dark staining was observed near the pump in the pump-house (likely, resulting from equipment leaks).
4. The Davis Site contains a variety of biological resources as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.

Daniel Chern

January 26, 2007

Daniel Chern
Staff Engineer, CH2M HILL

Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4710

Facility Name: Electrical Power Station

Date Surveyed: January 26, 2007 **Weather Conditions:** **Temp**: 40ºF **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1952 **Last VSI Conducted:** June 1, 2006

Current Uses (include any special operations/equipment used): Vacant (contains two diesel fueled generators, motors and turbines, air compressor, a 250-gallon AST, a GE switch unit, an emergency lighting power source, and administrative office.)

Past Use(s): **Unknown** ☐ **Same as above** ☐ **Other (specify):** Backup power production for Building 4709 activities.

Source of Past Use(s) Info: 2000 and 2006 VSI Reports (no changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass, vegetation, and asphalt surround the facility; topography slopes away from facility towards west and southwest; exposed concrete pads are located on the east side of the building; a concrete pad (former hazardous waste storage area) is located southeast of the building; no staining observed; annual grassland is less than 100 feet away on other side of fence line.

Describe "Housekeeping" appearance in and around buildings: Fair to Poor: requires general cleaning; observed peeling/flaking paint along base of the walls, and staining near the AST, motors, and black electrical boxes noted.

Condition of Exterior Painted Surfaces: Good to fair: Slightly cracking and peeling paint was observed near the base of the walls. No paint flakes were observed on the ground.

Condition of Interior Painted Surfaces: Fair: Some peeling paint observed along base of walls and near the motors and turbines. Paint flakes were observed on the floor.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): NA

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☐ **No** ☒ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☐ **No** ☒

Type of Hazardous Materials Present: NA

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): NA

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: NA

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☒ (2) Septic Tank
- ☒ (3) Sumps
- ☐ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☐ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☒ (4) Suspected Lead Paint (age <1978, and/or positive result)
- ☒ (5) Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☐ Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☒ (6) Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (7) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☒ (8) Fraying Insulation
- ☐ Operation/Equipment of Concern (see check list below)
- ☒ (9) ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☐ Drum/Container Storage
- ☐ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply): NA

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☐ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: NA

Visual Site Inspection (VSI) Report

REMARKS:

1. A 250-gallon AST (likely to be single-walled as indicated in the 2000 VSI) is located along the west wall inside the facility. The tank was cleaned in October 2000. A 20,000-gal AST is located north of the building within an approximately 4-foot concrete berm. This tank was also cleaned in October 2000. Slight staining was observed within the concrete berm; staining appeared to be rust staining and not fuel related.
2. A septic tank was located outside the facility's south wall. The tank was closed out.
3. A large sump, approximately 2-3 feet deep, is located below the facility floor surrounding the diesel fuel generators and the diesel fuel AST in the facility. The sump was observed to be dry. According to the 2000 VSI, the sump capacity is estimated to be approximately 1,000 gallons. A floor consisting of metal grates cover the sump area. The sump has been cleaned and all drains within the sump have been sealed. There is currently no discharge or influent entering the sumps (per the 2000 VSI).
4. Due to the age of the facility, lead-based paint is suspected.
5. Asbestos stickers were observed along the window sills (window caulking may have asbestos), floor baseboards, and on the walls.
6. Dark staining was observed near the indoor AST, motors, and black electrical boxes.
7. The Davis Site contains a variety of biological resources as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.
8. Fraying insulation was observed outside the administrative office room.
9. Administrative office room has an AC unit – capacity and type of coolant could not be determined.

Daniel Chern — January 26, 2007

Daniel Chern
Staff Engineer, CH2M HILL

Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: 4712

Facility Name: Recreation Facility

Date Surveyed: January 26, 2007 **Weather Conditions:** **Temp**: 40ºF **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1977 **Last VSI Conducted:** June 1, 2006

Current Uses (include any special operations/equipment used): Vacant (BBQ and picnic tables are present); building/covered area is not fully enclosed.

Past Use(s): **Unknown** ☐ **Same as above** ☒ **Other (specify):**

Location was used by former Davis Site personnel (77 Communications Squadron) for recreation and picnicking.

Source of Past Use(s) Info: 2000 and 2006 VSI Reports (no changes to past uses have occurred since the last inspection.)

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass, vegetation, and shrubs/trees surround the facility; topography is level; no drains observed; and annual grassland is less than 100 feet away from the building/covered area.

Describe "Housekeeping" appearance in and around buildings: Poor: Facility is structurally unsound as roof is unstable and possibly in danger of collapsing; flaking paint was observed on interior wall surface; and animal feces were noted.

Condition of Exterior Painted Surfaces: Poor: Peeling and flaking paint observed in various areas of the exterior surface. Majority of paint has been removed.

Condition of Interior Painted Surfaces: Poor: Peeling and flaking paint observed along base of the wall. Some flakes were observed on the floor.

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): According to the 2000 VSI, this building/cover area and the radio communications tower were soon to be demolished. The communication tower only was removed in 2002 according to site escort.

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☐ **No** ☒ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☐ **No** ☒

Type of Hazardous Materials Present: NA

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): NA

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: NA

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

☐		UST/AST (describe)	☐		Evidence of Improper Disposal
☐		Radiation	☐		Energy Source (describe if non-standard utilities)
☐		Oil/Water Separator	☐		Noxious Odors (describe)
☐		Grease Traps	☐		Stressed Vegetation (potential chemical release)
☐		Septic Tank	☒	(3)	Sensitive Receptors
☐		Sumps	☐		Discolored Soil (outdoor spills)
☐		Stormwater Drain	☐		Fill Areas/Partially Buried Objects
☐		IWL Drains/Effluent Waste Discharge (describe use and type)	☐		Surface Water
☐		Sanitary Sewer Drain	☐		Fraying Insulation
☐		Waste Piles (describe)	☐		Operation/Equipment of Concern (see check list below)
☒	(1)	Suspected Lead Paint (age <1978, and/or positive result)	☐		ODCs (chillers, fire suppressors, etc.)
☒	(2)	Suspected ACM (positive result)	☐		Landfills within 1000 ft (GIS/data)
☐		Suspected PCB's (leaking transformers)	☒	(4)	Medical/Biological Wastes (describe)
☐		Suspected PCB's (fluorescent light ballasts)	☐		Permits (air, waste treatment, radiation)
☐		Suspected PCB's (tagged equipment)	☐		Drum/Container Storage
☐		Stained Industrial Sinks	☐		Other (explain below)
☐		Evidence of Spills (indoor spills)			
☐		Evidence of Spills (outdoor spills)			

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply): NA

☐	Plating Shop	☐	Washrack
☐	Machine Shop	☐	Degreaser
☐	Ballbearing Repair Shop	☐	Engine Testing/Repair Shop
☐	Electronics Repair Shop	☐	Physical Science/Testing Lab
☐	Instrument Calibration/Repair Area	☐	Battery Shop (lead/acid battery charging)
☐	Paint/Solvent Spray Booth	☐	Motor/Generator Repair Shop
☐	Fuel Bladder Shop	☐	Hydraulic Equipment Repair/Testing Shop
☐	Treatment Plants	☐	Media Blast
☐	IRP Systems (i.e. SVE units etc.)	☐	Other (explain below)

Other Operations/Equipment: NA

REMARKS:

1. Due to the age of the facility, lead-based paint is suspected.
2. Positive asbestos stickers were observed on the walls.
3. The Davis Site contains a variety of biological resources as summarized in Section 5.16. Annual grassland is located less than 100 feet away from the building.
4. Animal feces were observed within the “bar area” enclosure of the building.

Daniel Chern

January 26, 2007

Daniel Chern
Staff Engineer, CH2M HILL

Date

Visual Site Inspection (VSI) Report

Facility Number(s)/Surrounding Property: Groundwater Treatment Plant

Facility Name: Davis Transmitter Site Radio Communications Facility

Date Surveyed: January 26, 2007 **Weather Conditions:** **Temp**: 40ºF **Precip:** None

Surveyor: Daniel Chern / CH2M HILL **Wind:** < 5 mph

Facility Escort (as required): Randy Dennis/AFRPA **Visibility:** Clear

Facility Escort Phone Number(s): 916.643.6420 x115

Year Built: 1995 **Last VSI Conducted:** NA

Current Uses (include any special operations/equipment used): Treatment Plant

Past Use(s): **Unknown** ☐ **Same as above** ☐ **Other (specify):**

NA – System has always functioned as a groundwater treatment plant since the time of installation in 1995.

Source of Past Use(s) Info: NA

Bio/Physical Setting (such as topography, surface drainage, and runoff, etc.): Grass and vegetation surround the plant; surface drainage is sloped to surrounding vegetation.

Describe "Housekeeping" appearance in and around buildings: Good to Fair: routine cleaning needed.

Condition of Exterior Painted Surfaces: Good: Only minor peeling paint and corrosion noted on equipment support beams.

Condition of Interior Painted Surfaces: NA

Additional Site/Structure/Building Specific Interview(s) (Name & Phone Number) (If Applicable): NA

HAZARDOUS MATERIAL / WASTE

Are Hazardous Materials Present? **Yes** ☒ **No** ☐ **Hazardous Wastes?** **Yes** ☐ **No** ☒

Are any of the Hazardous Materials/Wastes Radioactive? **Yes** ☐ **No** ☒

Describe Type: NA

Are any Petroleum Products Present? **Yes** ☐ **No** ☒

Type of Hazardous Materials Present: methanol, hexane, and paint

Type of Hazardous Materials Storage (e.g. drums, boxes, tanks, small containers): Flammable Locker

IAP or ACCS Present? **Yes** ☐ **No** ☒

Location(s) of IAP/ACCS: NA

Type of Hazardous Waste Present: NA

Type of Hazardous Waste Storage (e.g. drums, boxes, tanks, bowsers, roll-off bins): NA

IAP Disposal Practices (ACCS destination): NA

Changed Hazardous Materials/Waste Conditions since last VSI: NA

Visual Site Inspection (VSI) Report

Potential Issues Checklist:

Cite indications of the following with a check by the appropriate item. Elaborate in the remarks section (on back of page) if additional clarification is required or if potential issue causes a concern.

- ☒ (1) UST/AST (describe)
- ☐ Radiation
- ☐ Oil/Water Separator
- ☐ Grease Traps
- ☐ Septic Tank
- ☐ Sumps
- ☐ Stormwater Drain
- ☐ IWL Drains/Effluent Waste Discharge (describe use and type)
- ☐ Sanitary Sewer Drain
- ☐ Waste Piles (describe)
- ☐ Suspected Lead Paint (age <1978, and/or positive result)
- ☐ Suspected ACM (positive result)
- ☐ Suspected PCB's (leaking transformers)
- ☐ Suspected PCB's (fluorescent light ballasts)
- ☐ Suspected PCB's (tagged equipment)
- ☐ Stained Industrial Sinks
- ☐ Evidence of Spills (indoor spills)
- ☐ Evidence of Spills (outdoor spills)
- ☐ Evidence of Improper Disposal
- ☐ Energy Source (describe if non-standard utilities)
- ☐ Noxious Odors (describe)
- ☐ Stressed Vegetation (potential chemical release)
- ☒ (2) Sensitive Receptors
- ☐ Discolored Soil (outdoor spills)
- ☐ Fill Areas/Partially Buried Objects
- ☐ Surface Water
- ☐ Fraying Insulation
- ☐ Operation/Equipment of Concern (see check list below)
- ☒ (3) ODCs (chillers, fire suppressors, etc.)
- ☐ Landfills within 1000 ft (GIS/data)
- ☐ Medical/Biological Wastes (describe)
- ☐ Permits (air, waste treatment, radiation)
- ☒ (4) Drum/Container Storage
- ☐ Other (explain below)

Other issues, conditions, or discrepancies that potentially present a concern: NA

Operation/Equipment of Concern (check all that apply):

- ☐ Plating Shop
- ☐ Machine Shop
- ☐ Ballbearing Repair Shop
- ☐ Electronics Repair Shop
- ☐ Instrument Calibration/Repair Area
- ☐ Paint/Solvent Spray Booth
- ☐ Fuel Bladder Shop
- ☒ Treatment Plants
- ☐ IRP Systems (i.e. SVE units etc.)
- ☐ Washrack
- ☐ Degreaser
- ☐ Engine Testing/Repair Shop
- ☐ Physical Science/Testing Lab
- ☐ Battery Shop (lead/acid battery charging)
- ☐ Motor/Generator Repair Shop
- ☐ Hydraulic Equipment Repair/Testing Shop
- ☐ Media Blast
- ☐ Other (explain below)

Other Operations/Equipment: NA

Visual Site Inspection (VSI) Report

REMARKS:

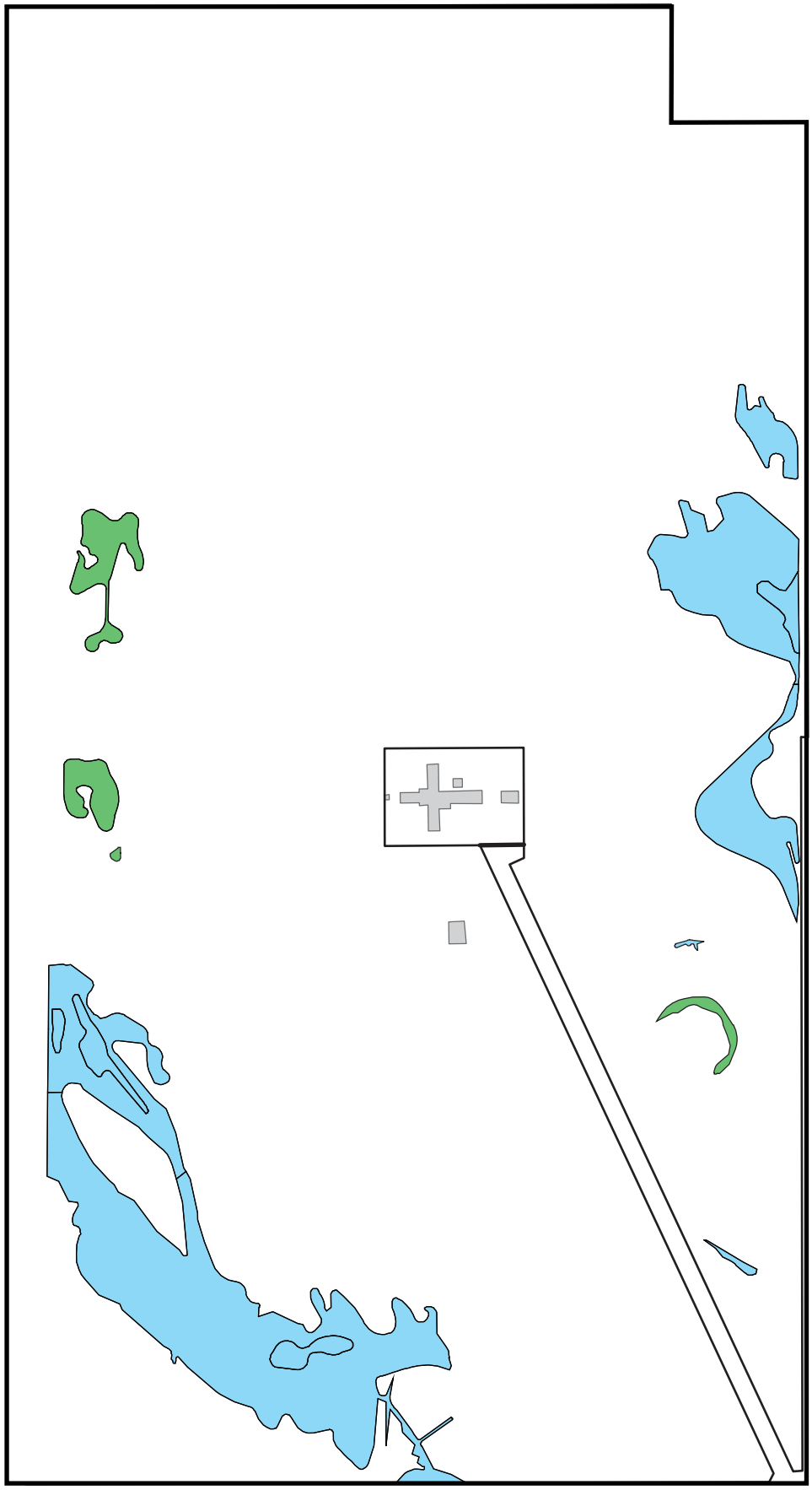
1. All ASTs are associated with the groundwater treatment plant. There are a total of 6 ASTs at the plant (influent, effluent, and backwash tanks and 3 carbon vessels). There is also one additional AST that previously stored hydrogen peroxide. The tank has been emptied and cleaned.
2. The Davis Site contains a variety of biological resources as summarized in Section 5.16. Annual grassland is located in the vicinity of the treatment plant.
3. There are three air conditioner units located at the plant that are used for equipment cooling.
4. There is one 55-gallon drum located at the plant. The drum is empty.
5. Two injection wells and associated electrical cabinets are located south of the treatment plant within the property boundaries.

Daniel Chern

January 26, 2007

Daniel Chern
Staff Engineer, CH2M HILL

Date



Legend

- Property Boundary
- Vernal Pools
- Seasonal Wetlands
- Davis Buildings

Source: AFRPA

EXHIBIT 3, FIGURE 1
VERNAL POOLS MAP
DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

ES062006002SAC exhibit_3_figure_1.ai 07-24-06 tdaus

EXHIBIT 3, FIGURE 2
BIOLOGICAL CONSERVATION EASEMENT
DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

EXHIBIT 4

Environmental Factors and Documentation

EXHIBIT 4, TABLE 1
Environmental Factors
Davis Site FOSET, Davis, California

Environmental Factors Considered	Deed Restriction/Disclosure or Other Notification Required?
Environmental Restoration, Hazardous Substances, Petroleum	
Hazardous Substances (Notification)	Yes
Installation Restoration Program (IRP) and/or Areas of Concern (AOC)	Yes
Medical/Biohazardous Wastes	No
Oil/Water Separators (OWSs)	No
Unexploded Ordnance	No
Radioactive and Mixed Wastes[a]	No
Storage Tanks (USTs/ASTs)	Yes
Petroleum Products and Derivatives	Yes
Asbestos	Yes
Drinking Water Quality	Yes
Indoor Air Quality	No
LBP (Target Housing)	No
LBP (Other Facilities)	Yes
PCBs	Yes
Radon	No
Other Factors	
Air Conformity/Air Permits[b]	Yes
Energy (Utilities)	No
Floodplains	Yes
Historic Property (Archeological/Native American, Palentological)	No
Occupational Safety & Health Administration	No
Outdoor Air Quality	No
Prime/Unique Farmlands	No
Wastewater (Sanitary and IWL)	No
Septic Tanks (Wastewater)	No
Solid Waste	No
Biological Resources	Yes
Transportation	No

[a] There is no evidence or history indicating that radioactive wastes were placed in disposal wells at the Davis Site. However, the practice could have occurred because the Air Force was authorized to dispose of radioactive wastes using this method. Therefore, the transferee should be aware of this possibility and notify the Air Force if a concrete vault is encountered during any construction or other activities.

[b] There are air emission sources onsite, but all air permits have been cancelled. A “yes” designation refers to the presence of the sources onsite.

California Re[illegible]onal Water Quality C[illegible]ntrol Board
Central Valley Region

Sacramento Main Office
Internet Address: http://www.swrcb.ca.gov/~rwqcb5/home.html
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

[illegible]on H. Hickox
[illegible]cretary for
[illegible]vironmental
Protection

Gray Davis
Governor

13 November 2000

Environmental Management
Attention: Mr. Phil Mook
SM-ALC/EMR
5050 Dudley Boulevard, Suite 3
McClellan AFB, CA 95652-1389

NO FURTHER ACTION, UST AT BUILDING 4708, DAVIS TRANSMITTER SITE, MC CLELLAN AIR FORCE BASE

Thank you for the 6 November 2000 submittal of the information regarding the UST 4708 at the Davis Transmitter Site. We have reviewed the information and have determined that no further action is required at the tank site.

If you have any questions regarding this matter, please call me at (916) 255-3025.

ALEXANDER MACDONALD
Senior Engineer

cc: Mr. Joe Healy, United States Environmental Protection Agency, San Francisco
Mr. Bill Kilgore, Department of Toxic Substances Control, Sacramento
Mr. Phil Mook, Environmental Management, McClellan AFB
Ms. Tom Naiman, Environmental Management, McClellan AFB

OLO COUNTY PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION
10 Cottonwood St., Woodland, CA 95695
(916) 666-8646

UNDERGROUND TANK ABANDONMENT INSPECTION AND CERTIFICATE

Facility/Permit No.:	Tank No.:	Serial No.:
Facility Name: Davis Global Commsite	D7000	
Facility Location: 44960 CR 30		
Tank No. Davis CA		

Tank 1			INSPECTION CHECKLIST
✓			Application, plan, plot plan, fees, on file, acceptable accurate
✓			Contents removed from tank & pipes, pipe removed or capped
✓			Dry Ice (15#/1000 gal) added, tank capped, fire prevention adequate
✓			Tank and soil free from indicators of unauthorized releases
✓			Tank adequately filled, or properly transported and disposed
USE WHEN UNAUTHORIZED RELEASE SUSPECTED OR OBSERVED			
	✓		Soils/water sampled as needed to confirm release
	✓		Sample, transport, analysis, procedure and method approved
			Assessment report of release acceptable
			Water Quality Control Board notified if groundwater impacted
			Proposed cleanup plan acceptable
			Cleanup actions completed and acceptable

SUPPLEMENTAL INSPECTION RECORD

Description — Date

LABORATORY TESTS INDICATED SAMPLES TAKEN FROM TUNNEL (OVERBURDEN ZONE, WELL BELOW REPORTING LIMITS FOR BTEX) AND TPH (AS GASOLINE/DIESEL) DO NOT APPEAR TO WARRANT FURTHER REQUIRED.

Notes
Composite samples from stock pile show Ethylbenzene at 736 ppb, Xylenes at 1300ppb, and Diesel up to 3,700ppb, Soil must be Disposed or Treated properly.

CERTIFICATE OF SATISFACTORY COMPLETION

This statement when signed by an authorized representative of Yolo County certifies that the Underground Storage Tank(s) listed have been abandoned in accordance with Yolo County Code Sec. 6-11-112.8.

Yolo County Permit No.: Tank(s) No.: D7000

Authorized Signature

7/1/96
Date Issued

YOLO COUNTY PUBLIC HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
10 Cottonwood St., Woodland, CA 95695
(916) 666-8646

Permit No. _____
Fee Req'd. _____
Fee Rcd by _____

APPLICATION FOR PERMIT TO ABANDON UNDERGROUND STORAGE TANKS

Removal and Abandonment in Place Permits expire in 90 days

Instructions: **READ INFORMATION AND INSTRUCTIONS PROVIDED ON THE BACK OF THIS FORM, complete SECTION ONE below and submit with attachments and fees to Yolo County Environmental Health, 10 Cottonwood Street, Woodland, CA 95695**

SECTION ONE: APPLICATION

Facility Name DAVIS GLOBAL COMMUNICATIONS SITE
Facility Address 44960 CR 36
Nearest Cross Street MACE BLVD Phone No. 916-643-2399
Owners Name MCCLELLAN AIR FORCE BASE Phone No. 916-643-0830
Owners Address 5050 DUDLEY BLVD, Suite 3 EPA # CA2570290260
Contractors Name CENTRAL ENVIRONMENTAL INC License Type & No. CLASS A 507052
Contractors Address 3374 MONIER CIRCLE #1 RANCHO CORDOVA CA Phone No. 916-851-8400
Transporter RAMOS ENVIRONMENTAL DHS# CAD044003556

TANK INFORMATION

Tank #	Tank Size		Tank Contents
4708	7,000	gal	DIESEL PRODUCT
		gal	
		gal	
		gal	
		gal	

Please attach tank information if more than five tanks.

Nature of Abandonment: _____ Temporary OR _____ Permanent
If Permanent by: _X_ Removal OR _____ Filling

Debra Soper
Applicant Signature

19 JUN 95
Date

SECTION TWO: PERMIT

Expires: _____

Permit: _____ Approved _____ Denied

Comments: _____

DANGER: IMPROPER HANDLING OF TANK DURING REMOVAL, TRANSPORTATION, OR DISPOSAL MAY RESULT IN FIRE OR EXPLOSION.

Please see additional permit conditions on reverse side of this form.

_____ _____
Authorized Signature Date

SEPTIC TANK CLOSURE

CLOSURE REPORT 4710

DAVIS TRANSMITTER SITE

Prepared By: Dolver Company, Inc.
Submitted To: AFRPA/DD – McClellan

Date: November 13, 2003

CONTENTS

INTRODUCTION

The Davis Transmitter was formerly an annex of the former McClellan AFB in Sacramento. The site is located approximately 4 miles south of Davis, which is located in Yolo County, and is currently not in use. The site was built in the 1950s and covers approximately 316 acres, mostly surrounded by farmland. The estimated capacity of the tank was 5000 gallons. The septic system was abandoned because there was no further use for it.

SAMPLING REQUIREMENTS

Material from the septic tank was analyzed for: metals, VOCs, semi-VOCs, anions, and microbiological parameters, using the following methods, respectively, EPA 7470A, 6010B, & 6020, EPA 8260B, EPA 8270C, EPA 300.0, and SM 9221B. Sequoia Analytical performed analysis of sampling and results can be found in Appendix A. This information was provided to Sacramento County to obtain the closure permit.

CLOSURE/REMOVAL PROCEDURES

County

A Yolo County closure permit was obtained from the Yolo County Health Department, included in Appendix B.

AFRPA

An approved AFRPA encroachment permit was obtained prior to any excavation activities. Underground Service Alert (USA) was notified 48 hours prior to excavation. Encroachment permit included in Appendix C.

PROJECT PROCEDURES

The fieldwork began on April 11th, 2003 and was completed on July 11th, 2003. All material was removed from the tank (after it was sampled and analyzed) and disposed of in accordance with Yolo County Health Department criteria. After all material was removed from the tank, the tank was rendered non-usable by breaking the lid of the tank and filling the tank with sand. The main line leading to the septic tank, from the building, was excavated and permanently capped within 10 feet of the building. Located east of the septic tank, was a liquid pump station that pumped liquid from the septic tank to the septic leach field. This pump station was abandoned in the same manner as the tank itself, and then the electrical was abandoned properly. The site was restored to original condition at the completion of the fieldwork.

All work was done in accordance with Dolver Company's 2003 Master Health & Safety Plan. This closure report will be remanded Mike Prall from the AFRPA.

APPENDIX A

Sequoia
Analytical

819 Striker Ave Ste 8
Sacramento, CA 95834
(916) 921-9600
FAX (916) 921-0100
www.sequoialabs.com

7 February, 2003

Daryl Sattelberg
Dolver Company Inc.
5117 Shelter Rd.
McClellan, CA 95652

RE: Dolver
Sequoia Work Order: S301445

Enclosed are the results of analyses for samples received by the laboratory on 01/21/03 15:22. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Ron Chew
Client Services Representative

CA ELAP Certificate #1624

Sequoia Analytical

819 Striker Ave Ste 8
Sacramento, CA 95834
(916) 921-9600
FAX (916) 921-0100
www.sequoialabs.com

Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
Davis Septic	S301445-01	Water	01/21/03 14:45	01/21/03 15:22

Sequoia Analytical

819 Striker Ave Ste 8
Sacramento, CA 95834
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FAX (916) 921-0100
www.sequoialabs.com

Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Total Metals by EPA 6000/7000 Series Methods

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water Sampled: 01/21/03 14:45 Received: 01/21/03 15:22									
Mercury	ND	0.00020	mg/l	1	3020007	02/03/03	02/04/03	EPA 7470A	

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Sacramento, CA 95834
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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water	**Sampled: 01/21/03 14:45**	**Received: 01/21/03 15:22**							
Benzene	ND	0.50	ug/l	1	3010496	01/29/03	01/30/03	EPA 8260B	
Bromobenzene	ND	0.50	"	"	"	"	"	"	
Bromochloromethane	ND	0.50	"	"	"	"	"	"	
Bromodichloromethane	ND	0.50	"	"	"	"	"	"	
Bromoform	ND	0.50	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	0.50	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.50	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.50	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	0.50	"	"	"	"	"	"	
Chloroethane	ND	0.50	"	"	"	"	"	"	
Chloroform	ND	0.50	"	"	"	"	"	"	
Chloromethane	ND	0.50	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.50	"	"	"	"	"	"	
Dibromochloromethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.50	"	"	"	"	"	"	
Dibromomethane	ND	0.50	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.50	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.50	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.50	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.50	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Isopropylbenzene	ND	0.50	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.50	"	"	"	"	"	"	
Methylene chloride	ND	1.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.50	"	"	"	"	"	"	
Naphthalene	ND	1.0	"	"	"	"	"	"	

Sequoia Analytical

819 Striker Ave Ste 8
Sacramento, CA 95834
(916) 921-9600
FAX (916) 921-0100
www.sequoialabs.com

Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water Sampled: 01/21/03 14:45 Received: 01/21/03 15:22									
n-Propylbenzene	ND	0.50	ug/l	1	3010496	01/29/03	01/30/03	EPA 8260B	
Styrene	ND	0.50	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.50	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.50	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.50	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.50	"	"	"	"	"	"	
Trichloroethene	ND	0.50	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.50	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.50	"	"	"	"	"	"	
Vinyl chloride	ND	0.50	"	"	"	"	"	"	
Xylenes (total)	ND	0.50	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*112 %*	*70-130*		"	"	"	"	
Surrogate: 1,2-DCA-d4		*108 %*	*70-130*		"	"	"	"	
Surrogate: Toluene-d8		*131 %*	*70-130*		"	"	"	"	*S-LIM*
Surrogate: 4-BFB		*112 %*	*70-130*		"	"	"	"	
Davis Septic (S301445-01RE1) Water Sampled: 01/21/03 14:45 Received: 01/21/03 15:22									**HT-RS**
Tetrachloroethene	ND	0.50	ug/l	1	3020047	02/05/03	02/05/03	EPA 8260B	
Surrogate: Dibromofluoromethane		*108 %*	*70-130*		"	"	"	"	
Surrogate: 1,2-DCA-d4		*109 %*	*70-130*		"	"	"	"	
Surrogate: Toluene-d8		*108 %*	*70-130*		"	"	"	"	
Surrogate: 4-BFB		*108 %*	*70-130*		"	"	"	"	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. Unless otherwise stated, results are reported on a wet weight basis. This analytical report must be reproduced in its entirety.

Sequoia Analytical

819 Striker Ave Ste 8
Sacramento, CA 95834
(916) 921-9600
FAX (916) 921-0100
www.sequoialabs.com

Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Semivolatile Organic Compounds by EPA Method 8270C

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water	**Sampled: 01/21/03 14:45**	**Received: 01/21/03 15:22**							
N-Nitrosodimethylamine	ND	5.0	ug/l	1	3010464	01/28/03	02/05/03	EPA 8270C	
Phenol	ND	5.0	"	"	"	"	"	"	
Aniline	ND	5.0	"	"	"	"	"	"	
Bis(2-chloroethyl)ether	ND	5.0	"	"	"	"	"	"	
2-Chlorophenol	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Benzyl alcohol	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
2-Methylphenol	ND	5.0	"	"	"	"	"	"	
Bis(2-chloroisopropyl)ether	ND	5.0	"	"	"	"	"	"	
4-Methylphenol	ND	5.0	"	"	"	"	"	"	
N-Nitrosodi-n-propylamine	ND	5.0	"	"	"	"	"	"	
Hexachloroethane	ND	5.0	"	"	"	"	"	"	
Nitrobenzene	ND	5.0	"	"	"	"	"	"	
Isophorone	ND	5.0	"	"	"	"	"	"	
2-Nitrophenol	ND	20	"	"	"	"	"	"	
2,4-Dimethylphenol	ND	5.0	"	"	"	"	"	"	
Bis(2-chloroethoxy)methane	ND	5.0	"	"	"	"	"	"	
Benzoic acid	ND	20	"	"	"	"	"	"	
2,4-Dichlorophenol	ND	10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	10	"	"	"	"	"	"	
4-Chloroaniline	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
4-Chloro-3-methylphenol	ND	5.0	"	"	"	"	"	"	
2-Methylnaphthalene	ND	5.0	"	"	"	"	"	"	
Hexachlorocyclopentadiene	ND	20	"	"	"	"	"	"	
2,4,6-Trichlorophenol	ND	10	"	"	"	"	"	"	
2,4,5-Trichlorophenol	ND	10	"	"	"	"	"	"	
2-Chloronaphthalene	ND	5.0	"	"	"	"	"	"	
2-Nitroaniline	ND	5.0	"	"	"	"	"	"	
Dimethyl phthalate	ND	5.0	"	"	"	"	"	"	
Acenaphthylene	ND	5.0	"	"	"	"	"	"	
2,6-Dinitrotoluene	ND	5.0	"	"	"	"	"	"	
3-Nitroaniline	ND	5.0	"	"	"	"	"	"	
Acenaphthene	ND	5.0	"	"	"	"	"	"	
2,4-Dinitrophenol	ND	20	"	"	"	"	"	"	
4-Nitrophenol	ND	20	"	"	"	"	"	"	
Dibenzofuran	ND	5.0	"	"	"	"	"	"	

Sequoia Analytical

819 Striker Ave Ste 8
Sacramento, CA 95834
(916) 921-9600
FAX (916) 921-0100
www.sequoialabs.com

Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Semivolatile Organic Compounds by EPA Method 8270C

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water	**Sampled: 01/21/03 14:45**	**Received: 01/21/03 15:22**							
2,4-Dinitrotoluene	ND	5.0	ug/l	1	3010464	01/28/03	02/05/03	EPA 8270C	
Diethyl phthalate	ND	5.0	"	"	"	"	"	"	
4-Chlorophenyl phenyl ether	ND	5.0	"	"	"	"	"	"	
Fluorene	ND	5.0	"	"	"	"	"	"	
4,6-Dinitro-2-methylphenol	ND	20	"	"	"	"	"	"	
N-Nitrosodiphenylamine	ND	5.0	"	"	"	"	"	"	
Azobenzene	ND	5.0	"	"	"	"	"	"	
4-Nitroaniline	ND	5.0	"	"	"	"	"	"	
4-Bromophenyl phenyl ether	ND	5.0	"	"	"	"	"	"	
Hexachlorobenzene	ND	5.0	"	"	"	"	"	"	
Pentachlorophenol	ND	20	"	"	"	"	"	"	
Phenanthrene	ND	5.0	"	"	"	"	"	"	
Anthracene	ND	5.0	"	"	"	"	"	"	
Carbazole	ND	5.0	"	"	"	"	"	"	
Di-n-butyl phthalate	ND	5.0	"	"	"	"	"	"	
Fluoranthene	ND	5.0	"	"	"	"	"	"	
Pyrene	ND	5.0	"	"	"	"	"	"	
Benzyl butyl phthalate	ND	5.0	"	"	"	"	"	"	
3,3'-Dichlorobenzidine	ND	10	"	"	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	5.0	"	"	"	"	"	"	
Benzo (a) anthracene	ND	5.0	"	"	"	"	"	"	
Chrysene	ND	5.0	"	"	"	"	"	"	
Di-n-octyl phthalate	ND	5.0	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	5.0	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	5.0	"	"	"	"	"	"	
Benzo (a) pyrene	ND	5.0	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	5.0	"	"	"	"	"	"	
Dibenz (a,h) anthracene	ND	5.0	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 2-Fluorophenol		*43 %*	*15-103*		"	"	"	"	
Surrogate: Phenol-d6		*27 %*	*18-115*		"	"	"	"	
Surrogate: Nitrobenzene-d5		*77 %*	*39-103*		"	"	"	"	
Surrogate: 2-Fluorobiphenyl		*84 %*	*40-124*		"	"	"	"	
Surrogate: 2,4,6-Tribromophenol		*82 %*	*11-142*		"	"	"	"	
Surrogate: Terphenyl-d14		*75 %*	*56-139*		"	"	"	"	

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Anions by EPA Method 300.0

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water	**Sampled: 01/21/03 14:45**		**Received: 01/21/03 15:22**						
Chloride	**47**	2.0	mg/l	10	3010471	01/21/03	01/21/03	EPA 300.0	O-09
Nitrate as NO3	**31**	1.0	"	"	"	"	"	"	O-09
Sulfate as SO4	**6.2**	2.0	"	"	"	"	"	"	O-09

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Microbiological Parameters by APHA Standard Methods

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water	**Sampled: 01/21/03 14:45**		**Received: 01/21/03 15:22**						
Total Coliforms	**1600**	2.0	MPN/100 ml	1	3010367	01/21/03	01/24/03	SM 9221B	B-16

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5117 Shelter Rd.	Project Number: 14DJ60	Reported:
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Total Metals by EPA 6000/7000 Series Methods
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Davis Septic (S301445-01) Water	**Sampled: 01/21/03 14:45 Received: 01/21/03 15:22**								
Silver	ND	0.0100	mg/l	1	3B07008	02/07/03	02/07/03	EPA 6010B	
Arsenic	**0.00371**	0.0100	"	10	3B07028	02/07/03	02/07/03	EPA 6020	A-01a,J
Barium	**0.0299**	0.0500	"	1	3B07008	02/07/03	02/07/03	EPA 6010B	J
Beryllium	ND	0.00500	"	"	"	"	"	"	
Cadmium	ND	0.00500	"	"	"	"	"	"	
Cobalt	ND	0.0100	"	"	"	"	"	"	
Chromium	ND	0.0100	"	"	"	"	"	"	
Copper	**0.0303**	0.0100	"	"	"	"	"	"	
Molybdenum	ND	0.0200	"	"	"	"	"	"	
Sodium	**80.5**	0.250	"	"	"	"	"	"	
Nickel	ND	0.0100	"	"	"	"	"	"	
Lead	**0.0265**	0.0500	"	"	"	"	"	"	J
Antimony	**0.0160**	0.0500	"	"	"	"	"	"	J
Selenium	ND	0.150	"	"	"	"	"	"	
Thallium	**0.00357**	0.0100	"	10	3B07028	02/07/03	02/07/03	EPA 6020	A-01a,J
Vanadium	**0.0183**	0.0100	"	1	3B07008	02/07/03	02/07/03	EPA 6010B	
Zinc	**0.125**	0.0200	"	"	"	"	"	"	

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Total Metals by EPA 6000/7000 Series Methods - Quality Control

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3020007 - EPA 7470A										
Blank (3020007-BLK1)				Prepared & Analyzed: 02/03/03						
Mercury	ND	0.00020	mg/l							
Blank (3020007-BLK2)				Prepared & Analyzed: 02/03/03						
Mercury	ND	0.0010	mg/l							
Blank (3020007-BLK3)				Prepared & Analyzed: 02/03/03						
Mercury	ND	0.0010	mg/l							
Laboratory Control Sample (3020007-BS1)				Prepared & Analyzed: 02/03/03						
Mercury	0.00507	0.00020	mg/l	0.00500		101	80-120			
Matrix Spike (3020007-MS1)		Source: S301427-01		Prepared & Analyzed: 02/03/03						
Mercury	0.00535	0.00020	mg/l	0.00500	ND	105	75-125			
Matrix Spike Dup (3020007-MSD1)		Source: S301427-01		Prepared & Analyzed: 02/03/03						
Mercury	0.00528	0.00020	mg/l	0.00500	ND	104	75-125	1	20	

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010496 - EPA 5030B [P/T]										
Blank (3010496-BLK1)				Prepared: 01/29/03 Analyzed: 01/30/03						
Benzene	ND	0.50	ug/l							
Bromobenzene	ND	0.50	"							
Bromochloromethane	ND	0.50	"							
Bromodichloromethane	ND	0.50	"							
Bromoform	ND	0.50	"							
Bromomethane	ND	1.0	"							
n-Butylbenzene	ND	0.50	"							
sec-Butylbenzene	ND	0.50	"							
tert-Butylbenzene	ND	0.50	"							
Carbon tetrachloride	ND	0.50	"							
Chlorobenzene	ND	0.50	"							
Chloroethane	ND	0.50	"							
Chloroform	ND	0.50	"							
Chloromethane	ND	0.50	"							
2-Chlorotoluene	ND	0.50	"							
4-Chlorotoluene	ND	0.50	"							
Dibromochloromethane	ND	0.50	"							
1,2-Dibromoethane (EDB)	ND	0.50	"							
Dibromomethane	ND	0.50	"							
1,2-Dibromo-3-chloropropane	ND	1.0	"							
1,2-Dichlorobenzene	ND	0.50	"							
1,3-Dichlorobenzene	ND	0.50	"							
1,4-Dichlorobenzene	ND	0.50	"							
Dichlorodifluoromethane	ND	0.50	"							
1,1-Dichloroethane	ND	0.50	"							
1,2-Dichloroethane	ND	0.50	"							
1,1-Dichloroethene	ND	0.50	"							
cis-1,2-Dichloroethene	ND	0.50	"							
trans-1,2-Dichloroethene	ND	0.50	"							
1,2-Dichloropropane	ND	0.50	"							
1,3-Dichloropropane	ND	0.50	"							
2,2-Dichloropropane	ND	0.50	"							
1,1-Dichloropropene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
Hexachlorobutadiene	ND	1.0	"							
Isopropylbenzene	ND	0.50	"							

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	Reported:
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010496 - EPA 5030B [P/T]										
Blank (3010496-BLK1)				Prepared: 01/29/03 Analyzed: 01/30/03						
p-Isopropyltoluene	ND	0.50	ug/l							
Methylene chloride	1.00	1.0	"							A-01
Methyl tert-butyl ether	ND	0.50	"							
Naphthalene	ND	1.0	"							
n-Propylbenzene	ND	0.50	"							
Styrene	ND	0.50	"							
1,1,1,2-Tetrachloroethane	ND	0.50	"							
1,1,2,2-Tetrachloroethane	ND	1.0	"							
Tetrachloroethene	ND	0.50	"							
Toluene	ND	0.50	"							
1,2,3-Trichlorobenzene	ND	0.50	"							
1,2,4-Trichlorobenzene	ND	0.50	"							
1,1,1-Trichloroethane	ND	0.50	"							
1,1,2-Trichloroethane	ND	0.50	"							
Trichloroethene	ND	0.50	"							
Trichlorofluoromethane	ND	0.50	"							
1,2,3-Trichloropropane	ND	1.0	"							
1,2,4-Trimethylbenzene	ND	0.50	"							
1,3,5-Trimethylbenzene	ND	0.50	"							
Vinyl chloride	ND	0.50	"							
Xylenes (total)	ND	0.50	"							
Surrogate: Dibromofluoromethane	*27.6*		"	*25.0*		*110*	*70-130*			
Surrogate: 1,2-DCA-d4	*29.1*		"	*25.0*		*116*	*70-130*			
Surrogate: Toluene-d8	*30.5*		"	*25.0*		*122*	*70-130*			
Surrogate: 4-BFB	*24.1*		"	*25.0*		*96*	*70-130*			
Laboratory Control Sample (3010496-BS1)				Prepared: 01/29/03 Analyzed: 01/30/03						
Benzene	24.0	0.50	ug/l	25.0		96	70-130			
Chlorobenzene	26.4	0.50	"	25.0		106	70-130			
1,1-Dichloroethene	23.3	0.50	"	25.0		93	70-130			
Toluene	27.5	0.50	"	25.0		110	70-130			
Trichloroethene	21.4	0.50	"	25.0		86	70-130			
Surrogate: Dibromofluoromethane	*27.2*		"	*25.0*		*109*	*70-130*			
Surrogate: 1,2-DCA-d4	*27.8*		"	*25.0*		*111*	*70-130*			

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010496 - EPA 5030B [P/T]										
Laboratory Control Sample (3010496-BS1)				Prepared: 01/29/03 Analyzed: 01/30/03						
Surrogate: Toluene-d8	*30.9*		*ug/l*	*25.0*		*124*	*70-130*			
Surrogate: 4-BFB	*23.9*		"	*25.0*		*96*	*70-130*			
Matrix Spike (3010496-MS1)		**Source: S301425-01**		Prepared: 01/29/03 Analyzed: 01/30/03						
Benzene	24.7	0.50	ug/l	25.0	ND	99	60-140			
Chlorobenzene	27.0	0.50	"	25.0	ND	108	60-140			
1,1-Dichloroethene	22.8	0.50	"	25.0	ND	91	60-140			
Toluene	27.7	0.50	"	25.0	ND	111	60-140			
Trichloroethene	22.2	0.50	"	25.0	ND	89	60-140			
Surrogate: Dibromofluoromethane	*27.5*		"	*25.0*		*110*	*70-130*			
Surrogate: 1,2-DCA-d4	*26.4*		"	*25.0*		*106*	*70-130*			
Surrogate: Toluene-d8	*29.6*		"	*25.0*		*118*	*70-130*			
Surrogate: 4-BFB	*23.9*		"	*25.0*		*96*	*70-130*			
Matrix Spike Dup (3010496-MSD1)		**Source: S301425-01**		Prepared: 01/29/03 Analyzed: 01/30/03						
Benzene	23.4	0.50	ug/l	25.0	ND	94	60-140	5	25	
Chlorobenzene	25.1	0.50	"	25.0	ND	100	60-140	7	25	
1,1-Dichloroethene	21.4	0.50	"	25.0	ND	86	60-140	6	25	
Toluene	25.4	0.50	"	25.0	ND	102	60-140	9	25	
Trichloroethene	20.8	0.50	"	25.0	ND	83	60-140	7	25	
Surrogate: Dibromofluoromethane	*27.5*		"	*25.0*		*110*	*70-130*			
Surrogate: 1,2-DCA-d4	*28.0*		"	*25.0*		*112*	*70-130*			
Surrogate: Toluene-d8	*30.9*		"	*25.0*		*124*	*70-130*			
Surrogate: 4-BFB	*24.5*		"	*25.0*		*98*	*70-130*			
Batch 3020047 - EPA 5030B [P/T]										
Blank (3020047-BLK1)				Prepared & Analyzed: 02/05/03						
Benzene	ND	0.50	ug/l							
Bromobenzene	ND	0.50	"							
Bromochloromethane	ND	0.50	"							
Bromodichloromethane	ND	0.50	"							
Bromoform	ND	0.50	"							

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5117 Shelter Rd.	Project Number: 14DJ60	Reported:
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Volatile Organic Compounds by EPA Method 8260B - Quality Control

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3020047 - EPA 5030B [P/T]										
Blank (3020047-BLK1)				Prepared & Analyzed: 02/05/03						
Bromomethane	ND	1.0	ug/l							
n-Butylbenzene	ND	0.50	"							
sec-Butylbenzene	ND	0.50	"							
tert-Butylbenzene	ND	0.50	"							
Carbon tetrachloride	ND	0.50	"							
Chlorobenzene	ND	0.50	"							
Chloroethane	ND	0.50	"							
Chloroform	ND	0.50	"							
Chloromethane	ND	0.50	"							
2-Chlorotoluene	ND	0.50	"							
4-Chlorotoluene	ND	0.50	"							
Dibromochloromethane	ND	0.50	"							
1,2-Dibromoethane (EDB)	ND	0.50	"							
Dibromomethane	ND	0.50	"							
1,2-Dibromo-3-chloropropane	ND	1.0	"							
1,2-Dichlorobenzene	ND	0.50	"							
1,3-Dichlorobenzene	ND	0.50	"							
1,4-Dichlorobenzene	ND	0.50	"							
Dichlorodifluoromethane	ND	0.50	"							
1,1-Dichloroethane	ND	0.50	"							
1,2-Dichloroethane	ND	0.50	"							
1,1-Dichloroethene	ND	0.50	"							
cis-1,2-Dichloroethene	ND	0.50	"							
trans-1,2-Dichloroethene	ND	0.50	"							
1,2-Dichloropropane	ND	0.50	"							
1,3-Dichloropropane	ND	0.50	"							
2,2-Dichloropropane	ND	0.50	"							
1,1-Dichloropropene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
Hexachlorobutadiene	ND	1.0	"							
Isopropylbenzene	ND	0.50	"							
p-Isopropyltoluene	ND	0.50	"							
Methylene chloride	ND	1.0	"							
Methyl tert-butyl ether	ND	0.50	"							
Naphthalene	ND	1.0	"							
n-Propylbenzene	ND	0.50	"							

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5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3020047 - EPA 5030B [P/T]										
Blank (3020047-BLK1)				Prepared & Analyzed: 02/05/03						
Styrene	ND	0.50	ug/l							
1,1,1,2-Tetrachloroethane	ND	0.50	"							
1,1,2,2-Tetrachloroethane	ND	1.0	"							
Tetrachloroethene	ND	0.50	"							
Toluene	ND	0.50	"							
1,2,3-Trichlorobenzene	ND	0.50	"							
1,2,4-Trichlorobenzene	ND	0.50	"							
1,1,1-Trichloroethane	ND	0.50	"							
1,1,2-Trichloroethane	ND	0.50	"							
Trichloroethene	ND	0.50	"							
Trichlorofluoromethane	ND	0.50	"							
1,2,3-Trichloropropane	ND	1.0	"							
1,2,4-Trimethylbenzene	ND	0.50	"							
1,3,5-Trimethylbenzene	ND	0.50	"							
Vinyl chloride	ND	0.50	"							
Xylenes (total)	ND	0.50	"							
Surrogate: Dibromofluoromethane	*25.3*		"	*25.0*		*101*	*70-130*			
Surrogate: 1,2-DCA-d4	*25.4*		"	*25.0*		*102*	*70-130*			
Surrogate: Toluene-d8	*26.6*		"	*25.0*		*106*	*70-130*			
Surrogate: 4-BFB	*26.8*		"	*25.0*		*107*	*70-130*			
Laboratory Control Sample (3020047-BS1)				Prepared & Analyzed: 02/05/03						
Benzene	22.3	0.50	ug/l	25.0		89	70-130			
Chlorobenzene	22.7	0.50	"	25.0		91	70-130			
1,1-Dichloroethene	21.7	0.50	"	25.0		87	70-130			
Toluene	23.2	0.50	"	25.0		93	70-130			
Trichloroethene	21.3	0.50	"	25.0		85	70-130			
Surrogate: Dibromofluoromethane	*25.2*		"	*25.0*		*101*	*70-130*			
Surrogate: 1,2-DCA-d4	*24.4*		"	*25.0*		*98*	*70-130*			
Surrogate: Toluene-d8	*26.3*		"	*25.0*		*105*	*70-130*			
Surrogate: 4-BFB	*27.2*		"	*25.0*		*109*	*70-130*			

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Sacramento, CA 95834
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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Volatile Organic Compounds by EPA Method 8260B - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3020047 - EPA 5030B [P/T]										
Matrix Spike (3020047-MS1)	**Source: S301457-11**			Prepared & Analyzed: 02/05/03						
Benzene	23.1	0.50	ug/l	25.0	ND	92	60-140			
Chlorobenzene	25.2	0.50	"	25.0	ND	101	60-140			
1,1-Dichloroethene	24.2	0.50	"	25.0	ND	97	60-140			
Toluene	26.0	0.50	"	25.0	ND	104	60-140			
Trichloroethene	23.8	0.50	"	25.0	ND	95	60-140			
Surrogate: Dibromofluoromethane	*23.4*		"	*25.0*		*94*	*70-130*			
Surrogate: 1,2-DCA-d4	*22.2*		"	*25.0*		*89*	*70-130*			
Surrogate: Toluene-d8	*27.0*		"	*25.0*		*108*	*70-130*			
Surrogate: 4-BFB	*26.2*		"	*25.0*		*105*	*70-130*			
Matrix Spike Dup (3020047-MSD1)	**Source: S301457-11**			Prepared & Analyzed: 02/05/03						
Benzene	22.3	0.50	ug/l	25.0	ND	89	60-140	4	25	
Chlorobenzene	24.0	0.50	"	25.0	ND	96	60-140	5	25	
1,1-Dichloroethene	23.0	0.50	"	25.0	ND	92	60-140	5	25	
Toluene	25.1	0.50	"	25.0	ND	100	60-140	4	25	
Trichloroethene	22.5	0.50	"	25.0	ND	90	60-140	6	25	
Surrogate: Dibromofluoromethane	*23.8*		"	*25.0*		*95*	*70-130*			
Surrogate: 1,2-DCA-d4	*23.1*		"	*25.0*		*92*	*70-130*			
Surrogate: Toluene-d8	*27.3*		"	*25.0*		*109*	*70-130*			
Surrogate: 4-BFB	*25.9*		"	*25.0*		*104*	*70-130*			

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Sacramento, CA 95834
(916) 921-9600
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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	Reported:
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control

Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010464 - EPA 3510C										
Blank (3010464-BLK1)				Prepared: 01/28/03 Analyzed: 02/05/03						
N-Nitrosodimethylamine	ND	5.0	ug/l							
Phenol	ND	5.0	"							
Aniline	ND	5.0	"							
Bis(2-chloroethyl)ether	ND	5.0	"							
2-Chlorophenol	ND	10	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
Benzyl alcohol	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
2-Methylphenol	ND	5.0	"							
Bis(2-chloroisopropyl)ether	ND	5.0	"							
4-Methylphenol	ND	5.0	"							
N-Nitrosodi-n-propylamine	ND	5.0	"							
Hexachloroethane	ND	5.0	"							
Nitrobenzene	ND	5.0	"							
Isophorone	ND	5.0	"							
2-Nitrophenol	ND	20	"							
2,4-Dimethylphenol	ND	5.0	"							
Bis(2-chloroethoxy)methane	ND	5.0	"							
Benzoic acid	ND	20	"							
2,4-Dichlorophenol	ND	10	"							
1,2,4-Trichlorobenzene	ND	5.0	"							
Naphthalene	ND	10	"							
4-Chloroaniline	ND	5.0	"							
Hexachlorobutadiene	ND	5.0	"							
4-Chloro-3-methylphenol	ND	5.0	"							
2-Methylnaphthalene	ND	5.0	"							
Hexachlorocyclopentadiene	ND	20	"							
2,4,6-Trichlorophenol	ND	10	"							
2,4,5-Trichlorophenol	ND	10	"							
2-Chloronaphthalene	ND	5.0	"							
2-Nitroaniline	ND	5.0	"							
Dimethyl phthalate	ND	5.0	"							
Acenaphthylene	ND	5.0	"							
2,6-Dinitrotoluene	ND	5.0	"							
3-Nitroaniline	ND	5.0	"							

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5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010464 - EPA 3510C										
Blank (3010464-BLK1)				Prepared: 01/28/03 Analyzed: 02/05/03						
Acenaphthene	ND	5.0	ug/l							
2,4-Dinitrophenol	ND	20	"							
4-Nitrophenol	ND	20	"							
Dibenzofuran	ND	5.0	"							
2,4-Dinitrotoluene	ND	5.0	"							
Diethyl phthalate	ND	5.0	"							
4-Chlorophenyl phenyl ether	ND	5.0	"							
Fluorene	ND	5.0	"							
4,6-Dinitro-2-methylphenol	ND	20	"							
N-Nitrosodiphenylamine	ND	5.0	"							
Azobenzene	ND	5.0	"							
4-Nitroaniline	ND	5.0	"							
4-Bromophenyl phenyl ether	ND	5.0	"							
Hexachlorobenzene	ND	5.0	"							
Pentachlorophenol	ND	20	"							
Phenanthrene	ND	5.0	"							
Anthracene	ND	5.0	"							
Carbazole	ND	5.0	"							
Di-n-butyl phthalate	ND	5.0	"							
Fluoranthene	ND	5.0	"							
Pyrene	ND	5.0	"							
Benzyl butyl phthalate	ND	5.0	"							
3,3'-Dichlorobenzidine	ND	10	"							
Bis(2-ethylhexyl)phthalate	ND	5.0	"							
Benzo (a) anthracene	ND	5.0	"							
Chrysene	ND	5.0	"							
Di-n-octyl phthalate	ND	5.0	"							
Benzo (b) fluoranthene	ND	5.0	"							
Benzo (k) fluoranthene	ND	5.0	"							
Benzo (a) pyrene	ND	5.0	"							
Indeno (1,2,3-cd) pyrene	ND	5.0	"							
Dibenz (a,h) anthracene	ND	5.0	"							
Benzo (ghi) perylene	ND	5.0	"							
Surrogate: 2-Fluorophenol	*62.4*		"	*150*		*42*	*15-103*			
Surrogate: Phenol-d6	*37.9*		"	*150*		*25*	*18-115*			

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McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010464 - EPA 3510C										
Blank (3010464-BLK1)				Prepared: 01/28/03 Analyzed: 02/05/03						
Surrogate: Nitrobenzene-d5	*78.1*		*ug/l*	*100*		*78*	*39-103*			
Surrogate: 2-Fluorobiphenyl	*79.4*		"	*100*		*79*	*40-124*			
Surrogate: 2,4,6-Tribromophenol	*118*		"	*150*		*79*	*11-142*			
Surrogate: Terphenyl-d14	*103*		"	*100*		*103*	*56-139*			
Laboratory Control Sample (3010464-BS1)				Prepared: 01/28/03 Analyzed: 02/05/03						
Phenol	48.4	5.0	ug/l	150		32	22-117			
2-Chlorophenol	111	10	"	150		74	28-111			
1,4-Dichlorobenzene	79.0	5.0	"	100		79	29-108			
N-Nitrosodi-n-propylamine	88.2	5.0	"	100		88	29-119			
1,2,4-Trichlorobenzene	78.8	5.0	"	100		79	24-131			
4-Chloro-3-methylphenol	122	5.0	"	150		81	51-116			
Acenaphthene	83.0	5.0	"	100		83	58-120			
4-Nitrophenol	42.3	20	"	150		28	25-148			
2,4-Dinitrotoluene	85.7	5.0	"	100		86	60-140			
Pentachlorophenol	121	20	"	150		81	40-131			
Pyrene	126	5.0	"	100		126	52-127			
Surrogate: 2-Fluorophenol	*73.4*		"	*150*		*49*	*15-103*			
Surrogate: Phenol-d6	*50.4*		"	*150*		*34*	*18-115*			
Surrogate: Nitrobenzene-d5	*84.3*		"	*100*		*84*	*39-103*			
Surrogate: 2-Fluorobiphenyl	*87.3*		"	*100*		*87*	*40-124*			
Surrogate: 2,4,6-Tribromophenol	*133*		"	*150*		*89*	*11-142*			
Surrogate: Terphenyl-d14	*106*		"	*100*		*106*	*56-139*			
Laboratory Control Sample Dup (3010464-BSD1)				Prepared: 01/28/03 Analyzed: 02/05/03						
Phenol	43.5	5.0	ug/l	150		29	22-117	11	22	
2-Chlorophenol	104	10	"	150		69	28-111	7	39	
1,4-Dichlorobenzene	72.8	5.0	"	100		73	29-108	8	41	
N-Nitrosodi-n-propylamine	83.3	5.0	"	100		83	29-119	6	44	
1,2,4-Trichlorobenzene	72.6	5.0	"	100		73	24-131	8	48	
4-Chloro-3-methylphenol	117	5.0	"	150		78	51-116	4	30	
Acenaphthene	77.2	5.0	"	100		77	58-120	7	27	
4-Nitrophenol	38.9	20	"	150		26	25-148	8	44	
2,4-Dinitrotoluene	82.2	5.0	"	100		82	60-140	4	22	

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Semivolatile Organic Compounds by EPA Method 8270C - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010464 - EPA 3510C										
Laboratory Control Sample Dup (3010464-BSD1)				Prepared: 01/28/03 Analyzed: 02/05/03						
Pentachlorophenol	117	20	ug/l	150		78	40-131	3	33	
Pyrene	121	5.0	"	100		121	52-127	4	25	
Surrogate: 2-Fluorophenol	*71.7*		"	*150*		*48*	*15-103*			
Surrogate: Phenol-d6	*45.7*		"	*150*		*30*	*18-115*			
Surrogate: Nitrobenzene-d5	*83.3*		"	*100*		*83*	*39-103*			
Surrogate: 2-Fluorobiphenyl	*85.2*		"	*100*		*85*	*40-124*			
Surrogate: 2,4,6-Tribromophenol	*132*		"	*150*		*88*	*11-142*			
Surrogate: Terphenyl-d14	*108*		"	*100*		*108*	*56-139*			

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Sacramento, CA 95834
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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Anions by EPA Method 300.0 - Quality Control
Sequoia Analytical - Sacramento

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3010471 - General Preparation										
Blank (3010471-BLK1)				Prepared & Analyzed: 01/21/03						
Chloride	ND	0.20	mg/l							O-09
Nitrate as NO3	ND	0.10	"							O-09
Sulfate as SO4	ND	0.20	"							O-09
Laboratory Control Sample (3010471-BS1)				Prepared & Analyzed: 01/21/03						
Chloride	5.41	0.20	mg/l	5.00		108	80-120			O-09
Nitrate as NO3	5.72	0.10	"	5.00		114	80-120			O-09
Sulfate as SO4	11.1	0.20	"	10.0		111	80-120			O-09
Matrix Spike (3010471-MS1)	**Source: S301455-09**			Prepared & Analyzed: 01/21/03						
Chloride	7.05	0.20	mg/l	5.00	1.8	105	75-125			O-09
Nitrate as NO3	5.60	0.10	"	5.00	ND	111	75-125			O-09
Sulfate as SO4	11.1	0.20	"	10.0	ND	111	75-125			O-09
Matrix Spike Dup (3010471-MSD1)	**Source: S301455-09**			Prepared & Analyzed: 01/21/03						
Chloride	7.24	0.20	mg/l	5.00	1.8	109	75-125	3	20	O-09
Nitrate as NO3	5.75	0.10	"	5.00	ND	114	75-125	3	20	O-09
Sulfate as SO4	11.3	0.20	"	10.0	ND	113	75-125	2	20	O-09

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Sacramento, CA 95834
(916) 921-9600
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5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Total Metals by EPA 6000/7000 Series Methods - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3B07008 - EPA 3010A										
Blank (3B07008-BLK1)				Prepared & Analyzed: 02/07/03						
Antimony	ND	0.0500	mg/l							
Barium	ND	0.0500	"							
Beryllium	ND	0.00500	"							
Cadmium	ND	0.00500	"							
Chromium	ND	0.0100	"							
Cobalt	ND	0.0100	"							
Copper	ND	0.0100	"							
Lead	ND	0.0500	"							
Molybdenum	ND	0.0200	"							
Nickel	ND	0.0100	"							
Selenium	ND	0.150	"							
Silver	ND	0.0100	"							
Sodium	0.0834	0.250	"							J
Vanadium	ND	0.0100	"							
Zinc	0.00920	0.0200	"							J
Laboratory Control Sample (3B07008-BS1)				Prepared & Analyzed: 02/07/03						
Antimony	1.11	0.0500	mg/l	1.00		111	80-120			
Barium	1.03	0.0500	"	1.00		103	80-120			
Beryllium	1.03	0.00500	"	1.00		103	80-120			
Cadmium	1.08	0.00500	"	1.00		108	80-120			
Chromium	1.16	0.0100	"	1.00		116	80-120			
Cobalt	1.09	0.0100	"	1.00		109	80-120			
Copper	1.02	0.0100	"	1.00		102	80-120			
Lead	1.09	0.0500	"	1.00		109	80-120			
Molybdenum	1.13	0.0200	"	1.00		113	80-120			
Nickel	1.12	0.0100	"	1.00		112	80-120			
Selenium	1.10	0.150	"	1.00		110	80-120			
Silver	1.10	0.0100	"	1.00		110	40-140			
Sodium	5.31	0.250	"	5.00		106	80-120			
Vanadium	1.16	0.0100	"	1.00		116	80-120			
Zinc	1.12	0.0200	"	1.00		112	80-120			

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Total Metals by EPA 6000/7000 Series Methods - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3B07008 - EPA 3010A										
Matrix Spike (3B07008-MS1)	**Source: B3B0109-01**			Prepared & Analyzed: 02/07/03						
Antimony	1.09	0.0500	mg/l	1.00	0.0110	108	80-120			
Barium	1.39	0.0500	"	1.00	0.364	103	80-120			
Beryllium	1.01	0.00500	"	1.00	ND	101	80-120			
Cadmium	1.07	0.00500	"	1.00	ND	107	80-120			
Chromium	1.15	0.0100	"	1.00	ND	115	80-120			
Cobalt	1.08	0.0100	"	1.00	ND	108	80-120			
Copper	1.08	0.0100	"	1.00	0.0529	103	80-120			
Lead	1.11	0.0500	"	1.00	ND	111	80-120			
Molybdenum	1.11	0.0200	"	1.00	ND	111	80-120			
Nickel	1.11	0.0100	"	1.00	ND	111	80-120			
Selenium	1.13	0.150	"	1.00	ND	113	80-120			
Silver	1.10	0.0100	"	1.00	ND	110	40-140			
Sodium	14.2	0.250	"	5.00	9.45	95.0	75-125			
Vanadium	1.14	0.0100	"	1.00	0.00160	114	80-120			
Zinc	1.12	0.0200	"	1.00	0.0162	110	80-120			
Matrix Spike Dup (3B07008-MSD1)	**Source: B3B0109-01**			Prepared & Analyzed: 02/07/03						
Antimony	1.12	0.0500	mg/l	1.00	0.0110	111	80-120	2.71	20	
Barium	1.43	0.0500	"	1.00	0.364	107	80-120	2.84	20	
Beryllium	1.03	0.00500	"	1.00	ND	103	80-120	1.96	20	
Cadmium	1.09	0.00500	"	1.00	ND	109	80-120	1.85	20	
Chromium	1.17	0.0100	"	1.00	ND	117	80-120	1.72	20	
Cobalt	1.11	0.0100	"	1.00	ND	111	80-120	2.74	20	
Copper	1.11	0.0100	"	1.00	0.0529	106	80-120	2.74	20	
Lead	1.13	0.0500	"	1.00	ND	113	80-120	1.79	20	
Molybdenum	1.14	0.0200	"	1.00	ND	114	80-120	2.67	20	
Nickel	1.14	0.0100	"	1.00	ND	114	80-120	2.67	20	
Selenium	1.14	0.150	"	1.00	ND	114	80-120	0.881	20	
Silver	1.12	0.0100	"	1.00	ND	112	40-140	1.80	50	
Sodium	15.5	0.250	"	5.00	9.45	121	75-125	8.75	20	
Vanadium	1.16	0.0100	"	1.00	0.00160	116	80-120	1.74	20	
Zinc	1.14	0.0200	"	1.00	0.0162	112	80-120	1.77	20	

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Dolver Company Inc.	Project: Dolver	S301445
5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Total Metals by EPA 6000/7000 Series Methods - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3B07028 - EPA 3020A										
Blank (3B07028-BLK1)				Prepared & Analyzed: 02/07/03						
Arsenic	ND	0.0100	mg/l							A-01a
Thallium	ND	0.0100	"							A-01a
Laboratory Control Sample (3B07028-BS1)				Prepared & Analyzed: 02/07/03						
Arsenic	1.06	0.0100	mg/l	1.00		106	80-120			A-01a
Thallium	1.01	0.0100	"	1.00		101	80-120			A-01a
Matrix Spike (3B07028-MS1)		Source: B3B0109-01		Prepared & Analyzed: 02/07/03						
Arsenic	1.04	0.0100	mg/l	1.00	ND	104	75-125			A-01a
Thallium	1.01	0.0100	"	1.00	0.000910	101	75-125			A-01a
Matrix Spike Dup (3B07028-MSD1)		Source: B3B0109-01		Prepared & Analyzed: 02/07/03						
Arsenic	1.06	0.0100	mg/l	1.00	ND	106	75-125	1.90	20	A-01a
Thallium	1.02	0.0100	"	1.00	0.000910	102	75-125	0.985	20	A-01a

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5117 Shelter Rd.	Project Number: 14DJ60	**Reported:**
McClellan CA, 95652	Project Manager: Daryl Sattelberg	02/07/03 17:17

Notes and Definitions

A-01	Although present in the blank, this analyte is not present in any of the associated samples.
A-01a	Extract diluted to 10X due to high acid content from 3010 prep done by client.
B-16	Coliform bacteria were present in numbers greater than the stated values.
HT-RS	This sample was originally analyzed within the EPA recommended hold time. Re-analysis for confirmation or dilution was performed past the recommended hold time. The results may still be useful for their intended purpose.
J	Estimated value.
O-09	The result was reported with a possible high bias due to the continuing calibration verification falling outside acceptance criteria.
S-LIM	The surrogate recovery was outside control limits. The result may still be useful for its intended purpose.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

CHAIN OF CUSTODY

Send Copy of Results to: Daryl Sattelberg / Lynn Mireles

Dolver Company, Inc.
5117 Shelter Road
McClellan, CA 95652-2202
(916) 646-8921
Fax: (916) 646-1345

Sample by: D. SATTELBERG TAT: 10 DAY

Laboratory: Sequoia Job # 14DJ60

P.O. Number 3422 Sequoia#

Total Analytical Received Date/Time

EM POC: MIKE PRALL

LAB #	SAMPLE #	DATE	LOCATION	ANALYSES REQUIRED
S3014450 1	davis septic	1/21/03 2:45PM	davis septic tank	8260
				8270
				6010 CAM 17 (TTLC)
				SALTS
				COLIFORM
				NITRATES

Relinquished By: D. Sattelberg Received By: Monica Gregson Date/Time: 1/22/03 1522

Relinquished By: Received By: Date/Time:

Rec'd 9.1°C

APPENDIX B

155

FOR OFFICE USE:
Permit No. 03-080
Date Issued 6/11/03
Approved By [illegible]

YOLO COUNTY HEALTH DEPARTMENT
WELL AND/OR SEWAGE DISPOSAL PERMIT

This Permit Expires 120 Days From Date Issued
If Work Has Not Been Started

ON 773

10 Cottonwood Street
Woodland, CA 95695
(530) 666-8646

Application is hereby made to the Yolo County Department of Health for a permit to construct and install the work herein described. This application is made in compliance with Yolo County Code, Chapter 8, Title 6. Plot plan *must* be placed on attached form.

JOB ADDRESS/LOCATION DAVIS TRANSMITTER SITE - 44960 COUNTY RD. 36, DAVIS PARCEL NO.

Owner's Name U.S. AIR FORCE AFRPA Phone 916-643-2517

Address 3411 OLSON ST. City MCCLELLAN Zip 95652

Contractor's Name DOLVER COMPANY License No. 794204 Phone 916 717-6081

Mailing Address 5117 SHELTER RD. MCCLELLAN CA. 95-652

Installation will serve: Residence ☐ Apartment ☐ Commercial ☐ Other

Number of separate living units Number of bedrooms per unit Parcel size

Number of restrooms per unit Number of persons per unit

TYPE OF WELL:
a) INDUSTRIAL ☐ PRIVATE DOMESTIC ☐ PUBLIC ☐ IRRIGATION ☐ OTHER
b) CABLE TOOL ☐ ROTARY ☐ REVERSE ☐ GRAVEL PACK ☐ OTHER
c) NEW WELL ☐ RECONDITION ☐ CONVERSION ☐ OTHER

DISTANCE TO NEAREST: SEPTIC TANK LEACH LINES SEWER OTHER
PROPERTY LINE OTHER

CONSTRUCTION SPECS: DIA. EXCAVATION DIA. CASING GAUGE CASING
TYPE

SURFACE SEAL: MATERIAL & PROCEDURE DEPTH

SURFACE PAD: MEASUREMENT: LENGTH WIDTH DEPTH

PUMP INSTALLATION: CONTRACTOR PUMP TYPE H.P.

ABANDONMENT OF WELL: WELL TYPE DEPTH METHOD

SEWAGE DISPOSAL: (No new septic tank system permitted if public sewer is available)

SOIL TO 5 FEET: SAND ☐ SILT ☐ CLAY ☐ PEAT ☐ SANDY LOAM ☐ CLAY LOAM ☐
WATERTABLE ☐ HARDPAN ☐ ADOBE ☐ FILL MATERIAL ☐ TYPE

SEPTIC TANK: TANK MATERIAL GALS. NO. COMPARTMENTS DEPTH
DISTANCE TO NEAREST: WELL FOUNDATION PROPERTY LINE

LEACH LINES: DISTANCE TO NEAREST: WELL FOUNDATION PROPERTY LINE
OTHER
NO. OF LINES LENGTH WIDTH DEPTH TOTAL LIN. FT.
ROCK SIZE DIST. BOX MANIFOLD

SPECIAL DESIGN: DESCRIPTION:

REPAIR/ADDITION: PREVIOUS SANITATION PERMIT NO. DATE
SEPTIC TANK (Specify Requirements) DESTRUCTION OF EXISTING TANK
DISPOSAL FIELD (Specify Requirements) Pump septic - keep pumping during event ONS for inspection - crush in top - fill w/sand - cut off outlet from tank - plug outline attached to tank w/cement cap

I hereby certify that I have prepared this application and that the work will be done in accordance with Yolo County Ordinances, State Laws, and Rules and Regulations of the Yolo County Department of Health.

SIGNED D. CHACE TITLE CONSTRUCTION FOREMAN DATE 6-3-03

APPLICATION ACCEPTED BY FEES PAID $ 155.00 CK#4440 sept 42295

WELL INSPECTION: SEAL: SURFACE (sign & date) PAD (sign & date) SANITARY (sign & date) FINAL

SEWAGE DISPOSAL INSPECTION: TANK (date & sign) LEACH FIELD (date & sign) FINAL aband. 75 (sign & date) 7/8/03 (date & sign)

EH 14/15-1

APPENDIX C

USA# 216030
GOOD TIL JULY ~~6TH~~ 16TH

AFRPA ENCROACHMENT / WORK CLEARANCE PERMIT

1. Clearance is requested to proceed with work at (or near) Davis Site
AFRPA Permit No. 050603-4, Project/Contract:
Involving Excavation or Construction per Attached Drawings. GRID COORDINATES:
THE AREA INVOLVED ☐ HAS ☐ HAS NOT BEEN STAKED OR CLEARLY MARKED.

2. **TYPE OF FACILITY WORK INVOLVED** (CHECK TYPE)

☐ ROADWAYS	DRAINAGE SYS.	SEWER SYS.	UTILITIES	List Utility:
☐ PAVEMENTS	☐ Ditches	☐ Sanitary	☐ Overhead	Septic Tank
☐ RR Tracks	☐ Underground	☐ Sanitary/ IW	☐ Underground	
☐ AIRCRAFT OR	Fire Protection,	☐ SECURITY		Brief Description of Work:
☐ VEHICULAR	☐ Detection Alarm	☐ Gates		Tank closure in place
☐ TRAFFIC FLOW	☐ SYSTEMS	☐ Fencing		

3. **INSTRUCTIONS:** The AFRPA ENCROACHMENT / WORK CLEARANCE PERMIT request is used for any excavation work or improvement project planned on McClellan Park. This form is used to coordinate the required work with key Air Force, Sacramento County, and McClellan Park personnel, to minimize interference and identify potentially hazardous worker exposure to contaminated soils. The AFRPA ENCROACHMENT / WORK CLEARANCE PERMIT facilitates preliminary planning review and **MUST** be processed prior to the start of work with sufficient lead time to allow for coordination and research of the subject site. This PERMIT must be reprocessed and renewed if the project is altered or conditions at the job site change. This Permit **expires in 120 days.** Following issuance of this approved permit, the requestor must then contact Underground Services Alert at 1-800-227-2600 48 Hours prior to digging to arrange for utility marking. **Provide the AFRPA permit number to USA when requesting utility clearance. Copy of this AFRPA permit (with attachments) shall be on site and available to all workers when performing field activities.**

4. DATE PERMIT REQUESTED	5. DATE CONST. PLANNED	6. PROJECT SPONSOR (Point Of Contact)
4/30/03	ASAP	AFRPA (Prall)
7. REQUESTORS NAME(S) (PLEASE PRINT)	**8. PHONE NUMBER**	**9. ORGANIZATION**
Daryl Sattlebeig	628-9413	Dolver Company, Inc.

10. REQUESTORS EMAIL ADDRESS

CLEARANCE REVIEW

ORGANIZATION	PHONE	Bldg	Initials / Date	REMARKS	REVIEWER'S NAME
Environmental Screen IRP	643-0830x230	10	MAS 5/6	TPH/Fuels/VOC	Mike Swart
Soil Vapor Risks	643-0830x202	10	m 5/29	H&S for WCs needed	Doug Self
Soil Contamination	643-0830x224	10			Steve Mayer
TPH/ Fuels	643-0830x225	10	DF 5/22	See comments	Doug Fortun
Radiological/Radiation	643-0830x227	10			Dave Green
Asbestos/HazWaste Compl.	643-0830x206	10			Mike Prall
Sensitive Wetlands & Habitat	643-0830x231	10			Molly Enloe
EM Utilities & Soils Mgmt.	643-0830x240	10	B 6/2		Paul Bernheisel
AFRPA Real Estate	643-0830x110	10			Bob Almes or Linda Brophy
Sanitary Sewer	643-0830x115	10			Randy Dennis
SACRAMENTO COUNTY	646-1746	4			Katy Jacobson
Storm Drainage	646-1746	4			Carolyn Wallace
Street Right-of-Ways	646-1746	4			Carolyn Wallace
McClellan Park	965-7100	250HH			Alan Hersh
McC Park Property Mgr.	965-7100	250HH			
Building Tenant Manager					
Airfield Mgr. Boeing Services C	643-5611/2	871			Jerry Lee

11. **REQUESTED ENCROACHMENT** ☒ **APPROVED** ☐ **DISAPPROVED**

12. DATE 11 June 03

13. SIGNATURE OF AFRPA ENCROACHMENT APPROVING OFFICER: Paul J. Brunner

MEMO FOR RECORD **DATE:** 10 Jun 03

SUBJECT: Encroachment Permit # 050603-4

REQUESTOR: AFRPA/Mike Prall

PROPOSED WORK DESCRIPTION: This project will excavate soils above an existing septic tank so that the tank can be properly abandoned. Excavation will be to a depth of 2-feet, 15-feet wide and 25-feet long.

WORK LOCATION: Davis site

REVIEW CATEGORIES: VOC and Fuels

DOCUMENTS REFERENCED (Excerpts Attached): None

FINDINGS: TPH soil contaminants are indicated to the northwest of proposed excavation area. This project is to be completed by the Dolver Company. The Dolver Company will use a work crew that is 40-hour HAZWOPER trained and certified.

WORK REQUIREMENTS: Any spoils from the work shall be managed in accordance with the McClellan Soils Management Manual. Contact Paul Bernheisel (Air Force Field Team) at (916) 643-0830 x 240 for proper management of soils. Maintain a copy of this permit onsite during all project activities.

SPECIAL CONDITIONS: All precautions must be taken during boring activities for potential unknown areas of contamination. If soil of unusual color or odor is detected work shall stop and the Air Force notified immediately (Paul Bernheisel 643-0830 ext 240.)

RECOMMENDATION: Recommend approval of this encroachment permit.

Michael Swart

Michael Swart

BRAC Environmental Coordinator: Concur / Nonconcur _____ **Date:** 17 June 03

Comments:

DEPARTMENT OF THE AIR FORCE
AIR FORCE BASE CONVERSION AGENCY

MAY 09 2001

MEMORANDUM FOR ENCROACHMENT / WORK CLEARANCE PERMIT REQUESTERS

FROM: AFBCA/DM
3411 Olson Street
McClellan AFB CA 95652-1071

SUBJECT: INFORMATION QUESTIONNAIRE FOR PERMIT REQUESTS

1. In order to facilitate your encroachment request, we need as much information as possible. Without this information, clearance may be delayed if pertinent information is lacking. In order to process your request and minimize delays we have prepared this questionnaire to assist us with your requirement:

a. Briefly, what is the scope of work this project will entail (include map showing location of all project activities, including any associated utility lines, etc.)?

- EXCAVATE TO ABANDON SEPTIC TANK AT DAVIS TRANSMITTER SITE

b. Will the proposed work have any impact or limitations upon the Air Force, McClellan Park or others, working near a facility, i.e., access, egress, parking, utilities, etc.? If so, what?

- NO

c. Will there be any street or traffic lane closures required? If so, how long?

- NO

d. If this work includes any excavation or construction, briefly describe any surface disturbance, how deep, how wide, how long, etc.?

- ALL WORK DONE IN DIRT 2FT DEEP, 15FT WIDE, AND 25 FT LONG

e. Does this work require off-road travel, or involve temporary storage of equipment, excavated soils, or construction materials? If so, what are the proposed access routes and storage locations? - NO

f. What is the approximate schedule of required activities (estimated start date and period of performance)?

- AS SOON AS POSSIBLE

2. Thank you for providing this necessary information regarding your requirements. Please contact staff members, Tony Wong or Rick Solander, at 643-6420 if you have any questions.

THOMAS B. KEMPSTER
AFBCA Senior Representative

Attachment:
AFBCA Encroachment / Work Clearance Permit

Site SS-174 (Davis Global Communication Site): Previous studies include a Remedial Investigation/Feasibility Study, which was completed in February 1994, a Risk Assessment, and Environmental Assessment completed in FY96. Previous actions include the installation of monitoring wells; the groundwater treatment plant (GWTP) was completed in 1995 and is currently operating; Intermediate Remedial Design Report; installation of an interim Soil Vapor Extraction (SVE) Treatment system in FY96; evaluation of the SVE systems in FY 98; shutdown of the SVE system during FY99; and expansion of the treatment plant during FY98 and early FY99.

The Davis Global Communications Site is located approximately 20 miles southwest of McClellan Air Force Base. Monitoring wells installed during an Underground Storage Tank investigation in 1987 revealed TCE in the groundwater. The Air Force, California Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board signed a FFSRA in 1992. The IROD for the site establishing cleanup strategies and target cleanup goals was signed by the Air Force and regulatory agencies in February 1995. This plant is designed to meet the anticipated containment requirements of the ROD. Until the remediation of the site is completed, operation, maintenance, and monitoring will continue on a fiscal year basis.

The causes of the contamination at this site are the leaking USTs, and possibly, cleaning operations conducted at the site. The Davis site remedial investigation identified numerous hazardous chemicals in the groundwater, including vinyl chloride, benzene, xylene, perchloroethylene (PCE) and trichloroethylene (TCE). The base production well at the site has historically detected TCE contaminant concentrations greater than 200 parts per billion (ppb), well above the state and federal Safe Drinking Water Act Maximum Contaminant Level (MCL) of 5 ppb. TCE contamination is confirmed at depths to 220 feet below the ground surface. The following table is a summary of the major contaminants detected and the levels of contamination that currently exist.

Compound	Current Range of Detected Concentrations (ppb)	MCL (ppb) = Permissible Action Level
TCE	ND to 85	5
PCE	ND to 124	5
cis-1,2 DCE	ND to 27	6
Vinyl Chloride	ND to 6	0.5

Note: ND = not detected. These MCL are SDWA based.

The contaminated groundwater plume is approximately 30 acres in extent at this site.

This site is located in a predominantly agricultural area. During the summer months, the pumping by the farmers changes the water levels by as much as 40 feet, and also the changes the groundwater flow directions in the aquifers and other deeper water bearing zones. There is evidence that all this pumping is drawing the contaminants from the B/C zone downward and also drawing the contaminants horizontally. There is significant concern that this pumping is drawing the contaminants off-site. The Remedial Investigation/Feasibility Study (RI/FS) report

the federal and state MCL (5 ppb) for TCE, the applicable residential and industrial action level. Alternative and innovative technologies for extraction and treatment are being explored to reduce the cost of remediation. In the interim, the expansion of this area of groundwater contamination must be halted to reduce the final remediation cost.

On June 1 1995, the IROD was signed by the Environmental Protection Agency, the State of California, and the Air Force. The remedial action objective is containment of groundwater contaminated above MCLs. Containment of the off-base plume is the highest priority for this remedy, followed by containment of on-base hot spots to prevent both vertical and horizontal migration. The strategy is to achieve control by continuously pumping extraction wells in order to maintain the direction of the groundwater flow toward the center of the contaminated plumes. This prevents the contaminated groundwater from continuing to migrate off base. It is expected that the final ROD will be signed in Dec 2004.

Description of 159 sites in this Groundwater OU is listed in the block 11, multi-year funding profile.

VOCs represent the primary source of contamination both on base and off base, and would subject potential receptors to an increased risk of cancer. On the basis of estimated lifetime cancer risks, the primary contaminants were identified as:

Compound	Current Range of Detected Concentrations (ppb)	MCL (ppb) = Permissible Action Level
TCE, as well as PCE	ND to 2790	5ppb
cis-1,2 DCE	ND to 164	6ppb
1,2 DCA	ND to 6.86	0.5ppb
1,1 DCE	ND to 520	6ppb
carbon tetrachloride	ND to 29.4	0.5ppb
tetrachloroethene	ND to 143	5ppb
vinyl chloride	ND to 3.75	0.5ppb
benzene	ND to 1.62	1ppb
methylene chloride	ND to 6.75	5ppb

Other contaminants of concerns, which are present at much lower levels than TCE, are also present. The pathway is ingestion and inhalation of VOC-contaminated groundwater pumped from wells by residential receptors for household use in the vicinity of the base. The potential for adverse health effects has been evaluated by the Agency for Toxic Substances and Disease Registry (ATSDR). ATSDR assessed McClellan AFB as a public health hazard in 1993.

B. Davis Five-Year Review: Davis Global Communications Site is not on the NPL; however the site falls under CERCLA. Davis Global Communications Site has been placed on the State Priority Ranking List. The RWQCB and DTSC are the lead agency for Davis site. The Davis Five-Year Review includes the following site:

AFRPA ENCROACHMENT WORK CLEARANCE PERMIT
ENVIRONMENTAL REVIEW CHECKLIST

AFRPA Permit No. 050603-4 Project Title Davis Site - Tank Closure

POC Daryl Sattelberg Phone 628-9413

Requester Dolver C.E. Inc Date 6 May 03

Note: Any changes to the original work request may require a new site clearance.

1. **Preliminary Screening** (Mike Swart/Merianne Briggs) is this an AFRPA project? ☑ Yes ☐ No MWS Initial (Screener)

The information contained in the table below is derived from the screening of IRP site maps, Shallow Soil Gas (SSG) maps, Natural Resource maps and IRP site information from the current IRP site list. Sites listed indicate proposed excavation/project area is located within the boundaries or in close proximity of the IRP site.

IRP Site	WIMS	OU	IC	VOC	NVOC	Fuels	RAD	N.Res	IRP Site	WIMS	OU	IC	VOC	NVOC	Fuels	RAD	N.Res
DAVIS	SS174			X		X											

☐ Proposed location is NOT in an IRP site

ENVIRONMENTAL SCREEN SOURCE DOCUMENT (S) (Copy is Attached):

_____ Date_____ SECTION(s)_____

_____ Date_____ SECTION(s)_____

_____ Date_____ SECTION(s)_____

_____ Date_____ SECTION(s)_____

PROGRAM MANAGER SITE EVALUATION: Evaluate the site(s) identified for this permit request and identify any contaminants or concerns at the area of the proposed encroachment. If none, state so. If contaminants exist, identify Contaminant of Concern (COC) and the depth of contaminant. Provide attachments of reviewed documents as necessary.

Non-VOC: _____(landfill, spill site, PCBs, Metals, etc.) (Steve Mayer)

COC: _____ Depth: _____Ft COC: _____ Depth: _____Ft COC: _____ Depth: _____Ft

Comments: _____

AFRPA ENCROACHMENT/WORK CLEARANCE PERMIT
ENVIRONMENTAL REVIEW CHECKLIST

VOC: NO (shallow soil gas) (Doug Self)

☒ There is no SSG data available in the vicinity of the dig area; there were no VOC sources identified in the RICS but shallow info is too limited.

☐ There were SSG samples taken (0-15 ft bgs) and they were all non-detect for VOC's (see attached analytical)

☐ There were SSG samples taken (0-15 ft bgs) and they all below their respective PELs (OSHA 8-hr indoor exposure) (see attached analytical)

☐ There were SSG samples taken (0-15 ft bgs) and some were above their respective PELs (OSHA 8-hr indoor exposure). A monitoring plan is required. (see attached analytical). The contaminants were identified as:

Boring	Contaminant	Depth in Feet

TPH/Fuels: S (Doug Fortun)

COC: TPH Depth: 10 60 Ft COC: _____ Depth: _____ Ft COC: _____ Depth: _____ Ft

Comments: High conc. of TPH (ranging 500 - 9,000 mg/kg) are known to exist northwest of proposed excavation. Recommend OSHA certified crew conduct excavation w/ site specific health plan. Call AFRPA should contractor encounter TPH soil or odor for further guidance. S

Radiological/Radiation: _____ (Dave Green)

☐ A review of historical records indicates that aircraft were staged in the area of the proposed excavation. The aircraft may have been flown through fallout from atmospheric nuclear testing, **recommend monitoring** for radiological contaminants.

☐ Area of the proposed excavation is near a section of the former Industrial Waste Line (IWL). The IWL may have leaked radiological contaminants into the surrounding soil, **recommend monitoring** for radiological contaminants.

☐ Historical records indicate that a facility, which housed a former Radiochemistry laboratory, existed in the area of the proposed excavation. Radiological contaminants may be present in the soils, **monitoring is recommended.**

☐ Area of the proposed excavation is within the boundaries of a known disposal pit, NO EXCAVATION ALLOWED since there is a potential to encounter buried radiological waste(s).

Comments: _____

AFRPA ENCROACHMENT WORK CLEARANCE PERMIT
ENVIRONMENTAL REVIEW CHECKLIST

Natural Resources Concern (within buffer?) (Molly Enloe) ☐ Yes ☑ No MMS Initial

☒ No natural resource concerns within this area. Normal care needs to be taken to ensure that soils do not enter the creeks/storm drains

☐ Natural resource concerns in this area. All surplus soils must be removed from site and taken to an appropriate soil holding/treatment area to be coordinated with the Air Force field team.

☐ There are Natural Resource concerns specific to the proposed project area. All conditions set forth in the attached Natural Resource Protection Measures shall be complied with. Do not enter project area without consent from the Natural Resources Program Manager, Ms Molly Enloe, 643-0830 ext 231

Comments: _____

Air Force Utilities

- EM Existing Lines Coordination Required? ☑ Yes ☐ No MMS Initial (if yes, indicate which below)
  - ☐ GW Lines/Sites (Air Force Field Team)
  - ☐ Gray Water Lines (Air Force Field Team)
  - ☐ SVE Lines/Sites (Air Force Field Team)
  - ☐ Underground Storage Tanks. Involves installation, removal, or replacement of an underground storage tank (Mike Prall)
  - ☑ Bioventing Sites (Air Force Field Team)
  - ☐ Technology Lines/Sites (Air Force Field Team)
  - ☐ GW & SVE Monitoring/Extraction Wells (Air Force Field Team) Well number(s): _____
  - ☐ Other (Air Force Field Team)
- Does Project Result in Utility Outage for existing IRP system? ☐ Yes ☑ No MMS Initial
- Is BCT Coordination Required? ☐ Yes ☑ No MMS Initial (If yes, attach coordination documentation)

AFRPA ENCROACHMENT/WORK CLEARANCE PERMIT
ENVIRONMENTAL REVIEW CHECKLIST

Impacts/Requirements:

	Yes	No	Initial	Comments
1. Should Air Force Field Team be notified for soil disposal? (Paul Bernheisel) (Complete attached Dump Slip for soils disposal)	☐	☑		
2. Affects potential archeological site, a historic building or within the boundary of the historic district? (Rick Solander)	☐	☑		
3. Tenant (LRA, MP, Federal, etc.) Coordination Required? (Rick Solander) (Required for AFRPA projects that encroach property not owned by Air Force)	☐	☑		
4. Does project involve sewer construction, repair or improvement? (Must be in compliance with all Sacramento County standards)	☐	☑		
5. Is a meeting required at the proposed excavation/project area in order to convey all conditions (restricted areas, protection of EM utilities, etc.) to all parties involved with the excavation/project. (Rick Solander)	☐	☑		

SUMMARY OF ENVIRONMENTAL SCREEN:

Based on an evaluation for contamination at the site/area of excavation/dig and proposed depth of excavation/boring, the following applies:

☐ No contamination has been identified at the site for which work is requested. However, all precautions must still be taken during excavation/boring activities for potential unknown areas of contamination. If soil of unusual color, fill material, or odor is detected, work shall stop and the Air Force shall be notified immediately.

☐ Although Environmental Management believes it is safe to dig with no or minimal health risk, contamination as described in this screen has been identified in the area of the excavation/boring. A Health and Safety Plan (HASP) is required which addresses the contaminants and provides written guidance for protection and safety of workers. The HASP must be signed an appropriate Health and Safety Professional. Contractors/workers shall comply with all applicable state and federal OSHA requirements. If soil of unusual color, fill material, or odor is detected, work shall stop and the Air Force shall be notified immediately.

☐ No digging or excavation is authorized. Explain.

☐ Regulator approved Workplan (CERCLA, RCRA, etc), FSP, or other document prepared. Briefly describe document. Procedures in Workplan must be followed.

Table 3-5. Davis Site Soil Gas Contamination Status Within and Adjacent to Property Footprint

Site Identifier and Plume ID		Current Category	Contaminants of Concern	New Findings/Basis for Category	Data Source	Remaining Data Gaps [a]	Next Steps	Dual Phase Extraction Implemented?
Within Cluster	Davis							
Davis - Former UST/Current Bioventing Area		2	Ethylbenzene	Ethylbenzene and total xylenes (petroleum product constituents) reported greater than 1,000 ppbv. Only petroleum products stored and released in area.	Final Bioventing Pilot Test Work Plan for the Davis Global Communications Site (February 1994), final Results of Bioventing System Monitoring at the Davis Site (March 1998)	None	Monitor bioventing sytem to determine progress of remediation.	No

Table 3-5. (Continued)

Site Identifier and Plume ID	Current Category	Contaminants of Concern	New Findings/Basis for Category	Data Source	Remaining Data Gaps [a]	Next Steps	Dual Phase Extraction Implemented
Davis - SVE Remediation Area	5	PCE, TCE, 1,1 DCE	1,1-DCE reported in deep soil gas (40 to 65 feet bgs) greater than 1,000 ppbv and is under remediation by groundwater treatment system. SVE system, including a dual-phase extraction well, installed in 1996 to remediate VOCs 71,000 ppbv. PCE and TCE in shallow and middle soil gas zones have been remediated down to concentrations less than 1,000 ppbv. SVE system shutdown in 1999 but closure report is not yet final.	Draft final Soil Vapor Extraction (SVE) Closure Report at the Davis Global Communication Site (February 2000)	None	Submit final closure report for SVE system. Complete remediation of deep soil gas VOC contamination through groundwater treatment system.	Yes

Footnotes

[a] All data gap sampling has been completed; however the results have not been released, and are not reflected in this column for those sites containing data gaps. When the results are released this column will be updated with the data gap results accordingly.

bgs =below ground surface
DCE =Dichloroethene
PCE =Perchloroethene
ppbv =parts per billion by volume
SVE =Soil Vapor Extraction
TCE =Trichloroethene
UST =Underground Storage Tank

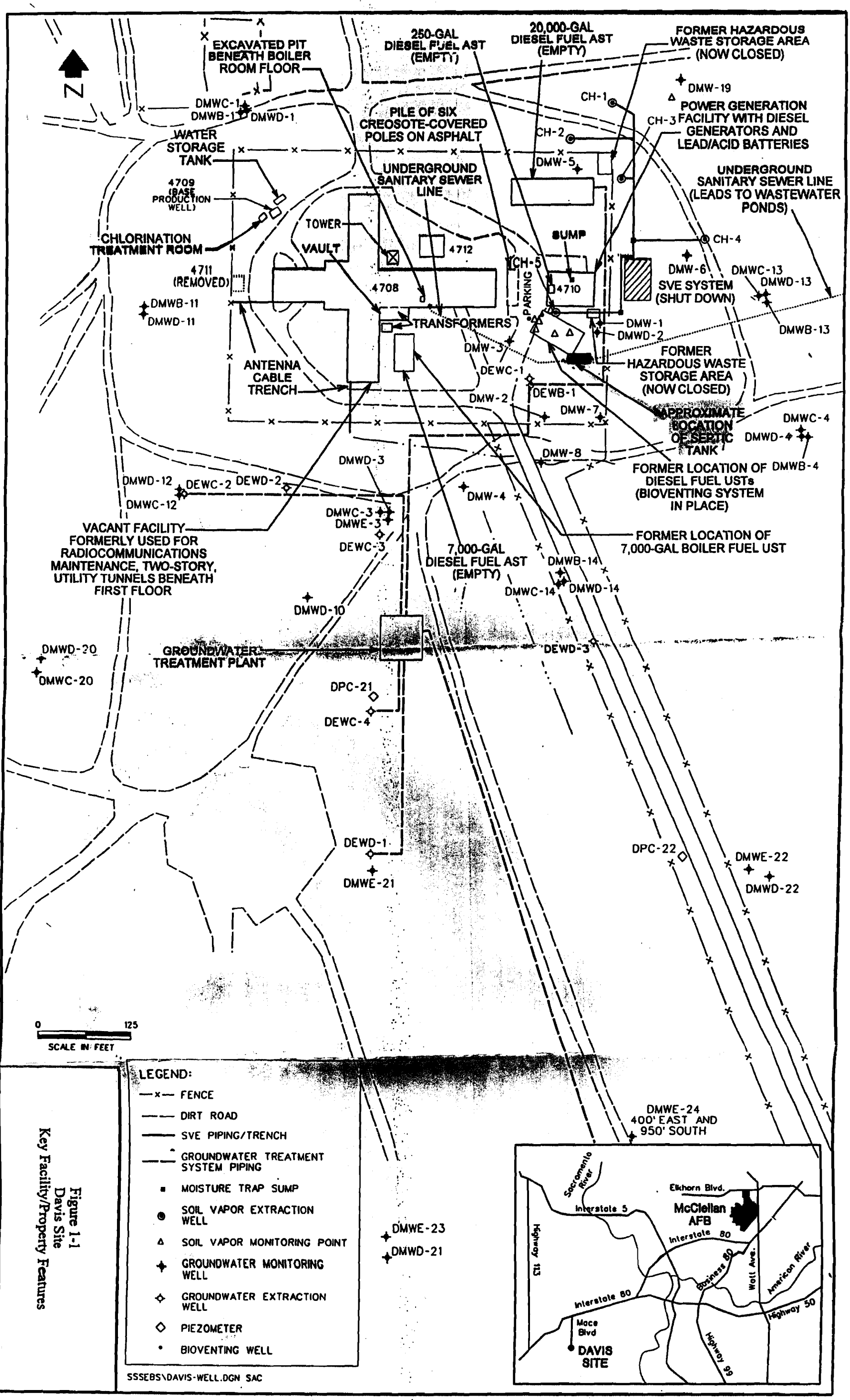


Figure 1-1
Davis Site
Key Facility/Property Features

To: Bob Sextro@MCCLELLAN@AFBDA.DCM,Buddy Walser@MCCLELLAN@AFBDA.DCM,Sig Csicsery@MCCLELLAN@AFBDA.DCM
From: Douglas Fortun@MCCLELLAN@AFBDA.DCM
Cc: Roger Peebles@MCCLELLAN@AFBDA.DCM
Subject: re: bioventing reports
Attachment: BEYOND.RTF
Date: 05/06/2003 9:37 AM

FYI
Bob - Concur w/your proposal on the work plan and bioventing report. I will instruct Parsons to finalize (including answer the SOP questions) the Bldg 756 Work Plan and submit it for Agency review sometime next week. Also, I will inform Parsons to hold in abeyance the issuance of the bioventing report until we had our meeting to discuss site info that Parsons will need to complete the bioventing report. Let's shoot for internal meeting next thursday, 15 May 03, 1:00 PM.

Douglas V. Fortun
AFRPA/DD-McClellan
PH: (916)643-0830x203

From: Bob Sextro@MCCLELLAN@AFBDA.DCM, on 05/06/2003 7:46 AM:
To: Buddy Walser@MCCLELLAN@AFBDA.DCM,Douglas Fortun@MCCLELLAN@AFBDA.DCM,Sig Csicsery@MCCLELLAN@AFBDA.DCM
Cc: Roger Peebles@MCCLELLAN@AFBDA.DCM

as you will recall a few weeks, maybe months now, back Parsons delivered two bioventing final reports to AFRPA. The first was a work plan for installation of a new bioventing system at PRL T-48 southwest of MAT K and adjecent to PRL T-46. The second was a bioventing report on the status of five other existing site's bioventing systems including sites ST200 (SA 038), tank farm 7 (AOC G-2), PRL T-46, tank farm 2 (non-IRP site) and the Davis site. Mitretek reviewed and pretty much rejected these final reports as their recommendations were not technically sound. We issued comments along with James Taylor and also met with Parsons a few weeks later to discuss comments, etc.

Parsons just recently re-delivered these revised final reports along with responses to comments. We have reviewed the work plan for PRL T-48 and with the exception of some lingering QAPP questons it is pretty much back on track and should be released again to the agencies soon. However, the report for the other 5 sites is still very problematic that cannot be fully understood until we complete (or nearly complete) the ESFs on these sites.

what I'm proposing is a couple of things, one let's meet internally next week as time permits probably on Wed or Thur to discuss Parson's scope and schedule and our schedule to start site folders. After that I would like to proceed in preparing site folders for SA38, AOC G-2 and PRL T-046, and Roger can do the Davis site. Tank Farm 2 (non-IRP site) would not get a full folder but just a compilation of what is known and what has been done to date a that site.

Depending on what we discuss on schedule it will probably take a month or so to develop these folders (not working 100% of ny time on them), at which time we can provide Parson's with the need info to complete this second report of recommendations on how to proceed with these 5 sites. that probably means sthis second report cannot be re-re-issued again till late June at the earliest unless priorities dictate otherwise. Bob

Bob Sextro
Mitretek Systems
916.643.0830 ext. 235

California Regional Water Quality Control Board
Central Valley Region
Robert Schneider, Chair

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

Sacramento Main Office
Internet Address: http://www.swrcb.ca.gov/rwqcb5
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

30 September 2003

US Air Force - McClellan AFB
AFRPA/DD-McClellan
3411 Olson
McClellan AFB, CA 95652-1003

TRANSMITTAL OF ORDER RESCINDING REQUIREMENTS, DAVIS TRANSMITTER SITE, YOLO ACOUNTY

Enclosed is an official copy of Order No. R5-2003-0134 adopted by the California Regional Water Quality Control Board, Central Valley Region, at its last regular meeting.

Wendy Wyels

WENDY S. WYELS, Chief
Waste Discharge to Land Unit
Lower San Joaquin River Watershed

Enclosure

cc: Tom To, Yolo County Environmental Health Department, Woodland

RECEIVED
OCT 01 2003

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

ORDER NO. R5-2003-0134

RESCINDING VARIOUS WASTE DISCHARGE REQUIREMENTS

The California Regional Water Quality Control Board, Central Valley Region, finds that the Board adopted the following Orders and Resolutions which are no longer applicable for the reasons shown:

Resolution No. 59-221, adopted 4 December 1959, prescribes requirements for the discharge of oil production wastewater to sumps for Sunset International Petroleum Corporation, at various leases in T15S, R17E, and T15S, R18E, MDB&M, Raisin City Oil Field, Fresno County. The leases are currently owned by Golden Exploration & Production Corporation. An inspection confirmed that the company terminated on-site discharges at its leases and closed the sumps. (LSO)

Resolution No. 69-291, adopted 24 June 1969, prescribes requirements for the discharge of oil production wastewater to sumps for Macpet, at various leases in T15S, R17E, and T15S, R18E, MDB&M, Raisin City Oil Field, Fresno County. The leases are currently owned by Golden Exploration & Production Corporation. An inspection confirmed that the company terminated on-site discharges at its leases and closed the sumps. (LSO)

Order No. 87-018, adopted on 19 January 1987, prescribes requirements for a domestic wastewater disposal system at the United States Air Force Davis Transmitter Site. The facility has been permanently closed as part of the closure of McClellan Air Force Base, and the septic system was destroyed under the oversight of the Yolo County Health Department on 8 July 2003. The Discharger therefore requests that the WDRs be rescinded. (ALO)

Order No. 93-061, adopted 21 May 1993, prescribes requirements for the discharge of pistachio wastes from the Mehdi Orandi Pistachio Plant at 19570 Avenue 88, Terra Bella, Tulare County. Regional Board Staff inspected the site on 1 October 2002 and confirmed that the facility terminated the on site discharge. No discharges took place for the year 2002. Mr. Medhi Orandi requested that the WDRs for the facility be rescinded. (EJB)

Resolution No. 5-00-035, adopted 16 March 2000, conditionally waived waste discharge requirements for Lionudakis Wood and Green Waste Recycling Inc., a green waste composting operation near Mayhew Road and the Jackson Highway in Sacramento County. The facility ceased operations in 2001 and is closed. An inspection confirmed that all wastes, compost, equipment, and structures have been removed from the site. Notice of the proposed rescission was provided to interested parties. No comments were received. (JDM)

Order No. R5-2002-0033, adopted on 1 March 2002, prescribes requirements for Charles Spinetta and Charles Spinetta Winery. On 11 July 2003, the Regional Board adopted Resolution No. R5-2003-0106, a waiver of WDRs for small food processors and wineries. The Discharger has been enrolled under the waiver resolution and therefore individual WDRs are no longer necessary. (JSK)

IT IS HEREBY ORDERED that the above waste discharge requirements Orders and Resolutions are rescinded.

I, THOMAS R. PINKOS, Executive Officer, do hereby certify the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, Central Valley Region, on 5 September 2003.

Thomas R Pinkos

THOMAS R. PINKOS, Executive Officer

EXHIBIT 5

Environmental Response Obligation Addendum

EXHIBIT 5

Environmental Response Obligation Addendum

This exhibit provides deed assurance language for the Davis Global Communications Site, including the Early Transfer Area. In addition to the assurance language, this exhibit provides a summary of the environmental cleanup schedule. This exhibit includes the following tables and figure:

- Table 1 – Deed Assurance Identification (ID)/Text Definition: This table provides the specific deed language needed to protect human health and the environment as required by law. This table is to be used in conjunction with Figures 1 and 2 of this exhibit.
- Table 2 – Notice of Hazardous Substance Storage, Release, and Disposal: This table provides the notice for hazardous substance storage, releases, and disposal required by CERCLA.
- Table 3 – Installation Restoration Program (IRP) Remediation Schedule: This table summarizes actions taken to clean up releases of hazardous materials, the current status, and actions remaining to be accomplished for the property. The area that requires a deferral of the CERCLA 120(h)(3)(A)(ii)(I) covenant is identified in this table as the "Early Transfer Area".
- Exhibit 5, Figure 1 – Area of Special Notice: This figure identifies the geographical location for which certain deed assurances apply. This figure is to be used in conjunction with Table 1.
- Exhibit 5, Figure 2 – Early Transfer Area: This figure identifies the geographical location for which certain deed assurances apply. This figure is to be used in conjunction with Table 1.

EXHIBIT 5, TABLE 1
Deed Assurance ID/Text Definition
Davis Site FOSET, Davis, California

Deed Assurance ID	Assurance Text	Applicable (Yes/No)
D1	**Notice of Hazardous Substance Storage, Release, Disposal.** Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in Section 120(h)(, is provided in Exhibit [ ], attached hereto and made a part hereof. Pursuant to Section 120(h)(3)(A)(i)(III) of Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the Property is provided in Exhibit [ ], attached hereto and made a part hereof.	Yes (entire site) [a]
D2.1	**Air Force Warranty.** Pursuant to Section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)), the United States warrants that - a. all remedial action necessary to protect human health and the environmental with respect to any hazardous substance identified pursuant to Section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the Property has been taken before the date of this deed, and b. any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.	Yes (Outside Early Transfer Area) [b]
D2.2	**Additional Remedial Actions by the Air Force.** Pursuant to Section 120(h)(3)(A)(ii)(II) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii)(II) and (B)), the United States warrants that any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.	Yes (Early Transfer Area) [c]
D3 **[Formerly D4]**	**Restrictive Covenants Under CERCLA § 120(h)(3)(C).** Pursuant to Section 120(h)(3)(C)(ii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(C)(ii)), the United States provides the following response action assurances. To ensure the protection of human health and the environment, the following environmental restrictive covenants apply to the Property or portions of the Property as indicated. For purposes of the environmental restrictive covenants in this subparagraph and B.2. below, the term "Property" includes any portion of the Property specifically described in Exhibit [ ] to this Deed. It is the intent of the United States and the Grantee that the environmental restrictive covenants in this Deed bind the Grantee and shall run with the land. It is also the intent of the United States and the Grantee that the United States will retain the right to enforce any environmental restrictive covenant in this Deed through the chain of title, in addition to any State law that allows the State to enforce any environmental restrictive covenant in this Deed.	Yes (Early Transfer Area) [c]

EXHIBIT 5, TABLE 1
Deed Assurance ID/Text Definition
Davis Site FOSET, Davis, California

Deed Assurance ID	Assurance Text	Applicable (Yes/No)
	Restrictive Covenants Under CERCLA § 120(h)(3)(A). For purposes of the environmental restrictive covenants in this subparagraph, the term "Property" includes any part of the Property specifically described in Paragraph II of this Deed to which these environmental restrictive covenants may apply. The following environmental restrictive covenants in this subparagraph are being created to protect human health and the environment against residual contaminants as a component of the remedial action taken: It is the intent of the Grantor and the Grantee that the environmental restrictive covenants in this subparagraph bind the Grantee and shall run with the land. It is also the intent of the Grantor and the Grantee that the Grantor will retain the right to enforce any restrictive covenant in this subparagraph through the chain of title, in addition to any State law that requires the State to enforce any restrictive covenant in this subparagraph. The Grantee covenants to insert this entire subparagraph in any deed to the Property that it delivers.	Yes (Outside Early Transfer Area) [b]
D3.1 **[Formerly D4.1]**	**General Use Restrictions.** • The Grantee covenants and agrees not construct any well on the Property or extract/pump groundwater from beneath the Property for any purpose other than monitoring. • Grantee covenants and agrees that it will not conduct or allow others to conduct activities that inject or allow infiltration of water/other fluids into the groundwater (e.g. construction or creation of any groundwater recharge area, percolation ponds, unlined surface impoundments, trenches, or irrigation) to the extent that the injection/infiltration of water/other fluids might affect groundwater flow direction. The parties recognize that the Grantee intends to engage in vernal pool restoration and similar habitat restoration activities which may require shallow excavation, and the State regulators agree to permit the Grantee to engage in such activities outside the Area of Special Notice with the recognition that groundwater will not be affected by such activities.	Yes (entire site) [a]
D3.2 **[Formerly D4.2]**	**Soil Disturbance Restriction.** The Grantee covenants and agrees that it will not conduct or allow others to conduct constructing, digging, excavation, drilling, grading, removing, trenching or any other soil-disturbing activities within portions of the Property (as defined by legal description) without prior written permission of the Air Force and concurrence by the State regulators.	Yes (Area of Special Notice)[d]
D3.3 **[Formerly D4.5]**	**Residential Use Restriction.** The Grantee and its successors are restricted from using portions of the Property (as defined by legal description) for residential purposes (including mobile or modular homes), hospitals for human care, public or private schools for persons under 18 years of age, nursery schools, for day care centers for children.	Yes (Area of Special Notice)[d]

EXHIBIT 5, TABLE 1
Deed Assurance ID/Text Definition
Davis Site FOSET, Davis, California

Deed Assurance ID	Assurance Text	Applicable (Yes/No)
D3.4 **[Formerly D4.6]**	**Vapor Intrusion Restriction.** With respect to risks that may be posed via indoor air contaminated by chemicals volatilizing from shallow soil gas (vapor intrusion), the Grantee covenants and agrees for itself and its successors and assigns either to (a) design and construct structures within that portion of the Property (as defined by legal description) in a manner that would mitigate unacceptable risk under applicable law (for example, through installation of a vapor intrusion barrier or gas collection system); or (b) evaluate the potential for unacceptable risk prior to the erection of any structure in the same area, and include mitigation of the vapor intrusion in the design/construction of the structure prior to occupancy if an unacceptable risk is posed under applicable law. The Grantee will coordinate any and all evaluation and potential mitigation measures required under applicable law with the State regulators. Nothing in this paragraph should be construed as requiring any action beyond what is required by applicable law.	Yes (Area of Special Notice)[d]
D3.5 **[Formerly D3]**	**Non-interference and Activity Restrictions.** To ensure that required environmental remedies, responses, and associated oversight are not disrupted, the following environmental restrictive covenants apply to the Property. • The Grantee covenants not to disturb, move, damage, mar, tamper with, interfere with, obstruct, or impede any groundwater extraction or monitoring well or other appurtenances associated with remediation, including but not limited to associated piping/equipment, any treatment facilities, or soil vapor extraction systems, used in the environmental remediation and restoration on the Property. The Grantee covenants and agrees that it will not conduct or allow others to conduct any activities that will limit access to any wells or associated piping/equipment, treatment facilities, or systems, used in the environmental remediation and restoration on the Property. • The Grantee also covenants and agrees not to disrupt required remedial investigation, response actions, or oversight activities, should any be required on the Property. The Air Force agrees to coordinate its remediation activities with any construction schedule and with the business activities of the Grantee so as not to disrupt such schedule or activities unreasonably.	Yes (entire site) [a]
D3.6 **[Formerly D6]**	**Response Assurance Under CERCLA 120(h)(3)(C)**. The United States will continue to undertake all necessary response actions with respect to a release or threatened release of a hazardous substance caused by the United States activity that occurred prior to the effective date of this Deed. A description of the remedial actions taken by the Air Force and the remediation schedule of future actions required on the Property regarding hazardous substances is contained in Exhibit [ ] *(See Table 3 of this Exhibit).*	Yes (Early Transfer Area)[c]
D3.7 **[Formerly D10]**	**Budgeting for Response Actions**. The Air Force, as the Federal agency responsible for environmental cleanup of the Property, will submit through its established budget channels to the Director of the Office of Management and Budget a request for funds that adequately addresses schedules for investigation and completion of all response actions required. Expenditure of any Federal funds for such investigations or response actions is subject to Congressional authorization and	Yes (Early Transfer Area)[c]

EXHIBIT 5, TABLE 1
Deed Assurance ID/Text Definition
Davis Site FOSET, Davis, California

Deed Assurance ID	Assurance Text	Applicable (Yes/No)
	appropriation of funds for that purpose. The Air Force will submit its funding request for the projects needed to meet the schedule of necessary response actions as follows: a. The projects for the necessary response actions for groundwater and soil gas remediation will be identified to and coordinated with the BRAC Cleanup Team (BCT); b. After coordination with the BCT, the projects will be submitted for funding validation and approval; and, c. All correspondence regarding these projects will recite that these projects are being undertaken on property being transferred pursuant to Section 120(h)3)(C) of CERCLA and that once validated, approved and funded, the funding may not be withdrawn without the consent of the Assistance Secretary of the Air Force (Installation, Environment and Logistics).	
D4 **[Formerly D11]**	**Response Action Warranty.** The United States further covenants that when all response actions necessary to protect human health and the environment with respect to any hazardous substance remaining on the Property on the date of conveyance has been taken, the United States will execute and deliver to the Grantee an appropriate document containing a warranty that all such response actions has been taken. Specifically, pursuant to Section 120(h)(3)(C)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(C)(iii)), the United States warrants that all response action necessary to protect human health and the environment with respect to any substance remaining on the Property on the date of transfer has been taken. The making of the warranty shall be considered to satisfy the requirement of Section 120(h)(30(A)(ii)(I). The "appropriate document" shall be a recordable instrument to amend this Deed, without in any way intending to affect or alter the conveyance of title under this Deed, and to provide only that (1) the assurances of the United States under Section 120(h)(3)(C)(ii) of CERCLA are replaced with the warranty of the United States under Section 120(h)(3)(C)(iii) of CERCLA; and (2) the environmental restrictive covenants set forth in this paragraph are released and/or modified, as applicable, based on the completion of the response activities described in the preceding sentence.	Yes (Early Transfer Area) [c]
D5 **[Formerly D7]**	**Transfer of Environmental Provisions.** Before the United States grants the covenant in Section 120(h)(3)(C)(iii) of CERCLA, the Grantee covenants and agrees to include the appropriate environmental provisions of this Deed in any transfer or sale documents or agreements covering any portion of this Property to bind its successors to those provisions.	Yes (Early Transfer Area)[c]
D6 **[Formerly D4.3]**	**Modification and/or Release of Restrictive Covenants.** The Grantee may request from the United States a modification or release of one or more of the environmental restrictive covenant(s) in whole or in part in this paragraph, subject to the notification and concurrence or approval of the State of California. In the event the request of the Grantee for modification or release is approved by the United States and the State of California, the United States agrees to modify or release the covenant (the "Covenant Release") giving rise to such environmental restriction in whole or in part. The Grantee understands and agrees that all costs associated with the Covenant Release shall be the sole responsibility of the Grantee, without any cost whatsoever to the United States. The United States shall deliver to the Grantee in recordable form the Covenant Release. The execution of the Covenant Release by the United States shall modify or release the environmental restrictive covenant with respect to the Property in the Covenant Release.	Yes (entire site)[a]

EXHIBIT 5, TABLE 1
Deed Assurance ID/Text Definition
Davis Site FOSET, Davis, California

Deed Assurance ID	Assurance Text	Applicable (Yes/No)
D6.1 **[Formerly D4.4]**	In the event that the environmental restrictive covenants contained in this paragraph are no longer necessary, the United States will execute any appropriate document modifying or removing such use restrictions, as appropriate.	Yes (entire site)[a]
D7 **[Formerly D5]**	**Air Force Reservation of Access.** RESERVING, pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(iii)), the United States hereby retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which a remedial action or corrective action is found to be necessary on the part of the United States, without regard to whether such remedial action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, testpitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns and shall run with the land. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The Unites States shall use reasonable means to avoid and to minimize interference with the Grantee's work and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charge for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer or employee of the United States based on actions taken by the United States or its officers, employees, agents, contractors or any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act. Access rights pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(iii)) are reserved in subparagraph [Reservations] above.	Yes (entire site)[a]
D8	**Asbestos-Containing Materials (ACM)**. The Grantee is warned that the Property may contain current and former improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground that may contain ACM. The Grantee covenants and agrees that in its use and occupancy of the Property, it will comply with all applicable federal, State, and local laws relating to asbestos. The Grantee is cautioned to use due care during property development activities that may uncover pipelines or other buried ACM. The Grantee covenants and agrees that it will notify the Grantor promptly of any	Yes (main compound area)[e]

EXHIBIT 5, TABLE 1
Deed Assurance ID/Text Definition
Davis Site FOSET, Davis, California

Deed Assurance ID	Assurance Text	Applicable (Yes/No)
	potentially friable ACM that constitutes a release (or potential release) under the Comprehensive Environmental Response, Compensation, and Liability Act of (42 USC §§ 9601 et seq.). The Grantor's responsibility under this deed for friable ACM is limited to friable ACM in demolition debris associated with past Air Force activities and is limited to the actions, if any, to be taken in accordance with the covenant contained in Paragraph [ ] herein. The Grantee is warned that the United States will not be responsible for removing or responding to ACM in or on utility pipelines. The Grantee acknowledges that the United States assumes no liability for property damages or damages for personal injury, illness, disability, or death to the Grantee, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property, whether the Grantee has properly warned, or failed to properly warn, the persons injured.	
D9	**General Lead-Based Paint and Lead-Based Paint-Containing Materials and Debris (collectively "LBP")**:	
	Lead-based paint was commonly used prior to 1978 and may be located on the Property. The Grantee is advised to exercise caution during any use of the Property that may result in exposure to LBP.	Yes (main compound area)[e]
	The Grantee covenants and agrees that in its use and occupancy of the Property, the Grantee is solely responsible for managing LBP, including LBP in soils, in accordance with all applicable Federal, State, and local laws and regulations. The Grantee acknowledges that the Grantor assumes no liability for property damages or damages for personal injury, illness, disability, or death to the Grantee, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, contact, disposition, or other activity involving LBP on the Property, whether the Grantee has properly warned, or failed to properly warn, the persons injured. The Grantee further agrees to notify the Grantor promptly of any discovery of LBP in soils that appears to be the result of Grantor activities and that is found at concentrations that may require remediation. The Grantor hereby reserves the right, in its sole discretion, to undertake an investigation and conduct any remedial action that it determines is necessary.	

Notes:

[a] Entire site means all the property of the Davis Site from fence-to-fence. Refer to Exhibit 1, Figure 1 for property boundaries.

[b] The area outside the Early Transfer Area is the remaining 259 acres.

[c] Early Transfer Area means the 55 acres of property currently undergoing remedial actions and being transferred pursuant to CERCLA § 120(h)(3)(C). Refer to Exhibit 5, Figure 2.

[d] Area of Special Notice includes the eastern and northeastern portions of the main compound area as shown on Exhibit 5, Figure 1.

[e] Main compound area means the 8 acres in the center of the Davis Site that is developed and was the location of the previous telecommunication operations. Buildings in the main compound were constructed prior to 1978.

EXHIBIT 5 – TABLE 2
Notice of Hazardous Substance Storage and/or Release
Davis Site FOSET, Davis, California

Substance Stored/Released	Regulatory Synonym	CAS Registry Number	Hazardous Waste ID
Waste Solvent	NL	NA	NA

Building/Location	Quantity lbs (kg)	Date Stored/ Released	Response	Remarks
Hazardous Waste Storage Area (north of Building 4710)	unknown	1963-1980	Substance Removed See Exhibit 5, Table 3	Substance was stored and removed. Minor leaks did occur, but area was properly cleaned upon closure.

Substance Stored/Released	Regulatory Synonym	CAS Registry Number	Hazardous Waste ID
Waste Coolant	NL	NA	NA

Parcel	Building/ IRP Site	Quantity lbs (kg)	Date Stored/ Released	Response	Remarks
Hazardous Waste Accumulation Site (north of Building 4710)		unknown	1963-1980	Substance Removed See Exhibit 5, Table 3	Substance was stored and removed. Minor leaks did occur, but area was properly cleaned upon closure.

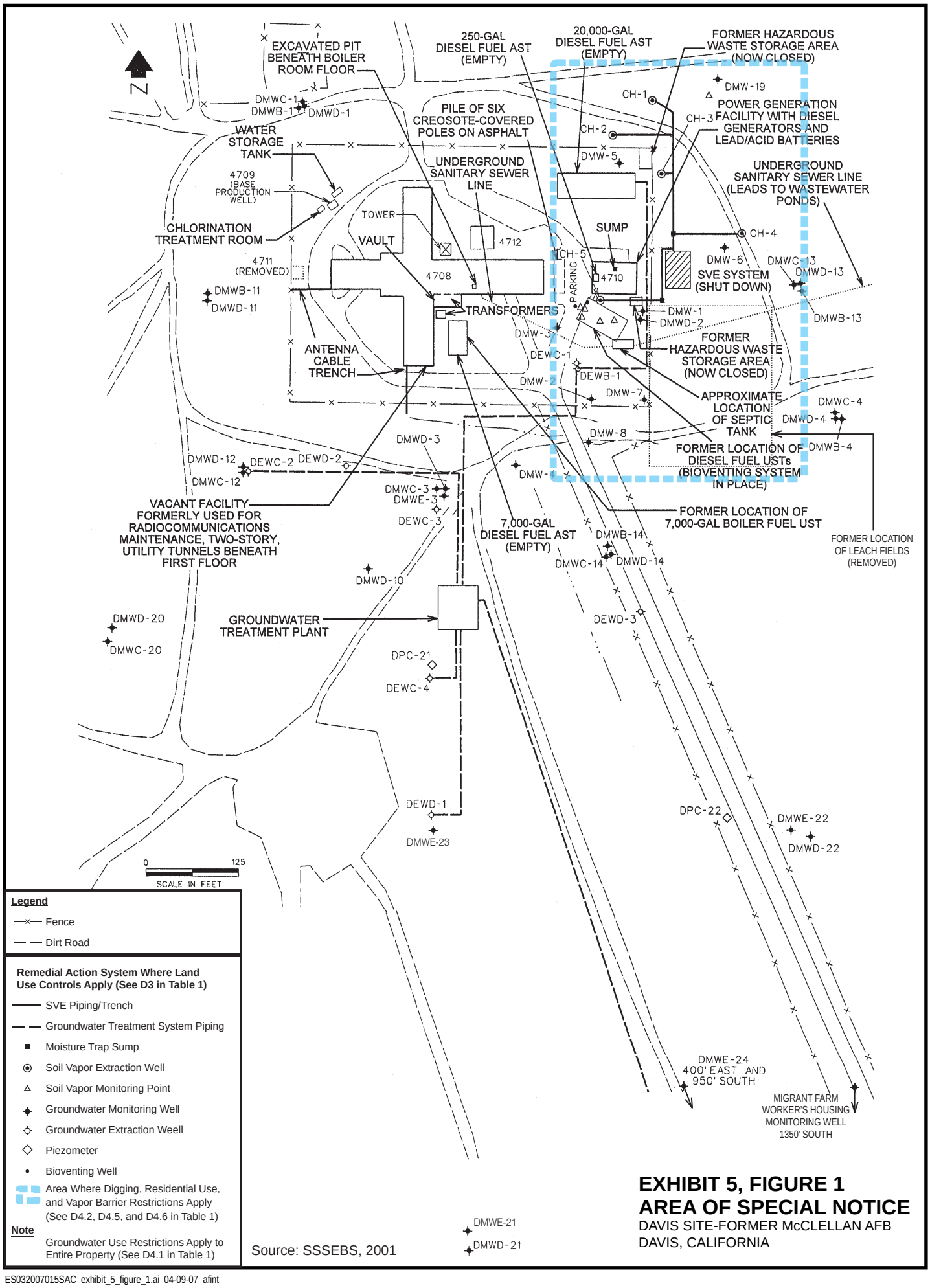
Substance Stored/Released	Regulatory Synonym	CAS Registry Number	Hazardous Waste ID
Trichloroethene	Trichloroethylene	79016	U228
Tetrachloroethene	Perchloroethylene	127184	F001, F002
Vinyl Chloride	Chloroethene	75014	U043

Building/Location	Quantity lbs (kg)	Date Stored/ Released	Response	Remarks
Groundwater (Early Transfer Area)	unknown	Pre-1980	See Exhibit 5, Table 3	None

EXHIBIT 5, TABLE 3
Remediation Schedule
Davis Site FOSET, Davis, California

Site No.	IRP Site Description	Date of Release	Past Actions Completed	Current Action Underway	Future Action Required*	CERCLA Deferral Req'd
Davis Site	Former Communication Transmitter Site	Pre-1980	Underground storage tanks, associated piping, and contaminated soil removed. Three were removed in 1988, and one was removed in 1995. A bioventing system was installed at the site in 1994 and decommissioned in 2005. A soil vapor extraction system was installed in 1996 for the vadose zone and decommissioned in 1999. A groundwater extraction, treatment, and monitoring system was installed in 1996 for volatile organic compounds. An Interim Record of Decision was completed and signed in February 1995. A Remedial Investigation was completed in 1994.	An in situ chemical oxidation treatability study began in early 2006, which required the existing groundwater treatment system to be shut down in October 2005.	A Feasibility Study Addendum is scheduled for completion in late 2009, followed by a completed Record of Decision by 2010.	Yes (for Early Transfer Area as shown on Figure 2 of Exhibit 5)

* Detailed schedules associated with the cleanup programs are maintained in the Deliverable Status Report for McClellan, which is a living document and is updated as required when schedules change as agreed to by the Federal Facilities Site Remediation Agreement parties.



Source: SSSEBS, 2001

EXHIBIT 5, FIGURE 1
AREA OF SPECIAL NOTICE

DAVIS SITE-FORMER McCLELLAN AFB
DAVIS, CALIFORNIA

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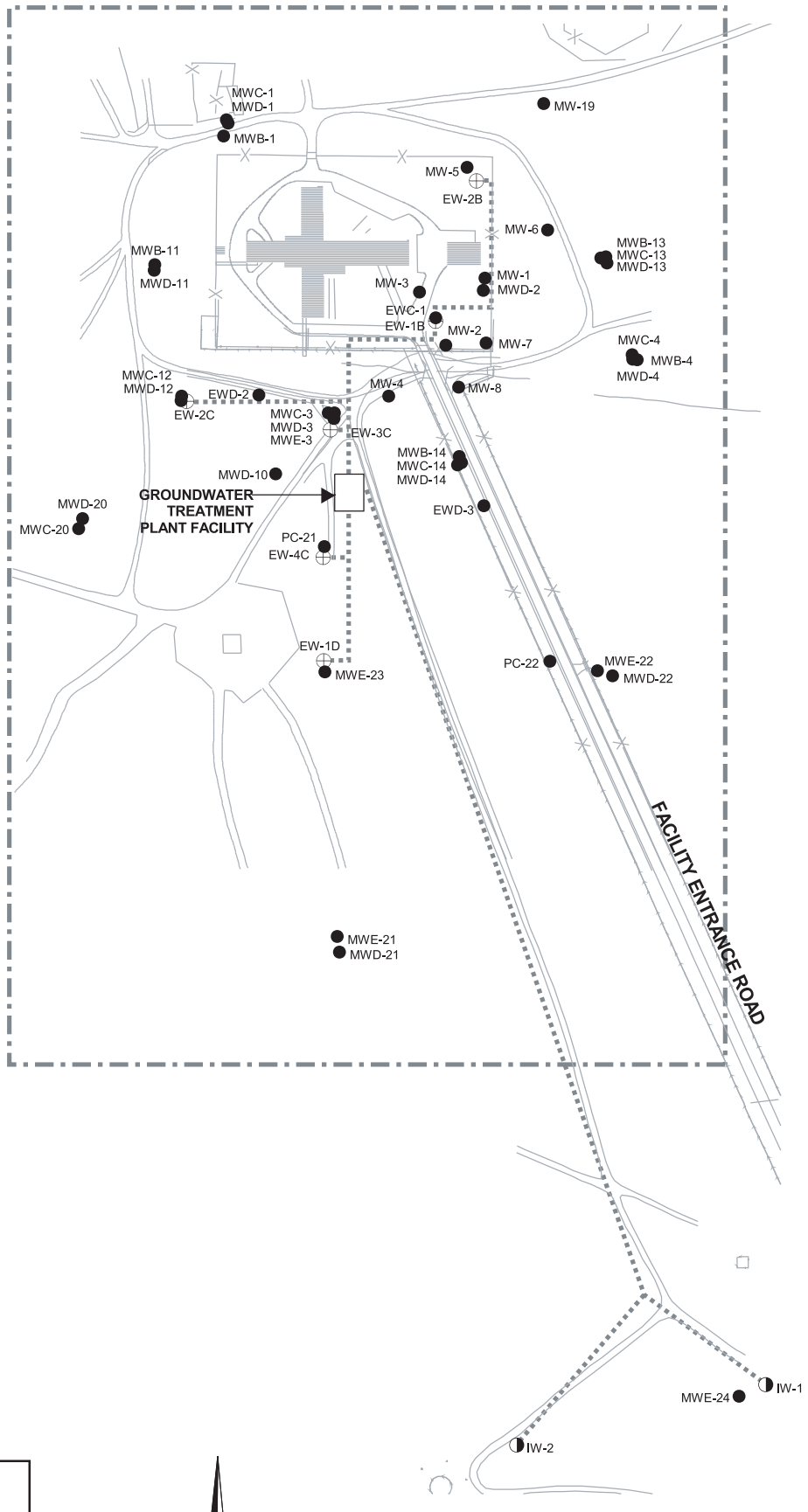

EXHIBIT 5, FIGURE 2
EARLY TRANSFER AREA

DAVIS SITE - MCCLELLAN AIR FORCE BASE
DAVIS, CALIFORNIA

CH2MHILL

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EXHIBIT 6

Comments on Draft FOSET and AFRPA Responses to Comments

ATTACHMENT 1

Response to Comments Table – Regulator Comments

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

General Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
1							Regional Water Board staff was unable to observe the interior of the buildings at the former Davis Global Communications site (Davis site) before the deadline for comments on the Draft FOSET. Regional Water Board staff has scheduled a walk-through with the Air Force Real Property Agency (AFRPA) on 17 October 2006. We may have additional comments on the condition of the on-site buildings after the walk-though.	A walk-through of the buildings was performed with Regional Water Board on 17 October 2006.
2							The Draft FOSET refers to formal concurrence on no further action (NFA) issued by Yolo County and the Regional Water Board for various actions taken to close underground storage tanks (USTs) and fuel release areas. Please attach these NFA concurrence letters to the Draft Final FOSET.	The concurrence letter from the Regional Water Board and the UST Abandonment and Inspection Certificate will be attached to the Draft Final FOSET in Exhibit 4. Exact references to these formal concurrences have also been cited in the text in Section 5.4.
3							The Draft FOSET states the deferral of the CERCLA 120(h)(3)(A)(ii)(I) covenant requirement will apply either to the whole site or geographic areas of the site for which the deferral is required as indicated in Exhibit 5, Table 1 and Figure 1. However, Exhibit 5 is unclear on which restrictions or assurances apply to the entire property and which ones may only apply to the Area of Special Notice. Revise the Draft FOSET to clarify under what conditions the deferral would only apply to a portion of the site.	Exhibit 5, Table 1 has been revised to indicate which area or areas of the site are impacted by the deed assurances. Area(s) impacted by the deed assurances are noted in parenthesis in the "applicable" column of this table.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

General Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
4							The Draft FOSET indicates that the existing supply well may be used by the Transferee for fire protection and limited irrigation. The use of the supply well for fire protection is understandable, but limited irrigation is not defined and is a potential concern for the Regional Water Board. The Draft FOSET indicates use of the well for limited irrigation will require installation of a monitoring well, but it is unclear how one monitoring well will mitigate potential problems such as plume migration towards the supply well and potential discharge of irrigation water containing low concentrations of VOCs. The Draft FOSET should be revised to clarify how potential problems caused by use of the supply well for irrigation will be prevented or AFRPA should add a prohibition to the deed on use of the well for irrigation purposes.	Use of the production well was discussed with Yolo County during a 01 November 2006 site visit and again with Yolo County and RWQCB during a 16 November 2006 meeting. Based on those discussions, use of the production well for other than fire protection will be prohibited. The document has been revised as follows: Executive Summary: The use of groundwater by the transferee for any purpose other than fire suppression will be prohibited, unless the Air Force and State grant the approval. Section 5.2.1.2: Therefore, restrictions will be placed in the deed prohibiting subsurface drilling, use of existing monitoring wells for purposes other than groundwater quality, and use of the existing production well for purposes other than fire protection unless the Air Force and State grant the approval. Section 5.13: The Air Force intends to transfer the production well to be used for fire protection only.
5							In several sections, the Draft FOSET states approval of the FOSET constitutes direct approval of transfer of existing aboveground storage tanks and the on-site supply well. The Regional Water Board is not approving/endorsing reuse of the ASTs and supply well. Our concurrence on the FOSET simply means we agree the site meets the conditions necessary for deferral of the CERCLA 120(h)(3)(A)(ii)(I) covenant requirement. The County of Yolo or any successors to the property can choose to use the ASTs and existing supply well as long as they comply with the deed prohibitions, State land use covenants (LUCs), and applicable State/Federal regulations.	The text in the appropriate sections will be revised to clearly state that "approval of the FOSET" refers to AFRPA Director approval. Specifically, text in Section 5.4, second paragraph, last sentence will be revised as follows: AFRPA Director approval of this FOSET constitutes direct approval for transfer of these ASTs.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

General Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
6							Currently, there is no provision for implementing and enforcing institutional controls required by the LUCs that will be prepared by the Regional Water Board. The State LUCs will require the transferee to perform monitoring, reporting, and maintenance of the LUCs as well as provide for the Regional Water Board's future oversight costs. The Regional Water Board needs assurance from the transferee that the LUC and a cost reimbursement agreement will be executed upon receiving title to the property before recommending that the Governor concur on the early transfer of the Davis site. We intend to issue the Draft LUCs for review by the Air Force, transferee, and interested regulatory agencies in the next 45 days to work towards finalizing them well in advance of the property transfer. A cost reimbursement agreement will also be provided to the transferee for their review before the date of transfer, so any reimbursment issues can be addressed before property transfer.	Agreed. The issue of SLUC implementation was discussed with the Regional Water Board and Yolo County at a meeting on 16 November 2006, and a draft copy of the SLUC was distributed for review on 17 November 2006. Further discussion of the SLUC will occur after Yolo County and the Air Force have an opportunity to review the document.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
1		5.2	5-2				1. Page 5-2, Section 5.2: In order to facilitate discussion of soil, soil gas, and groundwater contamination, add a summary table presenting the current maximum concentrations of contaminants of concern for each media and their applicable or potentially applicable cleanup levels or goals.	Agreed. The requested information has been added to the text in Sections 5.2.1.1, 5.2.1.2, and 5.2.1.3.
2		Section 5.2.1.2	Page 5-4	last paragraph			Page 5-4, Section 5.2.1.2: The last paragraph in this section indicates the existing production well may be used for purposes other than fire protection and limited irrigation if approved by the Air Force. Revise this paragraph to indicate the Air Force "and State" must grant approval of other uses of the existing production well.	Please also see the response to General Comment 4. The text in the last paragraph of Section 5.2.1.2 has been revised to include the State as an approver of the usage of the existing production well. The text now reads: Therefore, restrictions will be placed in the deed prohibiting subsurface drilling, use of the existing monitoring wells for purposes other than groundwater quality monitoring, and use of the existing production well for purposes other than fire protection, unless the Air Force and State grant the approval.
3		Section 5.2.1.3	Page 5-5				Page 5-5, Section 5.2.1.3: Provide the anticipated date to complete documentation that the STOP process has been satisfied for soil vapor extraction. Also, this section should indicate whether this documentation will be presented in the Feasibility Study Addendum or another submittal.	Additional information documenting the STOP process has been included in paragraph two of this section. The text reads as follows: Proper documentation to demonstrate that the STOP process was followed for the SVE system closure will be included in the Feasibility Study Addendum for the site to be submitted in 2008.
4		Section 5.2.1.3	Page 5-5				Page 5-5, Section 5.2.1.3: Revise the last paragraph to clarify whether the requirement for a vapor barrier for any new construction applies to the Area of Special Notice or the entire Davis Site	The last paragraph of Section 5.2.1.3 has been revised to clearly indicate that the vapor barrier restriction only applies to the area of special notice located just east of Building 4708 as depicted in Exhibit 5, Figure 1. The second sentence of the last paragraph now reads as follows: A vapor barrier will also be required for any new construction conducted within the area of special notice (refer to Exhibit 5, Figure 1) to address potential contamination in soil gas.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
5		Section 5.4	Page 5-7				Page 5-7, Section 5.4: Attach the UST NFA letters discussed in this section to the Draft Final FOSET.	Exact citations for the UST NFA approval letter have been added to the text near the end of the first paragraph in Section 5.4. The NFA letter and certificate will be attached to the Draft Final FOSET in Exhibit 4.
6							Page 5-9, Section 5.6: Add "and State" to the end of the last sentence of the section.	This section has been revised as follows: Lead-based paint (LBP) is known to be present in facilities at the Davis Site because the facilities were built prior to 1978 and previous sampling results verified its presence on some painted surfaces. A review of the SSSEBSs indicated that all identified areas of damaged LBP were repaired and cleaned. However, a recent site visit found the existing condition of paint to be poor (Building 4712) to fair (Buildings 4708 and 4710), with considerable peeling and flaking observed (June 2006). Notice will be provided to the transferee in the contract for sale specifying that the transferee will be responsible for managing all LBP, potential LBP, and LBP hazards at the facilities in compliance with applicable laws and regulations.
7		Section 5.11	Page 5-10				Page 5-10, Section 5.11: Regional Water Board staff did not have time to review the previous radiological investigation at the Davis site. If applicable, discuss whether the Department of Health Services has reviewed the available radiological data on the Davis site and has also concluded there are no significant radiological concerns.	Based on DTSC's comment on the Draft SSSEBS for the Davis Site, the Air Force conducted a radiological screening survey as specified in an internal Air Force Memorandum dated April 18, 2001. Based on the results, there was no reason to believe that radiation contamination existed in Building 4708. Although transmitter and communications equipment, including radio vacuum tubes, were handled at the building, the tubes remained intact and the material within the tubes was not disturbed. Based on this survey, the Air Force addressed the concern of DTSC, and DTSC had no further comments as documented in an email from DTSC to the Air Force in May 2001. Because this building had not been designated as a building impacted by radiological contamination, the Department of Health Services was not required to review the survey results.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
8		5.13	5-10		fourth		Page 5-10, Section 5.13: In the fourth sentence in the second paragraph, it is unclear how groundwater will be adversely affected by future use of the production well. Regional Water Board staff suggests revising "groundwater" to "groundwater remedy".	The fourth sentence in the second paragraph of Section 5.13 has been revised as follows: The Air Force reserves the right to prohibit use of the production well if it appears, as a result of data evaluation, that the groundwater remedy is being adversely affected.
9		Section 5.13	Page 5-11				Page 5-11, Section 5.13: Add "and State" after "Air Force" in the sentence at the top of the page.	The text was updated per the comment. The second to last sentence in paragraph 2 of Section 5.13 reads as follows: However, the transferee will be restricted from installing a replacement water supply well unless the Air Force and State grant the approval.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specfic Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
10							Page 5-11, Section 5.15: Discuss whether the wastewater ponds or former leach fields are a potential source of soil contamination. Is there any evidence the wastewater ponds were used for disposal of anything besides wastewater from the septic system or could waste solvents or other hazardous materials have been dumped into the septic system and subsequently discharged to the wastewater ponds or former leach fields. If the wastewater ponds or former leach fields were previously investigated by the Air Force as a potential source of contamination, the findings should be summarized in this section. Discuss the lines of evidence indicating the leach fields have been removed. Is this conclusion based on historical records, interviews with former site workers, subsurface investigation, and/or other evidence?	There is no known evidence that the wastewater ponds and historic leachfield received material other than sanitary sewer discharges from the septic system. According to the SSSEBS, the leach fields were historically used for sewage disposal, but in the mid-1960s, they were dug up and destroyed. No evidence of the former leach field has been reported during drilling performed in that area. Subsequent wastewater ponds were used for sewage disposal and monitored quarterly per a previous wastewater discharge permit. The septic system was decommissioned, and the Regional Water Board adopted Order #R5-2003-0134 on September 30, 2003 that rescinded the waste discharge requirements for the system. (Please also see Regional Water Board specific comment #11.) According to the SSSEBS, the only other wastewater collection process identified at the Davis Site was a sump discharge from Building 4710. The sump previously collected water contaminated with fuels and solvents that was discharged from a sink in the building. The sump contents were pumped into an outside bowser formerly located on the western side of the building. Additionally, there are no known floor drains in Building 4708 that connect to the sanitary sewer system. Therefore, discharge of hazardous materials to the septic system is not suspected. According to a 1952 as-built drawing, the former leach field was located immediately southeast of the main compound. The location has been added to Figure 1 in Exhibit 5. This location was well characterized during the remedial investigation. Based on the characterization results, the leachfield was not a source of contamination. Per the 1994 RI/FS Report, several shallow soil gas samples were collected in this area. Reported VOC concentrations were significantly lower than those reported in the source areas located to the north and west of the leach field. Soil samples were also collected for TPH analysis from two borings within the former leach field. No TPH was detected in the shallowest samples collected at 11.5 and 15.5 feet below ground surface.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
11		Section 5.15	Page 5-11				Page 5-11, Section 5.15: Provide the date the wastewater discharge permit was rescinded and attach the notification of rescission from the Regional Water Board to Air Force to the Draft Final FOSET.	The date the septic system was destroyed and the date the waste discharge permit was rescinded were included in the text (second paragraph) of Section 5.15. The first sentence of the second paragraph reads as follows: The septic system was abandoned in place on July 8, 2003, and the waste discharge permit was terminated as of September 30, 2003. A copy of the Regional Water Board letter and order indicating the permit rescission will be included in the Exhibit 4 in the draft final FOSET.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
12		Section 6.0	Page 6-1				Page 6-1, Section 6.0: It is unclear who "the agency" is in the last paragraph on this page. Does AFRPA mean "the transferee" here or something else? Revise this paragraph so that it is clear who "the agency" is and who will be notifying the Air Force of a failure or violation of the institutional control obligations.	The text in Section 6.0 has been revised to clearly identify Regional Water Board as the agency. Paragraph three of this section now reads as follows: The deed will require that the transferee notify the regulatory agencies of any activity that is inconsistent with the institutional control objectives or use restrictions, or any other action that might interfere with the effectiveness of the institutional controls and address such activity or condition as soon as practicable, but in no case will the process be initiated later than 10 days after the transferee becomes aware of the breach. If the transferee fails to satisfy the obligations pursuant to the institutional and land use controls, Regional Water Board may enforce such obligations against the transferee. If there is failure or a violation of the institutional control obligations (e.g., an activity inconsistent with the institutional control objective or use restriction, or any action that might interfere with the effectiveness of the institutional control), the Regional Water Board will notify the Air Force and other relevant regulatory agencies in writing of such failure as soon as practicable (but no longer than 14 days) upon discovery, and initially seek corrective action or other recourse from the transferee. Within 21 days following the agency's notification, the parties will confer to discuss reimplementation of the institutional control(s) to address the breach. If the Regional Water Board reports that the transferee is unwilling or unable to undertake the remedial actions, the Air Force will inform the other parties of measures it will take to address the breach within 10 days.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
13		Section 7.0	Page 7-1				Page 7-1, Section 7.0: Revise this section to state Regional Water Board will prepare the State LUCs and identify the anticipated signatories to it.	Text has been added to Section 7.0 to indicate that the Regional Water Board will prepare the SLUCs and the SLUCs will be signed by Regional Water Board and the transferee. Sentences two and four, respectively, read as follows: Before transfer of title to the Davis Site, including portions where institutional controls are applied, the Regional Water Board will execute a land use covenant with the transferee (Yolo County) that includes the restrictions described in Exhibit 5 and legal descriptions of the property and affected areas and identify the appropriate signatories. The Regional Water Board will prepare and enter into the state land use covenant pursuant to state law, including California Code of Regulations, Title 22, Section 67391.1.
14		Section 8.0	Page 8-1				Page 8-1, Section 8.0: The public notice was actually provided several weeks after the Draft FOSET was issued on 1 August 2006. Correct the date for the public notice and due date for public comments.	The dates have been revised to August 30, 2006 for public notice submittal, and receipt of written comments by September 28, 2006.
15							Exhibit 2, Figure 2: Revise the note on this figure to indicate whether the Category 5 groundwater contamination is based on tetrachloroethene or trichloroethene concentrations exceeding 5 µg/L or both.	Additional text has been added to the note in Figure 2 in Exhibit 2 specifying the basis for the Category 5 designation. The following text has been added to the end of the note: Contaminant isopleths are based on TCE and PCE concentrations as of April 2006.

Response to Comments: Draft Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
16							Exhibit 5, Table 1: It is unclear if the restrictions apply to the entire property or if some of them only apply to the Area of Special Notice. Revise this table to clearly indicate the area where the restrictions are applicable. For clarity, Regional Water Board staff also suggests defining "Property" in this table or referring to a figure that shows the boundaries of the "Property". If the term "as defined by legal description" was used as placeholder text in the Draft FOSET, it should be replaced with the actual legal description in the Final FOSET. Explain why Deed Assurances D4.2 and D4.6 are not considered applicable to any portion of the property.	Table 1 in Exhibit 5 has been revised to clearly identify where the restrictions apply. A definition for "property" has been added at the end of the table. In the definition, reference to Figure 1 in Exhibit 1 was also included. The legal description will be added in the Final Davis Site FOSET. Deed Assurances D4.2 and D4.6 do apply to a specific area of the site. "Not Applicable" was erroneously indicated in the table, and has been corrected to indicate "yes" with the appropriate area also indicated.
17							Exhibit 5, Table 1: This table provides assurance that the Air Force is responsible for hazardous substance releases that occur prior to the date of the Deed (Deed Assurance D6). However, who is responsible for a release related to future actions taken as part of the groundwater remedy? For example, what if a caustic like potassium permanganate, which the Air Force has used for source area cleanup, is accidentally spilled on-site after the property is transferred? There should be an assurance in this table that the Air Force will take all necessary actions to cleanup future releases related to their remedial activities on the property.	During implementation of the groundwater remedy, the Air Force will be ultimately responsible for any spills that occur. However, the Air Force has issued and funded a performance-based contract to complete remediation of the site. As such, the contractor has assumed the liability for any spills that occur during groundwater remediation on behalf of the Air Force.

ATTACHMENT 2

Response to Comments Table – Yolo County Comments

Response to Comments: Draft Davis Site FOSET

Comment By: Yolo County

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
1		5.2.1		Last			The last paragraph of this section mentions a hazardous waste storage site formerly located outside the southeastern corner of Building 4710. This section goes on to explain a second hazardous waste site on the northeastern corner of the main compound, but neglects to detail the specific storage methods or types of waste stored outside the southeastern corner of Building 4710. It is stated that: "The hazardous waste accumulation site outside of Building 4710 has been formally closed." The nature of the hazardous materials, the methods of closure, remediation measures taken, and any regulatory standards or processes followed as part of the closure process of this hazardous waste site are not currently described in this section and should be fully disclosed.	According to the Final SSSEBS (July 2001), the hazardous waste accumulation area is likely to have stored hazardous waste ranging from waste coolant, waste oil, waste fuel filters, and rags contaminated with fuels and solvents, which were wastes generated from activities conducted within Buildings 4708 and 4710. The area was not permitted under RCRA, and was operated and closed using an internal Air Force process.

Response to Comments: Draft Davis Site FOSET

Comment By: Yolo County

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
2		5.4					This section provides descriptions for past activities and remediation efforts for petroleum contamination in the soil due to underground storage tanks, but does not discuss any soil testing or other environmental assessmetns made around aboveground storage tanks to determine whether or not soil contamination exists in these areas. This is of particular concern for: 1) the area around the drain-valve of the containment basin for the 20,000-gallon aboveground storage tank, and 2) areas near all aboveground storage tank connections where spills may have occurred when connecting or disconnecting fuel lines. Any previous environmental assessments made for areas that contain aboveground storage tanks should be cited in this section. Results of soil tests, if any, should be disclosed. If none are available, the Air Force should conduct these tests and report the results as part of the FOSET.	During a recent site visit (October 11, 2006), Air Force personnel visually inspected areas around the valve connections of the two aboveground storage tanks (ASTs) - 20,000 gallon AST north of Building 4710 and the 7,000 gallon AST adjacent to the southern wing of Building 4708. There were no visible signs of staining or fuel spillage in the areas around the 7,000 gallon AST or at the AST connections. According to the Air Force inspector, there are also no historical records indicating that a spill occurred at this location as a result of connecting and disconnecting fuel lines. There were also no visible signs of fuel spillage in the area of the drain valve, and there were no visible signs of stains or fuel leaks in other areas around the 20,000 gallon AST. However, the Air Force inspector did observe some slight staining on the containment basin wall near one of the AST's fuel control valves (inlet valve), but stated that the staining appeared to be rust stains not fuel related. There are also no historical records indicating that a spill occurred at this location. The VSIs will be amended to document these findings. The second paragraph in Section 5.4 will read as follows: The three ASTs located on the Davis Site property stored diesel fuel and ranged in capacity from 250 to 20,000 gallons. The 250-gallon and 20,000-gallon ASTs are single-walled. The 250-gallon AST is located inside Building 4710, while the 20,000-gallon AST sits north of Building 4710 in a bermed concrete containment basin that contains a drain valve. The interior of the containment basin was observed to be dry during a recent VSI (June 2006). However, an additional VSI was conducted on October 11, 2006 to reinspect the containment basin. There were no visible signs of fuel spillage in the area of the drain valve, and there were no visible signs of stains or fuel leaks in areas around the 20,000-gallon AST. However, the inspection notes indicated slight staining on the containment basin wall near one of the AST's fuel control valves (inlet valve), but further stated that the staining appeared to be rust stains not fuel

Response to Comments: Draft Davis Site FOSET

Comment By: Yolo County

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
								related. There are also no historical records indicating that a spill occurred at this location. The 7,000-gallon AST is double-walled and is located south of Building 4708. The additional VSI conducted on October 11, 2006 reported no visible signs of staining or fuel spillage in areas around the 7,000-gallon AST or at the AST connections. There are also no historical records indicating that a spill occurred at this location as a result of connecting and disconnecting fuel lines. All ASTs at the Davis Site were emptied, cleaned, and left in place for potential reuse.
3		5.6			last		The last sentence of this section states: "The deed will contain a covenant with the transferee's obligations to abate LBP [lead based paint] hazards and will require the transferee to provide a copy of the certified abatement report (including clearance testing report) to the Air Force." As the Local Redevelopment Authority for the site, Yolo County requests additional information regarding this statement. Is this covenant dependent on the reuse of the site facilites or a required provision regardless of the intended use? Are there time constraints for this covenant? Under what law or authority is the Air Force proposing to include this covenant?	The last sentence of this section was included because the use of the facilities was unknown at that time. Because the facilities will not be used for residential or child occupancy, the text (last sentence) has been revised as follows: Notice will be provided to the transferee in the contract for sale specifying that the transferee will be responsible for managing all LBP, potential LBP, and LBP hazards at the facilities in compliance with applicable laws and regulations.

Response to Comments: Draft Davis Site FOSET

Comment By: Yolo County

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
4		5.7					Section 5.7 states that "LBP was commonly used prior to 1978 and may be present in Davis Site soil as a result of demolition, deterioration, and maintenance activities. No such locations are specifically identified at the Davis Site, thus, no CERCLA response action is required at this time." However, the visual inspection reports conducted by CH2M HILL HILL on June 1, 2006 specifically state the presence of peeling and chipped paint on the exterior of Building 4708 and Building 4712. The visual inspectioin report for Building 4708 describes the condition of exterior painted surfaces as "fair to poor" with "flaking paint along the exterior of the wall; some peeling paint near western wing". Surfaces of exterior stairs, stairwells, and concrete landscaping boxes on the east side of the facility were observed to have flaked and chipped brown "paint," thus the statement in Section 5.7 clearly conflicts with the site inspections, which clearly and specifically identify areas of deterioration. Furthermore, the Site-Specific Supplemental Environmental Baseline Survey (SSSEBS) for the Davis Communications Site notes that the McClellan AFB LBP team previously tested samples of damaged paint on the exterior surfaces of the Davis Communications Site buildings. Some test results showed lead concentrations greater than 1 mg/cm2 in damaged paint on exterior surfaces (URS Group, 2001). The deteriorated paint on exterior building surfaces along with the knowledge of positive lead test results on exterior surfaces warrants the need to conduct further investigation to determine the extent of lead presence in soils surrounding buildings. Contrary to the statement made in Section 5.7, an assessment of soil conditions around Building 4708 is clearly needed in order to make a valid determination of whether or not CERCLC response action is required.	The Air Force has not specifically identified any areas of soil at the Davis site that have been impacted or contaminated with lead based paint (LBP) as a result of demolition activities, maintenance activities, or deteriorating paint from facilities. The Air Force does acknowledge that LBP is present on the interior and exterior facility walls based on results presented in the SSSEBS (July 2001). However, the SSSEBS does specify that any surface paint found to present an occupational health hazard was removed and disposed appropriately, and that there were no paint chips observed on the ground. Additionally, the exterior chipped paint observed during the VSI conducted in June 2006 was found in areas with asphalt ground surfaces. No flaking paint was observed in soil during the VSI. Section 5.7 has been revised as follows: Because LBP is present at the Davis Site, the transferee will be advised to exercise caution during any use of the site that may result in exposure to LBP. Appropriate notification and transferee responsibility, consistent with AFRPA policy, will be provided in the deed relative to this fact of common use of LBP prior to 1978.

EXHIBIT 7

Public Notice

PUBLIC NOTICE

DAVIS GLOBAL COMMUNICATIONS SITE, PUBLIC NOTICE OF COMMENT PERIOD, FINDING OF SUITABILITY FOR EARLY TRANSFER.

The Air Force Real Property Agency (AFRPA) Intends to sign a Finding of Suitability for Early Transfer (FOSET) document for 311 acres at the former davis global communications site (transmitter site), located 2 miles southeast of Davis. This site is an annex of the former McClellan Air Force Base located in Sacramento. This property includes unpaved roads, one main building, three support buildings, three above ground storage tanks and two cleanup systems (a groundwater treatment plant, which is temporarily shut down for testing, and a temporarily decommissioned bioventing system). This parcel will be conveyed to Yolo County by a Public Benefit Conveyance.

The public is invited to review and submit comments on the proposed transaction during the comment period from August 30, 2006 to September 28, 2006.

Environmental cleanup actions have been conducted and will continue at this site to remove or reduce soil, soil gas and groundwater contamination. Therefore, restrictions will be put in place to ensure that the intended use is consistent with protection of human health and the environment.

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly know as Superfund, requires a covenant indicating that all cleanup actions necessary to protect human health and the environment, with respect to hazardous substances remaining on the property have been taken care of prior to transfer of such property by deed (CERCLA § 120(h)(3)(A)(ii)(I)). The Air Force proposes to transfer the 311 acres under an "early transfer" pursuant to CERCLA § 120(h)(3)(C), which allows the federal government to transfer real property before all environmental remediation is complete as required by the covenant, provided certain conditions are met. The deferral of the covenant is allowed after the Central Valley Regional Water Quality Control Board, with concurrence from the Governor of California, finds that (1) the property is suitable for transfer based on its intended use, (2) the deed and contract for sale of the property contain certain provisions relating to future remediation, (3) the public has had an opportunity to comment on the proposed transfer, and (4) the deferral and transfer will not substantially delay any necessary cleanup action at the property.

The draft FOSET and supporting documents can be viewed at the locations below or for a copy contact Joe Clark:

AFRPA Western Region Execution Center
Administrative Record
3411 Olson Street
McClellan, CA 95652
(916) 643-1250

Yolo County Library- Davis Branch
315 E 14th Street
Davis, CA 95616
(530) 757-5593
Call for hours of operation

The Air Force will consider **written** comments received by September 28, 2006.
Please submit comments or questions to Joe Clark at AFRPA or E-mail:
joseph.clark@afrpa.pentagon.af.mil
Voice: (916) 643-1250 ext. 257
FAX: (916) 643-0460

EXHIBIT 8

Regulator Final Concurrence

ATTACHMENT 1

Regional Water Board Concurrence Letter

Linda S. Adams
Secretary for Environmental Protection

California Regional Water Quality Control Board
Central Valley Region
Karl E. Longley, ScD, P.E., Chair

Sacramento Main Office
11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4645
http://www.waterboards.ca.gov/centralvalley

Arnold Schwarzenegger
Governor

13 June 2007

Mr. Jim Lu
AFRPA/DB McClellan
3411 Olson Street
McClellan, CA 95652

FORMER DAVIS GLOBAL COMMUNICATION SITE FINDING OF SUITABILITY FOR EARLY TRANSFER WITH A CERCLA 120(H)(3) COVENANT DEFERRAL (FOSET); YOLO COUNTY

Central Valley Regional Water Quality Control Board (Regional Water Board) staff has reviewed the *Draft Final Finding of Suitability for Early Transfer with a CERCLA 120(H)(3) Covenant Deferral* (Draft Final FOSET) for the former Davis Global Communication site, received on 4 December 2006 and subsequent revisions submitted via email on 25 January 2007 and 9 April 2007. Regional Water Board staff comments on the Draft Final FOSET have been adequately addressed and we have no additional comments.

If you have any questions, please contact me at (916) 464-4733, or by email at mpierce@waterboards.ca.gov.

Marcus L. Pierce, C.Hg.
Associate Engineering Geologist

cc: Ms. Yvonne Fong, United States Environmental Protection Agency, San Francisco
Mr. Steve Mayer, AFRPA Western Region Execution Center, McClellan
Mr. Kevin Depies, Department of Toxic Substances Control, Sacramento
Ms. Christine Alford, Yolo County

RECEIVED
JUN 15 2007

ATTACHMENT 2

Regulator Comments on Draft Final FOSET and AFRPA Responses to Comments

Response to Comments: Draft Final Davis Site FOSET

Comment By: Regional Water Board

General Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
1							The former septic tank leach field shown on Figure 1 in Exhibit 5 does not show the sample locations described in the response to Regional Water Board specific comment 10 (Exhibit 6). Please provide a figure showing the locations of the soil and soil gas samples collected from the septic tank leach field area during the remedial investigation. Regional Water Board staff does not believe Figure 1 in Exhibit 5 should be modified further to provide this information and suggest that AFRPA attach the requested figure to their responses to comments in this letter.	A figure showing the location of the soil and soil gas samples collected in the location of the former septic tank leach field has been provided as an attachment to the response to comments.
2							Change “state” to “State” throughout the Draft Final FOSET where “state” is used as an acronym for “State of California”.	The word "state" was capitalized throughout the Davis Site FOSET document whenever used as an acronym for "State of California".

Response to Comments: Draft Final Davis Site FOSET

Comment By: Regional Water Board

Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
1							Page 1-1, Section 1.0: Delete "under an" in the second sentence in the second paragraph	The text "under an" in the second sentence in the second paragraph was deleted. The sentence reads as follows: The Air Force proposes to "early transfer" the 311 acres pursuant to CERCLA § 120(h)(3)(C), which allows the federal government to transfer real property before all environmental remediation is complete as required by the covenant if certain conditions are met.
2							Page 5-3, Section 5.2.1: The last paragraph of this section indicates the former hazardous waste accumulation located near Building 4710 was closed using "an internal Air Force process." Discuss how this closure process compares to RCRA closure procedures and describe the steps taken to close the hazardous waste accumulation area near Building 4710.	Because the regulations did not require that closure plans be implemented for accumulation sites (i.e., generator points), the Air Force went above and beyond what was required and utilized an internal Air Force closure process to close-out the former hazardous waste accumulation area. The process included removing drums/containers stored at the site, and subsequently inspecting them for any leaks or spills. Testing was only performed if there was any evidence of spills. The area was managed very closely, thus resulting in an area that required minimal cleanup. For accumulation sites, a facility closeout checklist was reviewed by Environmental Management personnel upon site closure. If the reviewing personnel identified a concern with the area upon closure, documentation would have been noted on the checklist along with follow-on action(s) specified. No actions were identified for this site. The text has been updated to include this information.

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Specific Comment

No.	Appendix	Section	Page	Paragraph	Sentence	Other	Comment	Response
3							Page 5-8, Table 5-1: For UST 4708, change "Southwest of Building 4708" to "South of Building 4708" in the Location field.	In Table 5-1 of Section 5.4, the location of UST 4708 was changed from southwest to south. Thus, in the location column of this table, UST 4708 was located "South of Building 4708".
4							Page 5-10, Section 5.8: Briefly discuss who will be responsible for testing and disposal of transformer oils or light ballasts suspected of containing PCBs after the property is transferred.	Transformer oils containing PCBs are not known to be present at the site. As stated in Section 5.8 of the FOSET, the three transformers located near Building 4708 are "dry" (i.e., do not contain oil). The transformer currently in use at the groundwater treatment plant was installed in 1995 and therefore does not contain PCBs. The transferee will be responsible for sampling of light ballasts that may contain PCBs. The text has been clarified appropriately to address these issues.
5							Exhibit 5, Table 1: Change "1960" to "1978" in the second paragraph of Deed Assurance D9.	Deed Assurance D9 was written in accordance with the Air Force Operating Procedures for the Management of Lead-Based Paint (Memorandum, June 8, 2001) and Title X (Section 1013). Both sources of information indicate that federally-owned housing constructed prior to 1960 require evaluation and abatement of lead-based paint. The year "1960" in the first sentence of the second paragraph of Deed Assurance D9 will not be changed as requested.