

ITEM: 18

SUBJECT: United States Department of the Air Force,
Former McClellan Air Force Base
Former Capehart Gas Station/Shoppette (Building 5365)
Sacramento County

BOARD ACTION: *Consideration of Rescinding Cleanup and Abatement Order*

BACKGROUND: The U.S. Department of the Air Force, Air Force Real Property Agency owned the Capehart Gas Station until 2001. In 2001, the Capehart Housing Complex (including the Gas Station/Shoppette) was transferred to the County of Sacramento, under the terms of an Economic Development Conveyance. A portion of the site is managed by CARMEL Partners, Inc., a private developer. Cleanup and Abatement Order No. R5-2002-0706 was adopted by the Regional Water Board on 31 January 2002. The site is located approximately 2-miles northeast of the northern boundary of the former McClellan AFB.

The former Capehart Gasoline Station operated a vehicle fueling station and a convenience store. An unauthorized release of petroleum hydrocarbons from the on-site underground storage tank system was identified in 1987. Three 10,000-gallon underground storage tanks, used to store various grades of gasoline, were located on site. In 1987, a release of approximately 2,000 gallons of unleaded gasoline occurred. By 2001, in anticipation of site closure, all original and subsequent tank structures were removed.

Soil gas sampling, soil vapor extraction (for 1 year), bioventing (for 7-years), and multiple subsurface investigations and activities were conducted at the site. Soil and soil gas data show that there are no remaining source areas at the site. Groundwater monitoring has been conducted in six monitoring wells at the site since May 2002. Detected concentrations of total petroleum hydrocarbons (TPH) as gasoline or petroleum constituents in groundwater have been low, or at trace levels and sporadic. No trends of contamination above water quality limits were observed in any of the groundwater monitoring wells.

Human health risk was evaluated for unrestricted future use for child and adult exposures. The data show that remaining constituent levels are below unrestricted use protective levels. The Air Force has completed the decommissioning of the biovent system and destroyed the 14 wells that are on the site.

On 27 February 2007, Regional Water Board staff notified interested persons of their opportunity to provide comments on a request for regulatory closure via a Public Notice that included a

30-day public comment period from 1 March to 31 March 2007.
No comments were received during the comment period.

The Air Force has satisfactorily completed site investigation and remedial action, achieved applicable remedial action standards and objectives, and a permanent remedy has been accomplished at the former Capehart Gasoline Station underground storage tanks. Therefore, no further action is required.

The Regional Water Board issued a No Further Action Determination letter on 6 April 2007. The Discharger has achieved compliance with the Cleanup and Abatement Order.

ISSUES

None

RECOMMENDATION:

Cleanup and Abatement Order No. R5-2002-0706 be rescinded

Mgmt. Review_____

Legal Review_____

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