

**FINAL MEETING MINUTES - 28 JANUARY 2009
FORMER MARINE CORPS AIR STATION (MCAS) EL TORO
94th RESTORATION ADVISORY BOARD (RAB) MEETING**



Meeting Location: Irvine City Hall, Conference and Training Center, Irvine California
Meeting Date/Time: 28 January 2009/6:40 pm – 8:02 pm
Minutes Prepared by: Tony Guiang, CDM

Attachments:

1. Presentation Slides: "State of the Station Environmental Program".

WELCOME/INTRODUCTIONS/AGENDA REVIEW:

Ms. Debra Theroux (Interim Base Realignment and Closure [BRAC] Environmental Coordinator [BEC] and Interim Navy RAB Co-Chair) welcomed everyone and asked Ms. Marcia Rudolph (RAB member, Subcommittee Co-Chair) to lead the Pledge of Allegiance. Self-introductions by all those in attendance followed. A total of 35 attendees were present. Ms. Theroux then reviewed the RAB meeting agenda; no changes to the agenda were suggested by the RAB.

ANNOUNCEMENTS/ REVIEW OF ACTION ITEMS

Ms. Theroux reviewed the status of the following action items discussed at the last RAB meeting (03 December 2008):

Installation Restoration Program (IRP) Site 1 Tour

In response to the RAB's request to conduct a tour of IRP Site 1 before the upcoming April 2009 meeting, Ms. Theroux asked that all interested parties contact either her or Ms. Content Arnold, Navy Lead Remedial Project Manager (LRPM), in order to select a convenient time for the tour between now and early March 2009.

IRP Sites 3 and 5 Radiological Materials

In response to Ms. Rudolph's question regarding how the Navy intends to handle radioactive material resulting from the IRP Sites 3 and 5 cleanup, Ms. Theroux explained that based on the Navy's experience at IRP Sites 2 and 17, they do not anticipate encountering significant quantities of radiological material. She further noted that the Work Plan for IRP Sites 3 and 5 will include specific procedures for handling radiological materials should they be encountered. Any storage and disposal will be coordinated with United States Army representatives and all procedures will meet all Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) regulations.

Federal Bureau of Investigation (FBI) Environmental Procedures

Ms. Theroux stated the Navy has submitted an inquiry to the Federal Bureau of Investigation (FBI) requesting more information about their environmental procedures in response to the RAB's request at the previous RAB meeting. As of today, the Navy has not received a response

and they are continuing to pursue this action item in order to share the information with the RAB.

Letter of Commendation for Mr. Bob Coleman

Ms. Theroux asked if Ms. Rudolf had moved forward with the suggestion for the RAB to prepare a letter of commendation for Mr. Bob Coleman's years of service to the RAB. Mr. Bob Woodings (RAB Community Co-Chair) stated he would look into his records for a letter of appreciation previously used by the RAB that could be used as a template for a letter to Mr. Coleman.

APPROVAL OF 03 DECEMBER 2008 RAB MEETING MINUTES

Mr. Woodings opened the floor for discussion on any questions or corrections to the 03 December 2008 RAB meeting minutes. No comments were provided. The meeting minutes were approved by the RAB with no changes.

SUBCOMMITTEE MEETING REPORT

Ms. Rudolph began her opening statement with a Happy New Year greeting to the RAB and stated that the evening's subcommittee meeting was a little different from past meetings owing to the attendance of a returning RAB member.

Citing an example from the 03 December 2008 RAB meeting minutes, Ms. Rudolph suggested the Navy provide further clarification when using the word "Contract", stating it led to some confusion for a returning member in regard to what entities were involved. She requested that future meeting minutes provide clarification of the term "Contract" by specifying the entities between which the "Contract" refers (e.g., agreement contract between the Navy, Department of Justice, Irvine Ranch water District [IRWD], and/or the Orange County Water District [OCWD]).

Ms. Rudolph was pleased to hear about the Navy's efforts to contact the FBI stating the importance of the community's right to know with regard to the FBI's plans and how these plans may affect the remedies proposed by the Navy. She volunteered to help the Navy pursue the action item if needed.

In closing, Ms. Rudolph expressed the RAB's continued interest in the groundwater cleanup and investigations and they look forward to upcoming reports.

REGULATORY AGENCY UPDATE

United States Environmental Protection Agency (U.S. EPA)

Mr. Richard Muza (U.S. EPA representative) provided the following summary of documents under U.S. EPA review.

- Draft Remedial Action Verification Report for IRP Sites 2 and 17 (includes final drawings of the cap) – U.S. EPA had no comments.
- Draft Remedial Action Completion Report (RACR) for IRP Sites 2 and 17 (documents the response action has been implemented and remedial action objectives achieved) – U.S. EPA

had no comments; the document is currently under Department of Toxic Substances Control (DTSC) review.

- Draft Explanation of Significant Differences (ESD) for IRP Sites 2 and 17 (finalizes the 1998 interim Record of Decision [ROD]) – U.S. EPA provided comments to the Navy.
- Draft Final Fact Sheet for IRP Sites 3 and 5 – U.S. EPA had no comments.
- ESD for IRP Sites 18 and 24 (transfers a vadose zone sampling requirement from the ROD for soil cleanup to the ROD for groundwater cleanup) – U.S. EPA concurred with the document.
- Finding of Suitability to Transfer (FOST) #4 – U.S. EPA concurred with the document.

In closing, Mr. Muza noted the current “dig and haul” field activity taking place at IRP Site 12 (across from Building 307), the former waste treatment plant. Dig and haul activity at IRP Site 8 is scheduled to begin next week. He opened the floor for any questions or comments.

Mr. Roger Butow (Clean Water Now), a water quality activist and returning former RAB member, gave a self introduction and thanked the RAB for allowing him to attend both the sub-committee and RAB meetings. He noted he would be contacting the Navy and regulatory agencies in regard to his concerns with water quality.

Mr. Muza identified several handouts available to all RAB attendees at the front table that include information on current as well as past environmental programs at former MCAS El Toro, contact names, websites, and other useful information.

DTSC

Mr. Quang Than (DTSC RPM) explained that DTSC reviewed the same documents listed by Mr. Muza. He noted the importance of the finalization of FOST #4, explaining that DTSC issued a Resource Conservation and Recovery Act (RCRA) Corrective Action Complete Determination on some of the parcels included in FOST #4. This determination identifies that all required cleanup activities have been completed for these parcels and they are ready for transfer. In closing, he opened the floor for questions or comments; none were posed by the meeting attendees.

Ms. Theroux noted that although a Regional Water Quality Control Board (RWQCB) representative was not at the RAB meeting tonight; contact information for Mr. John Broderick (RWQCB RPM) is available in the handouts.

AVAILABLE INFORMATION/CONTACTS

Ms. Theroux presented a series of slides listing dates and times for the upcoming quarterly RAB meetings. In addition, she presented slides listing key Navy and regulatory agency contacts, RAB points of contact, CERCLA Administrative Record (AR) File and Information Repository (IR) locations and hours, and environmental and reuse/redevelopment websites.

Ms. Theroux mentioned historical technical documents can be found at the CERCLA AR File and either Sue Rawal or the Navy can help locate specific documents. Information on the Navy website reflects the past 5 years and any prior documents can be viewed by contacting the Navy or the RAB Community Co-Chair.

Ms. Theroux explained that though there are some areas (carve-outs) that are still under Navy ownership, a large portion of the former MCAS El Toro property has been sold. The Navy is continuing to work with all involved parties (Orange County Great Park, Heritage Fields, Lennar Homes, City of Irvine, and County of Orange) with regard to the smooth transition of land re-use and redevelopment. Recognizing that the RAB may have specific re-use questions, the Navy has provided a listing of several non-Navy websites for such information. The Navy's role is to share information with the community with regard to the on-going environmental cleanup program.

COMMUNITY CO-CHAIR ELECTIONS

Ms. Theroux announced the annual election of the RAB Community Co-Chair and opened the floor for nominations. She explained the role of the RAB Community Co-Chair is to work alongside the Navy during RAB meetings and be the point of contact for the community. Mr. Woodings further described the Community Co-Chair's role as assisting in the identification of agenda items for future meetings and serving as the liaison to the community.

Ms. Rudolph moved to re-elect Mr. Woodings. The nomination was seconded by Mr. Peter Hersch (RAB member) and Ms. Theroux asked for a show of hand to approve the nomination. Mr. Woodings was unanimously elected to continue his service as RAB Community Co-Chair.

STATE OF THE STATION ENVIRONMENTAL PROGRAM

Ms. Theroux provided a presentation entitled "State of the Station Environmental Program" (Attachment 1). She explained the presentation may be repetitive to members who are familiar with the various environmental programs at former MCAS El Toro and therefore, in the interest of time, the presentation was condensed yet continues to be as informative as possible. She enlisted the aid of the Navy RPMs in attendance to provide further insight to the topics discussed during the presentation.

She provided an excerpt from the RAB mission statement explaining the RAB's goal is to share information on the environmental restoration activities at former MCAS El Toro.

She stated the fiscal year 2008 budget awarded for the former MCAS El Toro environmental program was approximately \$12.6 million; \$12 million was allocated for IRP sites and \$600,000 was allocated for compliance sites. She explained the fiscal year 2009 budget of approximately \$6.6 million is less than previous years due to the maturity of the program. She noted the smaller 2009 budget does not imply that funds will not be available to address environmental issues that may require action during the course of the fiscal year.

Ms. Theroux showed the RAB a 2007 aerial photograph of former MCAS El Toro to identify active IRP sites, closed IRP sites, carve-out areas recently transferred under FOST #4, and carve-out areas remaining to be transferred.

Ms. Theroux provided a summary of the Basewide Groundwater Monitoring Program, Radiological Program, and Potential Release Locations (PRLs). Highlights of her summary are provided in the following bullets:

- The Basewide Groundwater Monitoring Program provides for semi-annual monitoring of sites (Anomaly Area 3 [AA 3], IRP Site 1, and IRP Site 2) that do not yet have Record of Decisions (i.e., remedies) in place.
- The remaining radiological areas that require action include Hangar 296 and IRP Site 8. Mr. Jim Callian (Navy RPM) explained the cleanup of radium-226 contaminated soil at IRP Site 8 was scheduled to begin next week and suggested the RAB refer to the recently issued (January 2009) IRP Sites 8 and 12 Fact Sheet, which was available at the front table, for additional information. Ms. Theroux added that an electronic version of the Fact Sheet was also available for viewing on the Navy's website.
- A total of 78 PRLs were identified in the 2003 Environmental Baseline Survey and were grouped into Groups I through VI for further investigation. In 2008, no further investigation (NFI) decisions were reached with the agencies for the 18 PRLs in Groups IV and V (Groups I, II, and III investigations were completed in previous years). The Draft Site Inspection (SI) Report for the final six PRLs, included in Group VI, was submitted for regulatory agency review in October 2008. U.S. EPA and RWQCB have concurred with the Draft SI Report and the Navy is currently addressing DTSC's comments.

Ms. Theroux provided a summary of work in progress under the Compliance Program. She noted the Compliance Program is a component of the environmental program at former MCAS El Toro; however, it is not part of the CERCLA process. The RWQCB provides oversight for the Compliance Program.

Ms. Theroux provided a summary of the IRP Sites at former MCAS El Toro that are addressed by CERCLA. Highlights of her summary are provided below:

- **IRP Sites 3 and 5 (Former Landfills).** The Final ROD was issued in February 2008. Mr. Marc P. Smits (Navy RPM) explained the final remedy includes installing a cap constructed of a soil cover underlain by a flexible-membrane liner to prevent infiltration into the landfill material. He added the remedy also includes implementing restrictions on future construction and other activities at the site. Construction will begin after finalization of the Remedial Design/Remedial Action (RD/RA) Work Plan; the draft final RD/RA Work Plan will be issued in Spring 2009.
- **AA 3 (Former Construction Debris Site).** The Final Technical Memorandum on Supplemental Groundwater Monitoring and the Final Remedial Investigation/Feasibility Study (RI/FS) were issued in 2008. A Proposed Plan is scheduled to be issued in Spring 2009 presenting the preferred remedy for the site. Mr. Callian noted the Navy is currently working with RWQCB on the Applicable or Relevant and Appropriate Requirements (ARARs) for the site. Ms. Theroux added that when the Proposed Plan is issued, a Public Meeting will be held to inform the public of the preferred remedy.
- **IRP Sites 2 and 17 (Former Landfills).** Both properties were transferred to the Federal Aviation Administration (FAA); however, the Navy continues to retain environmental responsibility with regard to closure for the sites. The Final Interim ROD was signed in 2000, which documents the final remedy for soils and groundwater at IRP Site 17 and the final remedy for soils at IRP Site 2. Construction of the landfill covers for IRP Sites 2 and 17 were completed in 2007 and 2008, respectively, and the Draft RACR was issued in October 2008. The Navy held a tour for the RAB of these sites in August 2008. Mr. Smits explained that the Navy and regulatory agencies are in the process of finalizing an Explanation of

Significant Differences (ESD) to document that the Final Interim ROD will act as the Final ROD for IRP Site 2 (soil only) and IRP Site 17 (soil and groundwater). This administrative change will be documented in the Final ESD to be issued in Spring 2009.

- **IRP Site 1 Soil (Former Explosive Ordnance Disposal [EOD] Training Range).** The Navy completed a Munitions Characterization Study for the site in 2008 and is currently looking at the results of the study to determine the next steps for soil cleanup.
- **IRP Sites 1 and 2 Groundwater.** Mr. Callian stated regulatory agencies recently concurred on the Draft Pilot Study Work Plan which describes the in-situ (i.e., in place) treatment technology proposed for groundwater remediation at IRP Site 1 (perchlorate contamination) and IRP Site 2 (trichloroethene [TCE] contamination). The pilot study will evaluate the effectiveness of two injection techniques: regular injection and hydraulic fracturing. Field activities are anticipated to begin in Spring 2009.
- **IRP Sites 8 (Former Defense Reutilization and Marketing Office [DRMO] Storage Yard) and 12 (Former Sludge Drying Beds).** Fieldwork is currently underway at IRP Site 12 and will begin next week at IRP Site 8. The Navy anticipates field work to be complete in 3 to 4 weeks (after the collection of confirmation samples) before the sites are restored. Mr. Callian noted the Navy is working closely with their radiological counterpart (Radiological Affairs Support Office [RASO]) and California Department of Public Health (DPH) on issues relating to the cleanup of radiological-impacted soil at IRP Site 8.
- **IRP Sites 18 and 24 (Principal Aquifer and Shallow Groundwater Unit).** Mr. Smits stated the Annual Long Term Groundwater Monitoring Report was issued in December 2008. He noted that the status of the remedial action at these sites was covered in depth at the 03 December 2008 RAB meeting. He suggested the RAB consult the Annual Report for information that will allow you to compare the current performance of the system in relation to modeling conducted prior to the system startup.
- **IRP Site 16 (Former Firefighter Training Area).** Concurrence for the Operating Properly and Successfully (OPS) Report was received in October 2007 and long term groundwater monitoring is underway for the site. The Navy is using IRP Site 16 as the keystone for getting the CERCLA 5-year Review process initiated. Mr. Callian provided a brief background on IRP Site 16 explaining that the remedy for the site groundwater plume is monitored natural attenuation (MNA) and institutional controls (ICs). The long term groundwater monitoring evaluates specific groundwater characteristics including dissolved oxygen (DO) and oxidation-reduction potential (ORP) to monitor the effectiveness of MNA.

Ms. Theroux formally notified the RAB that the Navy has started the 5-year Review process for former MCAS El Toro. A 5-year Review is currently required for only IRP Site 16; however, the Navy will also include all other IRP sites that have implemented remedies (i.e., IRP Sites 2 and 17 and IRP Sites 18 and 24) in the 5-year Review. Ms. Theroux explained the purpose of the CERCLA 5-year Review and components of the review. She explained that interviews will be part of the 5-year Review process (anticipated to be conducted in February 2009) and interviewees will include Navy, regulatory agencies, and operation and maintenance (O&M) contractor representatives. Community participation is encouraged in the 5-year Review process and the RAB Community Co-Chair (Mr. Woodings) will be formally interviewed; Ms. Theroux suggested RAB members provide their input to Mr. Woodings. The Navy expects to issue the Final 5-Year Review by September 2009. Ms. Arnold noted the 5-

year Review is a statutory requirement under CERCLA for sites where hazardous substances have been left on the property.

Ms. Theroux provided a summary of the current status of property transfer at former MCAS El Toro. She provided the approximate acreages of transferred, leased, and non-leased properties (see Attachment 1). FOST #3, finalized in August 2008, transferred 4.3 acres and FOST #4, finalized in January 2009, transferred 43.9 acres. She explained this property underwent public sale with a majority of the land being purchased by Lennar Homes/Heritage Park. On the 2007 aerial photograph, Ms. Theroux identified the few remaining acres under Navy control. In response to a comment made by Mr. Peter Hersh (RAB member) during the December 3, 2008 RAB meeting regarding the difficulty of tracking the status of parcel transfers, Ms. Theroux explained that property transfers are dependent on the specific cleanup activities and status and regardless of the size of the parcels, each transfer follows the same FOST procedure which includes regulatory agency oversight, concurrence and public notification.

OPEN QUESTION AND ANSWER

Ms. Theroux opened the floor for discussion.

Ms. Rudolph thanked the Navy for addressing and investigating the correlation between the perchlorate groundwater plume at IRP Site 1 with the perchlorate in groundwater at IRP Site 2. Mr. Callian concurred with the connection between the two sites and further explained that the pilot study will look at treating the IRP Site 2 co-mingled plumes (i.e., perchlorate and TCE).

Mr. Hersh asked the Navy to provide an update on the status of the radiological issues at Hangar 296. Ms. Arnold explained that a Release Report for Hangar 296 was completed some time ago; however, since then, Department of Public Health (DPH) standards have changed and therefore some areas are currently being re-evaluated.

Noting the Navy's presentation only stated that U.S. EPA and RWQCB had concurred on the Group VI PRLs SI Report, Mr. Hersh asked whether DTSC had provided concurrence on the Report. Mr. Smits explained that DTSC has concurred with the NFI finding for five of the six PRL sites included in Group VI and the Navy is currently working with the DTSC in regard to the last PRL site (PRL 354 - Skeet Range).

Mr. Philip Bettencourt (community member), asked how many acres of Coastal Sage Scrub (CSS) were affected by the remedial action at IRP Sites 2 and 17. Ms. Arnold explained that the Navy entered into a Memorandum of Agreement (MOA) with the United States Fish and Wildlife Service (USFWS) to mitigate/restore a total of 56 acres of CSS at IRP Sites 2 and 17. She explained the restoration efforts are ongoing and noted that during the August 2008 RAB tour of IRP Site 2, the results observed were impressive. She encouraged the RAB to look at photos of the site that are available on the Navy's website. Mr. Smits noted the RAB could observe the CSS restoration progress at IRP Site 17 by driving down Irvine Boulevard.

Mr. Woodings asked the representatives from the County of Orange to provide a brief summation of the milestone events that took place in regard to the Alton Parkway project, a joint venture between the City of Irvine, City of Lake Forest, and County of Orange. Ms. Tina

Tavener (Orange County Public Works) took the floor and gave an update citing several milestones that have recently been achieved for the plans to construct the highway. She indicated the location of the project on the 2007 aerial photograph which starts at Irvine Boulevard and traverses 2.1 miles towards Towne Centre Drive in the City of Lake Forest. The project has been in the planning stage since the early 1990s owing to many delays. In September 2007, an Environmental Impact Report (EIR) was certified and with that certification the project was able to progress to a final specification stage. An important milestone she noted included 90% completion of the plans and specifications. Another milestone was a cooperative agreement with the City of Irvine which is close to being executed and yesterday the Board of Supervisors adopted a resolution for declaration of a common highway through the Irvine section (necessary for road construction). In the same afternoon the City of Irvine approved the agreement, accepted the declaration, and approved a sublease agreement giving the county the land to construct the highway. The County will be signing the agreement with the City of Irvine on 10 February 2009. She explained the County is in the process of finalizing the plans and specifications and will proceed with advertising the project anticipating a September 2009 construction start date.

Ms. Mary Aileen Matheis (RAB member) asked who will supervise the highway construction. Ms. Taverner stated that the portion of the highway from Irvine Boulevard to Commercentre Drive would be under the jurisdiction of the County and the remaining portion (Commercentre Drive to Towne Centre Drive) would be under the jurisdiction of Shea Baker Ranch.

MEETING SUMMARY AND CLOSING

In closing, Ms. Theroux asked the RAB if there were any more comments or questions and whether there were any topics for further discussion they would like addressed at the next RAB meeting scheduled for 15 April 2009. Mr. Woodings thanked the Navy for initiating the 5-year Review and requested they keep the RAB informed throughout the process. He asked if ICs would be included in the 5-year Review and Ms. Arnold confirmed that ICs, and all other remedy components would be addressed in the 5-year Review.

Ms. Theroux thanked everyone and the 28 January 2009 meeting was adjourned at 8:02 pm.

LIST OF HANDOUTS PROVIDED AT THE MEETING

- 28 January 2009 Former MCAS El Toro RAB Meeting Agenda and Upcoming RAB Meeting Schedule
- Where to Get More Information & Environmental Websites
- Presentation Slides: "State of the Station Environmental Program"
- Former MCAS El Toro IRP Site Location Map
- Former MCAS El Toro RAB Mission Statement and Operating Procedures
- Former MCAS El Toro RAB Fact Sheet/Membership Application
- Former MCAS El Toro Mailing List Coupon

- Fact Sheet Soil Cleanup at Sites 8 and 12, Installation Restoration Program, Former MCAS El Toro – January 2009
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Copies of the meeting minutes and handouts provided at the 28 January 2009 RAB meeting are available at the IR for former MCAS El Toro located in the Government Publication Section of the Heritage Park Regional Library, Irvine, California. Library hours are 10 am to 9 pm Monday through Thursday; 10 am to 5pm Friday and Saturday; and 12 pm to 5 pm on Sunday. The library may be reached at (949) 936-4040. In addition, copies of the meeting minutes and handouts are also available at the CERCLA AR File maintained at Building 307 at former MCAS El Toro by Ms. Sue Rawal. Documents can be viewed by appointment; (call Ms. Rawal at (949) 726-5398 between 9 am and 1 pm Monday through Thursday.

Final minutes from previous RAB meetings can be found on the internet at the Navy BRAC website: www.bracpmo.navy.mil

INTERNET SITES

Navy and Marine Corps Internet Access

BRAC PMO Web Site (includes RAB meeting minutes): <http://www.bracpmo.navy.mil/>

Department of Defense – Environmental Cleanup Home Page Web Site:

<http://www.dtic.mil/envirodod/>

U.S. EPA:

Homepage: www.epa.gov

Superfund information: www.epa.gov/superfund

National Center for Environmental Assessment: www.epa.gov/ncea

Federal Register Environmental Documents: www.epa.gov/federalregister

Cal/EPA:

Homepage: www.calepa.ca.gov

Department of Toxic Substances Control: www.dtsc.ca.gov

Department of Health Services, reorganized into the Department of Health Care Services and the Department of Public Health: www.dhs.ca.gov

Santa Ana Regional Water Quality Control Board: www.waterboards.ca.gov/santaana

Additional Websites: Reuse and Redevelopment

Orange County Great Park: www.ocgp.org

Great Park Conservancy: www.orangecountygreatpark.org

Document Control Number: CDM.0004.0069.0371

Heritage Fields LLC, a joint venture of Lennar Homes of California, Inc. LNR Property Corporation Rockpoint Group, L.L.C: www.lennar.com

City of Irvine Planning Commission:
www.ci.irvine.ca.us/council/comms/planning/default.asp.



Former Marine Corps Air Station El Toro

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State of the Station Environmental Program

BRAC Program Management Office West
January 28, 2009



Former MCAS El Toro

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Overview

Mission Statement

Funding

Base-Wide Projects

- Groundwater Monitoring
- Radiological Reports
- Potential Release Locations

Installation Restoration Program (IRP) Sites

- Landfills (3, 5, 2, 17, & Anomaly Area 3 [AA 3])
- Shallow Soils (8 & 12)
- Groundwater (1, 2, 16, 18, & 24)
- 5-year Review

Property Transfer

- Finding of Suitability to Transfer



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Mission Statement

Excerpt:

"The mission of the RAB is to promote community awareness and obtain timely constructive community review and comment on proposed environmental restoration actions to accelerate the clean-up and property transfer of MCAS El Toro. The RAB serves as a forum for the presentation of comments and recommendations to U.S. Marine Corps (Navy) and Remedial Project Managers (RPMs) of the U.S. Environmental Protection Agency (U.S. EPA), and the Department of Toxic Substances Control (DTSC)."



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Funding

Obligated to Date ~ \$236.4 M (1985-2008)

- Installation Restoration Program - \$ 177 M
- Compliance Program - \$ 59 M

FY 2009 Budget

- \$ 6.6 M

Estimated Cost to Complete

- \$ 69.6 M



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Groundwater Monitoring

Revised Groundwater Monitoring Work Plan

- November 2007
- Site-specific monitoring requirements for Sites 1, 2 and AA 3
- Monitoring is conducted semiannually
- Sites with a signed Record of Decision (ROD) are monitored per Post-ROD documents (Operation and Maintenance Plans [O&M] Plans)



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Radiological Program

Historical Radiological Assessment

- Completed -2000
- Conclusion: only limited areas require additional surveys and assessments

Misc. Building Release Report

- Buildings 242, 243, 295, 319, 360, 787 & 832 - March 2008
- Building 297 Final Radiological Release Report – August 2008

Remaining Radiological Areas

- Hangar 296
- Cleanup of Radium (Ra)-226 contaminated soil – IRP Site 8 (Unit 3)
May 2008



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Potential Release Locations (PRLs)

Group IV Summary Report (6 PRLs)

- Final No further Investigation Report issued - July 2008

Group V Summary Report (12 PRLs)

- Final No further Investigation Report issued Report issued - December 2008

Group VI Site Inspection (SI) (6 PRLs)

- Work Plan – May 2008
- Field Work – June 2008
- Draft SI Report – October 2008
 - U.S EPA and RWQCB concurrence received



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Compliance Program – Work in Progress

Underground Storage Tank (USTs) – 19

Aboveground Storage Tank (ASTs) – 3

Miscellaneous (MSC) – 4

Aerial Photographic Features/Anomalies (APHO) – 2

Solid Waste Management Unit/Temporary Accumulation Area (SWMU/TAA) – 2



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IRP Sites 3 & 5

Final Record of Decision

- Final issued - February 2008
- Flexible Membrane Liner with Vegetative Soil Cover, Long-term Monitoring, and Institutional Controls (ICs)

Final Remedial Design/Remedial Action (RD/RA)

- Final RD/RA Work Plan to be issued Spring 2009
- Construction to immediately follow concurrence of the Final RD/RA Work Plan
- Operating Properly and Successfully (OPS) - 2011



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Anomaly Area 3

Technical Memorandum Supplemental Groundwater Monitoring

- Final Report –January 2008

Draft Final Remedial Investigation/Feasibility Study (RI/FS) (Considered Final)

- May 2008

Proposed Plan

- Spring 2009

ROD

- Spring 2010



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IRP Sites 2 & 17

Final Interim ROD

- Soil and Groundwater at Site 17
- Soil only at Site 2
- Signed in 2000

Remedial Action Construction

- Site 2 –Landfill Cover Construction Completed in Dec 2007
 - Maintenance and Restoration of Coastal Sage Scrub (CSS) Ongoing
- Site 17 – Landfill Cover Construction Completed in July 2008
 - Revegetation Underway

Remedial Action Complete Report (RACR)

- Draft Issued in October 2008
- Final to be Issued in March 2009

Draft Explanation of Significant Differences (ESD)

- Draft Issued in October 2008
- Final to be Issued in March 2009



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IRP Site 1 - Soils

Final RI Report

- December - 2006

Munitions Characterization

- Study completed in 2008

Feasibility Study

- February 2010

Proposed Plan

- August 2010

ROD

- April 2011



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IRP Site 1 & 2 - Groundwater

Final CERCLA RI

- December - 2006

Groundwater Monitoring

- Semiannual monitoring – December 2008
- Report – Summer 2009

Groundwater Remediation Pilot Test

- Final Work Plan to be issued March 2009
- Evaluate in situ Treatment Technology
- Field Activities to be begin Spring 2009

Feasibility Study

- February 2010

Proposed Plan

- September 2010

ROD

- May 2011



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IRP Sites 8 & 12

Final ROD

- June 2007
- Soil Excavation and Off-Site Disposal of Contaminated Soil

Final Remedial Design/Remedial Action

- Work Plan – December 2008
- Fact Sheet – January 2009
- Fieldwork – 2009
- RACR – end of 2009



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IRP Sites 18 & 24

Operational Startup

- October 2006
- Dedication ceremony – January 2007

Long Term Monitoring

- Quarterly monitoring on-going
- Annual Monitoring Report Issued December 2008

Final Explanation of Significant (ESD)

- December 2008

Operating Properly and Successfully (OPS)

- Draft to be Issued January 2009



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IRP Site 16

Final Record of Decision

- August 2003
- Monitored Natural Attenuation with Institutional Controls

OPS

- October 2007

Long Term Monitoring Underway

- Monitoring Reports submitted on a semi-annual basis



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5-Year Review Process

Purpose

- To Determine Whether the Remedy Implemented at the Site is Actually Protective of Human Health and the Environment

Components

- Remedy Summary and Status
- Site Inspections and Interviews
- Performance Data Review and Evaluation
- Technical Assessment
- Identification of Issues
- Recommendations for Follow-up Actions
- Protectiveness Summary

Sites Include

- Site 16
- Sites 2 & 17
- Sites 18 & 24



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5-Year Review Team

FFA Representatives

- BEC
- Navy RPMs
- Agency RPMs

O&M Contractors

Community Participation

- RAB Co-Chair Interview
- Announcement at RAB regarding initiation of 5-year Review



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5-Year Review Schedule

Site Inspections and Interviews – February 2009

Issue Draft 5-Year Review – April 2009

Regulatory Review – April- May 2009

Respond to Regulatory Comments – June-July 2009

Issue Draft Final Five-Year Review – July 2009

Issue Final Five-Year Review by September 30, 2009



Former MCAS El Toro

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PMO**

Property Transfer

Finding of Suitability to Transfer (FOST)

- FOST 3 – August 2008
- FOST 4 – January 2009

Total Acres Transferred

- ~ 3,692 acres

Leased Property (Carve-outs)

- ~ 926 acres

Non-leased property

- ~ 73 acres



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Acronyms

- APHO Aerial Photographic Feature/Anomaly
- AST Aboveground Storage Tank
- BRAC Base Realignment and Closure
- CERCLA Comprehensive Environmental Response, Compensation, and Liability Act
- ESD Explanation of Significant Differences
- EOD Explosive Ordnance Disposal
- FOST Finding of Suitability to Transfer
- FS Feasibility Study
- FY Fiscal Year
- IRP Installation Restoration Program
- M Million
- MOU Memorandum of Understanding
- MSC Miscellaneous
- NFA/NFI No Further Action/Investigation required
- OPS Operating Properly and Successfully
- OWS Oil/Water Separator



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Acronyms (continued)

- PP Proposed Plan
- PRL Potential Release Location
- RD Remedial Design
- Ra Radium
- RA Remedial Action
- RACR Remedial Action Complete Report
- RI Remedial Investigation
- ROD Record of Decision
- SAP Sampling and Analysis Plan
- SGU Shallow Groundwater Unit
- SI Supplemental Investigation
- SWMU Solid Waste Management Unit
- TAA Temporary Accumulation Area
- UST Underground Storage Tank