

FORMER MARINE CORPS AIR STATION EL TORO

RESTORATION ADVISORY BOARD MEETING

January 31, 2007

MEETING MINUTES

The 85th Restoration Advisory Board (RAB) meeting for Marine Corps Air Station (MCAS) El Toro was held Wednesday, January 31, 2007 at Irvine City Hall. The meeting began at 7:31 p.m. These minutes summarize the RAB meeting discussions and presentations.

WELCOME, INTRODUCTIONS, AGENDA REVIEW

Mr. Darren Newton, Base Realignment and Closure (BRAC) Environmental Coordinator (BEC) for Former MCAS El Toro and Navy RAB Co-Chair, welcomed everyone to the meeting and said a variety of handout materials pertaining to Former MCAS El Toro are available on the information table. He reviewed the RAB meeting agenda and the key topics for this RAB meeting are: the Community Co-Chair elections, the decision of potentially switching to quarterly RAB meetings, a brief discussion on the Navy's position regarding runway demolition, and the State of the Station presentation. Mr. Newton asked Ms. Marcia Rudolph, RAB Subcommittee Chair to lead the Pledge of Allegiance.

Announcements

Mr. Newton asked for self-introduction of attendees. He acknowledged that Mr. Ted Rigoni, from the County of Orange, Public Works, Road and Traffic Engineering, and representative for the Alton Parkway Extension project, was present. Mr. Newton said that Mr. Rigoni had brought some information regarding the Alton Parkway Extension project and noted that handouts would not be placed on the Navy's regular information table due to a conflict with the mission statement of the El Toro RAB; interested persons were directed to Mr. Rigoni.

Mr. Brian Fisk and Mr. Tim Gerich, from the City of Irvine, were introduced to the RAB meeting attendees. Mr. Louie Cardinelli was welcomed as a new Navy Remedial Project Manager (RPM). Mr. Tim Chauvel, Public Participation Specialist, Department of Toxic Substances Control (DTSC), and Ms. Viola Cooper, Community Involvement Coordinator, U.S. Environmental Protection Agency (U.S. EPA), were also introduced to RAB members and welcomed to the meeting.

Mr. Newton said if RAB members cannot attend RAB meetings to please contact him or Mr. Bob Woodings, RAB Community Co-Chair. It is important for RAB members to inform either of the co-chairs if they will be absent. There were no excused absences.

Mr. Newton reviewed the handouts available on the information table, including the contact information of the BRAC Cleanup Team.

Mr. Newton read an excerpt from the RAB Mission Statement as a reminder of the RAB's mission:

"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 cleanup 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)."

Mr. Newton requested that anyone, who has questions regarding reuse and redevelopment issues, to contact the representatives provided on the Reuse-Redevelopment handout on the information table. He also suggested contacting Mr. Rigoni regarding the Alton Parkway Extension and Mr. Jim Werkmeister, Lennar Corporation, for information on redevelopment underway at the former station.

Mr. Newton mentioned the Navy had received a plaque detailing the proclamation of the Board of Directors from the Orange County Water District (OCWD) and Irvine Ranch Water District (IRWD) at the January 25, 2007 El Toro Groundwater Remedy Ceremony for IRP Sites 18 and 24 recognizing the Navy for an outstanding job in it's effort to preserve the region's watershed. He showed the RAB a picture of the plaque and read a portion of the proclamation.

"Whereas, from 1994-2001, IRWD, OCWD, and the Department of the Navy and the Department of Justice in the spirit of cooperation developed and designed a project to remove the pollution, and

Whereas, in January 2007, the Navy's Shallow Groundwater Unit was completed and activated to protect Orange County's valuable groundwater resources, and

Whereas, the political, business, environmental, health, and community and water leaders in Orange County are visionaries and are to be commended for the leadership, foresight and responsible water management for the 21st century.

Now, the Irvine Ranch Water District and the Orange County Water District Boards of Directors commend the Department of the Navy for environmental stewardship upon completion of the Shallow Groundwater Unit."

Mr. Newton noted that Mr. Bob Coleman, Ms. Oriana Camacho, and Ms. Katherine Lowry, all of Brown and Caldwell, the Navy's Community Relations Support Contractor, were a tremendous aid to the overall success of the El Toro Groundwater Remedy Ceremony.

Ms. Mary Aileen Matheis, RAB member representing IRWD, mentioned that IRWD is also holding an Irvine Desalter Project Dedication Ceremony on February 20, 2007 at 10 a.m. It is open to RAB members and all interested community members. She said Congressman John Campbell was scheduled to attend.

Mr. Newton reminded RAB members that the next MCAS El Toro RAB meeting is scheduled for March 28, 2007.

OLD BUSINESS

Review and Approval of the November 29, 2006 RAB Meeting Minutes

Mr. Newton asked if anyone had any changes or input to the November 29, 2006, RAB meeting minutes. No objections or input was noted. The meeting minutes were approved without amendment.

Annual Community Co-Chair Elections

Mr. Newton reviewed the RAB Community Co-Chair responsibilities. He asked if anyone would like to volunteer themselves as a candidate for the Community Co-Chair position for the next year. Mr. Woodings stated he would like to continue on in this role. Ms. Matheis seconded the motion presented by Mr. Woodings. No one opposed the motion; therefore, Mr. Woodings was re-elected as the RAB Community Co-Chair.

Vote for Retaining or Revising the RAB Meeting Schedule (bimonthly or quarterly)

Mr. Newton discussed the possibility of changing the current bimonthly RAB meeting schedule to quarterly. On the current bimonthly schedule for the 2007 RAB meetings are: March 28th, May 31st, July 25th, September 26th, and November 28th. If the RAB meetings were to switch to a quarterly schedule, the meetings would in January, April, and July, and October. Mr. Newton stated that, in general, there were four main Installation Restoration Program (IRP) decision documents, called a

Record of Decision (ROD), remaining. Review of RI/FS reports that lead up to the RODs is a key purpose of the RAB. Ms. Rudolph asked Mr. Newton what the remaining decision documents were and for the schedule for these documents. Mr. Newton replied that the main ROD documents are for IRP Site 1, IRP Sites 2 and 17 landfills (Final ROD), for IRP Sites 3 and 5 landfills, and for Anomaly Area 3. After the remedial design is complete for each of the four decision documents, the Navy will move on to remedial action. Mr. Newton then posed the formal question to the RAB members of whether they wanted to remain bimonthly or switch to a quarterly schedule.

Ms. Rudolph stated that prior to tonight's meeting, she had discussed with Mr. Rich Muza, Project Manager, U.S. EPA, about the possibility of an IRP Site 2 presentation during the RAB meeting scheduled for May 31, 2007. Mr. Muza noted that the IRP Site 2 groundwater portion has not yet been approved.

RAB members discussed possible options. Peter Hersh, RAB member, suggested that the RAB stay on a bimonthly schedule, however a meeting could be cancelled if need be if key topics will not be covered. Mr. Newton suggested that the MCAS El Toro RAB meet in March, May, September, and November or December, depending on the Thanksgiving holiday. Mr. Chris Crompton, RAB member, reminded RAB members of past discussions regarding the summer (July) RAB meetings. He suggested that the RAB maintain the bimonthly schedule, but allow RAB members a reprieve during the month of July, and that this would prevent a scheduling conflict with plans for presentations at future MCAS El Toro RAB meetings. The RAB members concurred with the suggestion for five meetings per year with the July reprieve and the new schedule was approved effective immediately.

MCAS El Toro RAB Subcommittee Meeting Report

Mr. Newton said that prior to Ms. Rudolph's report on the activities of the RAB Subcommittee he would like to address questions raised at previous RAB meetings by the RAB Subcommittee. First, he discussed the Alton Parkway Extension. Second, he addressed concerns raised regarding sampling under the runways.

Alton Parkway Extension

Mr. Newton referred to a the RAB Subcommittee Meeting Report covered on page 3 of the November 29, 2006 RAB meeting minutes pertaining to the Alton Parkway Extension. To help answer Ms. Rudolph's previous questions, Mr. Ted Rigoni, County of Orange, representative for the Alton Parkway Extension project, was asked to participate in tonight's RAB meeting. Mr. Newton emphasized that a Notice of Availability for the Alton Parkway Extension Draft Environmental Impact Report (EIR) was available and to ask Mr. Rigoni for the details. Mr. Newton showed on an overhead the location of Alton Parkway project and stated that the reason that the Navy was involved with this project is because the proposed roadway extension will be situated on part of the Navy Carve-Out associated with IRP Site 2 landfill. Mr. Newton added that Mr. Rigoni would be available to answer any questions pertaining to this roadway extension after the RAB meeting.

A question was raised regarding the time schedule for the Alton Parkway construction. Mr. Rigoni responded that optimally construction would begin in late 2008 or the beginning of 2009 and further details would be provided at a later date. In addition, he stated that his contact information was listed on the Notice of Availability handout if anyone had any further questions. Mr. Newton asked the RAB to speak with Mr. Rigoni regarding the Alton Parkway Extension project after the RAB because redevelopment of the property is in conflict with the mission statement of the El Toro RAB.

The public comment period on Alton Parkway Extension Draft EIR ends February 5, 2007. Ms. Rudolph questioned whether the Navy was going to officially respond to the Draft EIR. Mr. Newton replied that the Navy is currently completing their comments on the Draft EIR. He added that copies of the Navy comments will be available at the next RAB meeting.

Sampling Under the Runways

Mr. Newton discussed a previous RAB Subcommittee question raised regarding the Navy's position on sampling under the runways at Former MCAS El Toro. He used a map of the former station to show what property is still currently retained by the Navy and property that has been transferred.

He stated that the Navy's position is that the runway areas have been adequately evaluated and no additional investigation is required. The basis for this assertion is based on known prior land use, construction records, and results of environmental investigations. Three environmental investigations that have been previously conducted are the 1993 Resource Conservation and Recovery Act (RCRA), the 1995 Environmental Baseline Survey (EBS), and a 2003 EBS. Conclusions from these environmental investigations are that soil contamination was not present beneath the runways as a result of construction practices.

There is no information supporting the use of oil during construction of the runway foundations. The runways were built shortly after the U.S. Government acquired the property in 1942. Land use prior to purchase by the U.S. Government was agricultural. There is documentation that oil was used on the shoulders of the runways for dust suppression and vegetation control, and these areas have been investigated as Potential Release Location (PRL) Runway Infield Area (RIA). The Navy did not document the presence of oil beneath the concrete in any of the trenches or boreholes during the construction activities for remediation at IRP Sites 18 and 24.

Additionally, the Navy has received regulatory concurrence on uncontaminated property identified and it has been documented in the 1995 EBS and the 2003 EBS. Mr. Newton emphasized that if the new property owner did find something, the Comeback Policy has provisions within it that ensure that the Navy would address areas that are identified with soil contamination as a result of prior Navy (Marine Corps) activities.

Mr. Newton asked Mr. Fisk and Mr. Gerich, both with the City of Irvine, to come forward. Mr. Fisk introduced himself as the Manager of Planning and Redevelopment for the City of Irvine and Mr. Gerich as the Principal Planner and Redeveloper for the City of Irvine. Mr. Fisk explained that there are three sections in the Planning and Redevelopment Department: the Interview Division, the Housing Division, and the Planning and Managing Division that support planning and entitlement for Lennar and Great Park projects.

Mr. Fisk stated that his role is that of leading the regulatory agency for the City and processing the City projects through the City Council for entitlement approval. Specifically, his division oversees all California Environmental Quality Act (CEQA) mitigation measures for the Great Park project that have been placed as a result of the 2003 EBS. Mr. Fisk stated that if a developer found hazardous materials during construction, specific protocol measures are currently in place to outline cleanup requirements. Prior to approval of sub grading permits, the applicant is subject to submit documentation or analysis proving that there are no levels of residual soil contamination. These safeguards ensure thoroughness of the mitigation monitoring process.

Mr. Newton emphasized to the RAB members, that there are provisions in place to ensure that if something is found on the transferred property, the Navy will be notified immediately.

Ms. Rudolph's RAB Subcommittee Report

- Ms. Rudolph reported during the RAB Subcommittee report how pleased she was with the MCAS El Toro Groundwater Remedy Ceremony for IRP Sites 18 and 24 that had taken place on January 25, 2007. The Irvine Desalter Project has always been a key concern for the RAB and it is a big relief that the cleanup of groundwater is underway. She said that citizen support helped the process and it would have taken longer without citizen involvement. She added that it would have been nice to have had Bob Woodings there to say a few words about the RAB at the ceremony.
- She mentioned a Draft Final Supplemental EBS Report for the on-station portion of the Defense Fuel Pipeline, a fuel supply line that ran from Norwalk to El Toro. The report stresses the point

that portions of the fuel line have been closed or removed. Ms. Rudolph requested an update on the fuel pipeline during the next meeting.

- Additionally, she requested more information on IRP Site 1 and the perchlorate plume.
- She said the El Toro Reuse Planning Authority has officially closed due to successful environmental justice campaigns, and the remaining funds will be distributed as needed. Ms. Jean Pasco, Head of Archives for Orange County, was mentioned as a possible candidate for establishing an El Toro RAB archive centered on all RAB meeting minutes and agendas. This recommendation was made in the hopes that more citizens can become knowledgeable of past and present RAB accomplishments.

NEW BUSINESS

◆ Regulatory Agency Comment Update

Mr. Rich Muza, U.S. EPA and Mr. John Broderick, Cal/EPA Regional Water Quality Control Board, were present and both expressed they had no prepared statements for tonight's meeting.

Mr. Quang Than, Project Manager, DTSC, stated that he was excited to come on board for this project and in participating with the RAB. He added that he is looking forward to becoming familiar on all RAB agenda topics.

◆ Presentation – Former MCAS El Toro State of the Station Environmental Program, Annual Status Update, presented by Mr. Darren Newton, Navy BRAC Environmental Coordinator and RAB Co-Chair

Mr. Newton started by briefly reviewing the “vision” and “mission” statements for Former MCAS El Toro. The “vision” is to expedite the restoration and reuse of Former MCAS El Toro. The “mission” is fast-track remediation to promote reuse and protect human health and the environment by working cooperatively with the regulatory agencies, the community, and the stakeholders. Mr. Newton reminded RAB members that bolded items on the presentation handout represented new information, while un-bolded items cover information previously provided to the RAB.

Mr. Newton introduced the various program activities. Four key categories are: funding; projects that are stationwide; Installation Restoration Projects that are site-specific; and promotion of reuse for property transfer.

- Funding
- Projects (Stationwide)
 - Groundwater Monitoring
 - Radiological Reports
 - Potential Release Locations (PRLs)
 - Compliance Program
- Installation Restoration (IR) Projects (Site-specific)
 - Landfills
 - Shallow Soils
 - Groundwater
- Promote Reuse (Property Transfer)
 - Finding of Suitability to Transfer (FOST)
 - Finding of Suitability to Lease (FOSL)
 - Redevelopment within Carve-outs, Environmental Requirements
 - Reuse Forum, quarterly meetings with developers and contractors

Funding

From 1985 to 2006, the Navy has funded/obligated approximately \$200.8 million dollars for Former MCAS El Toro. Of this total sum, approximately \$184.4 million dollars covered the IR Program and approximately \$52.4 million dollars has gone towards the Compliance Program. The Navy's current budget for fiscal year (FY) 2007 is approximately \$23 million dollars. The estimated cost to complete from 2007 to 2036 is approximately \$72 million dollars. The Navy anticipates that all the remedies will be in place by 2010.

Projects - Groundwater Monitoring

The Navy has revised their Groundwater Monitoring Program from base-wide monitoring to a program that supplements site-specific monitoring requirements. Subsequently, a Revised Groundwater Monitoring Work Plan is currently in preparation. The Round 23 Groundwater Monitoring Report was issued for review in September 2006. The Round 24 Groundwater Monitoring was completed in November 2006 and the monitoring report is scheduled to be issued shortly. Indoor-air risk assessment verification modeling was performed at the highest volatile organic compound (VOC) groundwater sites; subsequently, the Navy determined that indoor air intrusion from VOCs is not an issue at Former MCAS El Toro.

Ms. Content Arnold, Navy Lead Remedial Project Manager (RPM) stated that the Navy plans to issue the Round 24 Groundwater Monitoring Report along with the Annual Groundwater Monitoring Report in the next two months. A suggestion was made to present the report as a topic at the March 28, 2007 RAB meeting if the document is complete.

Global Projects - Radiological

In 2000, a Historical Radiological Assessment (HRA) was completed. Conclusions from the HRA revealed that only limited areas required additional surveys and assessments. In October 2006, the Navy received U.S. EPA concurrence on the Miscellaneous Building Release Report. The Navy is currently awaiting state regulatory agency concurrence on a series of buildings pending a confirmation survey, anticipated to be completed in February 2007. Mr. Jim Callian, Navy RPM, was recently on-site surveying the remaining buildings to finalize the Miscellaneous Building Release Report.

Mini Release Report #2 was finalized in August 2006. Mr. Callian clarified that a mini release reports could potentially include testing and conclusions on one to four sites. Mini Release Report #3 covered IRP Sites 3 and 5 and Anomaly Area 3 and was finalized in December of 2006. Mini Release Report #4 includes IRP Site 1 and outdoor sites and is scheduled to be finalized in February 2007.

Pertinent radiological issues that have been raised include the Navy refining the use of the 1 pico-Curie per gram (pCi/g) above background as the target cleanup goal for Radium-226 where applicable at Former MCAS El Toro. Resolution of radiological issues was incorporated into Feasibility Study Reports for IRP Sites 8 and 12, IRP Sites 3 and 5, and IRP Sites 2 and 17. All work is being coordinated with the Navy's Radiological Affairs Support Office, in addition to the U.S. EPA, DTSC, and California Department of Health Services.

Projects - Potential Release Locations (PRLs) and Compliance Program

The Navy began with 76 PRLs that were subsequently grouped into four groups – I, II, III, and IV. Group IV has been further divided into four subcategories (A, B, C, and D). Groups I and II were previously completed. Ten of the Group III PRLs received regulatory concurrence for No Further Investigation (NFI) in November 2006. Four remaining PRLs from Group III were moved into Group IV-C. The schedules for the remaining PRLs requiring evaluation are currently being determined. Presently, there 34 remaining PRLs: 6 PRLs in Group IV-A; 14 PRLs for Group IV-B; and 14 PRLs for Group IV-C.

Mr. Newton discussed the Compliance Program and work-in-progress. He explained the categories of Compliance Program sites and listed the number of such sites that are being worked on or are awaiting formal closure documentation:

- Underground Storage Tank (UST) – 33 remaining
- Aboveground Storage Tank (AST) – 3 remaining
- Oil Water Separator (OWS) – 1 remaining
- Aerial Photographic Features/Anomalies (APHO) – 11 remaining
- Solid Waste Management Unit/Temporary Accumulation Area (SWMU/TAA) – 15 remaining.

Mr. Jim Werkmeister, Lennar, asked what the timeframe was for completing the PRLs. Mr. Newton replied that the PRLs are currently under the Compliance Program. He further detailed that no site characterization schedule has been developed as yet, but that the Navy anticipates completing the PRL program within one year. PRLs are identified through the EBS process that involves thorough investigation of the former base.

Mr. Newton briefly reviewed the Comeback Policy under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). He stated that the handout available on the information table titled, “Responsibility for Additional Environmental Cleanup after the Transfer of Real Property” detailed the circumstances under which the Navy would perform additional cleanup on property that is transferred by deed to any person or entity outside the government.

Installation Restoration Program Projects

IRP Sites 3 and 5, Original and Perimeter Road Landfills and Anomaly Area 3

Mr. Newton reminded the RAB members that just prior to tonight’s RAB meeting, a public meeting was held to present the Proposed Plan for IRP Sites 3 and 5. The Proposed Plan presented the Navy’s preferred remedy for capping these landfill sites. The capping remedy includes a flexible membrane liner, with long-term monitoring, and institutional controls. The Navy anticipates that the Draft ROD will be completed in March 2007. Efforts initiated for the Remedial Design/Remedial Action (RD/RA), including long-term monitoring and institutional controls will continue.

The Draft Anomaly Area 3 Remedial Investigation/Feasibility Study (RI/FS) Report was issued for regulatory agency review in December 2005. A supplemental groundwater sampling and analysis plan (SAP) was finalized in January 2007. The Navy is scheduled to revise the RI/FS in August 2007 based on groundwater sampling results and resubmit it to the regulatory agencies.

IRP Sites 2 and 17, Magazine Road & Communication Station Landfills

A Final Interim ROD for landfill covers at IRP Sites 2 and 17 and NFA for groundwater at IRP Site 17 was completed in 2000. The landfill property has been transferred from the Navy via federal-agency-to-federal agency (fed-to-fed) transfer to the Federal Aviation Administration (FAA). There is a 1,000-foot buffer zone that extends into Parcel II. From December 2005 to the present, remedial action construction at IRP Site 2 has included: waste consolidation from areas C1, C2, and D into the bifurcation unit; installation of two new monitoring wells in C2; and placement of the landfill 4-foot thick engineered evapotranspirative (ET) cap onto the landfill.

The next step for Site 2 is completion of the ET cover soil placement scheduled for February 2007. Optimally, the Navy anticipates all necessary top soil will be imported and put in place and final drainage components will be completed by March or April 2007. This process includes revegetation of the landfill cover using containerized plants and hydroseed and completion of the irrigation system. The first year of maintenance for the landfill cap and revegetation is planned from April 2007 to April 2008. The Navy plans to begin construction of landfill cover for IRP Site 17 in fall 2007.

IRP Site 1, Explosive Ordnance Disposal (EOD) Training Range

Mr. Newton emphasized that IRP Site 1 is not associated with public sale. The Navy had a productive year in 2006 at IRP Site 1. The ephemeral pond repair was completed in February 2006. The Final Treatability Study and Aquifer Test for perchlorate impacted groundwater were completed in November 2006. The Final RI was issued in December 2006.

The Navy is scheduled to complete the Draft FS in January 2007, the Draft Proposed Plan in June 2007, and the Draft ROD in November 2007. The conveyance strategy for the site includes a fed-to-fed transfer to the FAA; whereby the FAA would enter into a memorandum of understanding with the Federal Bureau of Investigation for "like use."

IRP Sites 8 and 12, Defense Reutilization and Marketing Office Storage Area and Sludge Drying Beds

The Navy completed a Draft ROD in 1999 for IRP Sites 8 and 12. Regulatory agency concurrence for radiological release for portions of IRP Sites 8 and 12 was received in January 2005. Subsequently, the Proposed Plan was issued to the public in March 2006 and the Proposed Plan public meeting was held on March 29, 2006. The ROD was finalized on January 25, 2007. The next steps for these sites include implementing the RD/RA phase. The RA work plan is scheduled for completion in June 2007 and with the implementation of the remedy commencing in December 2007. The Navy anticipates that site closeout will occur in 2008.

IRP Site 11, Transformer Storage Area

IRP Site 11 is officially closed. The Final Closeout Report was issued in March 2006 and all activities were completed in April 2006. Therefore, the Navy is removing this site from the environmental program. Mr. Newton pointed out that at last year's State of the Station, the Navy had 11 IRP sites remaining but today there are 10.

IRP Site 16, Crash Crew Pit No. 2

The Navy completed a new well installation for sampling at IRP Site 16 in November 2006. The Navy issued a Draft Final Operating Properly and Successfully (OPS) Report on January 9, 2007. The OPS Report ensures that the property becomes suitable for transfer. The status of Petroleum Corrective Action portion at the site included the January 2007 completion of soil vapor extraction (SVE) remediation of petroleum contamination. Additionally in January 2007, the Navy completed rebound tests where the system is shut down for 24 days and turned back on. This test is conducted to determine if contamination "rebounds" to past concentrations. Tests results indicated rebound is not occurring. The Navy plans to issue the Draft Site Closeout Report in March 2007.

IRP Site 18: VOC-Contaminated Groundwater (off-station)

Mr. Newton mentioned how much he appreciated all of the RAB member's supportive comments regarding the El Toro Groundwater Remedy Ceremony. The Navy issued the Final ROD in 2002. The Final Remedial Design (100 percent) for construction of extraction wells and Principal Aquifer treatment system was finished in January 2006. Construction of extraction wells ET-1, ET-2, IRWD-78, and the Principal Aquifer treatment system were completed in the spring 2006. The Final Explanation of Significant Differences was finalized in February 2006. At that time, the Navy issued a remedial action fact sheet providing details on the construction and operation of the system. Construction and operational start-up began in October 2006. The Draft Operation and Maintenance (O&M) manual for the Principal Aquifer treatment system was issued on January 12, 2007.

Mr. Don Zweifel, RAB member, stated that the RAB members had always been concerned that toxic chemicals at the site would eventually trickle down to the Principal Aquifer. He said that evidently the Navy is indicating that the Principal Aquifer is contaminated or else there would be no treatment system in place. Mr. Newton confirmed that Mr. Zweifel's statement was correct. Using a map he

showed the location of the groundwater plume within the shallow groundwater and the Principal Aquifer that runs east to west. The source area of trichloroethene (TCE) is on-station at Buildings 296 and 297. From this point, TCE migrated from the soil into the groundwater to approximately 150 feet below the ground surface. The groundwater flows from west to east migrating off-station into the Principal Aquifer at a depth ranging from 300 to 1,000 feet. This off-station portion of the TCE plume is known as IRP Site 18. Three wells, ET-1, ET-2, and Well 78, extract groundwater from the Principal Aquifer and vary in depth up to 1,000 feet deep pumping up to 2,900 gallons of groundwater per minute.

The next step for IRP Site 18 is completion and issuance of the Final O&M Manual scheduled for July 2007. Completion of the OPS Report is planned for summer 2007 while long-term monitoring will commence in fall 2007.

IRP Site 24, VOC Source Area (On-Station)

The on-station portion of the TCE plume is IRP Site 24. In January 2006, a Draft Final No Further Action (NFA) ROD for soil at IRP Site 24 was issued. The Navy constructed 35 Shallow Groundwater Unit (SGU) extraction wells associated with 2 miles of conveyance piping on-station in spring and summer of 2006. The SGU treatment system construction and operational start-up was in sequence with the off-station portion. Mr. Newton showed where the on-station portion of the groundwater cleanup system is located, including the holding tanks that contain up to 5,400 gallons each. This well network includes 35 wells that extract the groundwater for transfer into the holding tanks and then to the air stripper for treatment to remove TCE. Currently, all 35 wells work together are pumping up to 390 gallons per minute. In October 2006, the Navy conducted a shakedown period to ensure that all systems were operational.

The Navy finalized the Draft Performance Monitoring and Sampling and Analysis Plan (SAP) in September 2006. The Draft O&M Manual for the SGU treatment system was issued for regulatory agency review in January 2007. In addition, work is being completed on the Draft O&M Manual for the SGU well field and conveyance system. The next step is the Final O&M Manual in July 2007. The Navy's current schedule calls for the completion of OPS Report during summer 2007, thereby making it environmentally suitable for transfer in September 2007. The next step would be the FOST and long-term monitoring in fall 2007.

Environmental Program Summary

Mr. Newton presented a table summarizing the environmental program stating that approximately 86 percent of the 1,034 Locations of Concern comprising the overall program has been completed at El Toro. Originally, there were 409 USTs that required further action and the Navy has completed 376 that corresponds to 92 percent close out for USTs. He said the IRP Sites are considered the "big ticket" items since the Navy has only ten remaining sites to complete work on. Remedy in place (RIP) for the IRP Sites is anticipated for November 2010. The table includes USTs, aboveground storage tanks (ASTs), oil/water separators (OWSs), aerial photo anomalies (APHOs), solid waste management units/temporary accumulation areas (SWMU/TAAAs), miscellaneous sites, PCB transformer sites, and IRP sites.

Environmental Program Summary - Locations of Concern Status

Status	USTs	ASTs	OWSs	APHOs	SWMU TAAs	MSC	PCB XFRMRs	IRP SITES
TOTAL (1034)	409	39	56	124	167	100	124	25
NFA/NFI* (923)	376	36	55	112	140	65	124	15
Complete (86%)	92%	92%	98%	90%	89%	65%	100%	60%
Closeouts in Agency Review (3)	0	0	0	1	2	0	0	0
In Progress (108)	33	3	1	11	15	35	0	10
Anticipated NFA Date	Mar 2009	Sep 2007	Oct 2007	Sep 2008	Dec 2008	Sep 2008	NFA	Nov 2010

*NFA/NFI – No Further Action/No Further Investigation

Transfer and Reuse

To promote reuse for property transfer, the Navy transferred 2,800 acres under FOST 1 in July 2004 and FOST 2 in December 2005. Mr. Newton explained that a FOSL is when the Navy retained property is separated out into carve-out areas. Currently, there are 41 carve-out areas that are non-transferable and remain under Navy control. The Navy continues to meet with the environmental team and developers quarterly to discuss coordination efforts in environmental cleanup and redevelopment strategies. The next step is the completion of FOST 3, scheduled for April 2007.

Mr. Zweifel asked for a further explanation of FOST 3. Mr. Newton responded that FOST 3 is the Defense Fuel Pipeline including a portion that ran across Irvine Boulevard. Lennar has since removed the pipeline and the Navy has augmented the EBS for the pipeline. Further details will be provided at the next RAB meeting when the Navy discusses current progress on FOST 3. If FOST 3 is viable for completion, then work on FOST 4 will commence.

For redevelopment in the carve-out areas, the FOSL portions require prior Navy approval for alteration of the property including infrastructure, removal, construction, demolition, or grading. There is a project review process that requires submittal of a project environmental review form (PERF) for Navy and subsequent regulatory agency review. The new owner submits a project description to the Navy that describes how the work will be accomplished without adverse effects on: the environmental remediation program, human health and safety, and the environment. The Navy Real Estate Team coordinates the review of the PERF with the Navy Environmental Team and the regulators in accordance with the lease in furtherance of conveyance (LIFO) requirements. The time frames for review and approval depend upon the impacts and the quality and completeness of the submittal.

◆ **Open Q&A -- Environmental Topics**

Mr. Zweifel inquired what the thickness of the membrane was for IRP Site 2 landfill. Mr. Newton replied that the cover for IRP Site 2 is four-foot soil ET cover and there is no membrane within the cap. Mr. Newton asked if there were any further environmental questions. No questions were raised.

MEETING EVALUATION AND FUTURE TOPICS

Upcoming RAB Meeting and Subcommittee Meeting

The next RAB meeting will be held from 6:30 p.m. to 8:45 p.m., Wednesday, March 28, 2007, at Irvine City Hall, One Civic Center Plaza, Irvine in the Conference and Training Center. The next RAB Subcommittee meeting will also be held on, from 5:00 to 6:00, in Room L-104, at Irvine City Hall.

Mr. Newton suggested that future topics include:

- Defense Fuels Pipeline
- Water Quality
- Round 24 Groundwater Monitoring Report
- Annual Report Groundwater Monitoring Report
- IRP Site 24 Update

Recent RAB Subcommittee Meetings

The most recent RAB Subcommittee meeting was held January 31, 2007, in Room L-104, Irvine City Hall, before the RAB meeting. The RAB Subcommittee meeting report presented in these meeting minutes provides an update on the latest issues expressed.

RAB Meeting Adjournment – January 31, 2007 Meeting

The 85th meeting of the MCAS El Toro Restoration Advisory Board was adjourned at 9:16 p.m.

1/31/07 RAB Meeting Attendance:

<u>TOTAL</u> PEOPLE IN ATTENDANCE	<u>TOTAL</u> PEOPLE ON SIGN-IN SHEET	<u>TOTAL</u> RAB MEMBERS PRESENT	<u>TOTAL</u> RAB AGENCY MEMBERS PRESENT	<u>TOTAL</u> RAB COMMUNITY MEMBERS PRESENT	<u>TOTAL</u> EXCUSED ABSENCES RAB MEMBERS	EXCUSED ABSENCES – AGENCY RAB/ COMMUNITY RAB
35	32	10	4	6	0	0

RAB and Subcommittee Meeting and Public Meeting Dates

RAB Members - The list below indicates which dates are currently reserved for RAB and RAB Subcommittee meetings at Irvine City Hall, Conference and Training Center, Room L-102, and Room L-104, respectively. Please note that dates on this list may also serve as combined RAB/public meetings.

RAB and Subcommittee Meeting Dates (meeting space confirmed)	RAB Meeting Conference and Training Center (CTC) or Room L-102 6:30 – 9:00 p.m.	Subcommittee Meeting Room L-104 5:00 – 6:00 p.m.
Wed - March 28, 2007	CTC	Room L-104
Wed - May 30, 2007	CTC	Room L-104

Materials/Handouts Available at the 1/31/07 RAB Meeting Include:

- *RAB Meeting Agenda/Public Notice – 1/31/07 RAB Meeting – 85th Meeting.
- *Meeting Minutes from the 11/29/06 RAB Meeting – 84th Meeting.
- MCAS El Toro RAB Mission Statement and Operating Procedures.
- MCAS El Toro – Navy Team contact information.

- MCAS El Toro – BRAC Cleanup Team Members and Key Project Representatives and Administrative Record File and Information Repository Locations and Contacts.
- MCAS El Toro RAB – Membership Application.
- MCAS El Toro RAB– Membership Roster.
- MCAS El Toro RAB – Mailing List Coupon.
- MCAS El Toro RAB– Meeting Schedule.
- MCAS El Toro RAB – Environmental Websites.
- Reuse – Redevelopment Information.
- One-Page Glossary of Technical Terms.
- MCAS El Toro Installation Restoration Program Site Location Map.
- Former MCAS El Toro- IRP Sites 18 and 24 (Timelines 1985-1999 and 2000-2006), Activities Pertaining to Soil and Groundwater Investigations and Cleanup.
- Former MCAS El Toro Environmental Condition of Property (with Carve-Out Boundaries), August 2005.
- Former MCAS El Toro Buildings/Structures/Facilities within Leasable Parcels Finding of Suitability to Lease, August 2005.
- Department of Defense - Responsibility for Additional Environmental Cleanup after Transfer of Real Property, July 1997.
- Department of Defense - A Guide to Establishing Institutional Controls at Closing Military Installations, February 1998.
- Department of Defense – Institutional Controls, What they are and how they are used, spring 1997.
- Department of the Navy - Policy for Conducting Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Statutory Five- Year Reviews, November 2001.
- Department of the Navy- Policy for Optimizing Remedial and Removal Actions under the Environmental Restoration Programs, April 2004.
- Department of Defense – Perchlorate Work Group Packet, January 26, 2006.
- U.S. EPA Fact Sheet – A Citizen’s Guide to Natural Attenuation, October 1996.
- U.S. EPA Fact Sheet – Perchlorate Update, March 2002.
- U.S. EPA Fact Sheet – Superfund Sites: Five-year Review, June 2001.
- MCAS El Toro RAB Inquiry- Environmental Data Quality, September 2003.
- Commonly Asked Questions Regarding the Use of Natural Attenuation for Chlorinated Solvent Spills at Federal Facilities.
- *Presentation* – Former MCAS El Toro State of the Station, 85th Restoration Advisory Board Meeting, presented by Darren Newton, BRAC Environmental Coordinator, January 31, 2007.

* Mailed to all RAB meeting mailer recipients on 1/24/07.

Agency Comments and Letters - U.S. Environmental Protection Agency (U.S. EPA)

- No Items Submitted.

Agency Comments and Letters – California Environmental Protection Agency (Cal-EPA)

- No Items Submitted.

Department of Toxic Substances Control (DTSC)

- MCAS El Toro Schedule of Work Completed Since 11/29/06.

California Regional Water Quality Control Board (RWQCB), Santa Ana Region

- No Items Submitted.

Copies of all past RAB meeting minutes and handouts are available at the MCAS El Toro Information Repository, located at the Heritage Park Regional Library in Irvine. The address is 14361 Yale Avenue, Irvine; the telephone number is (949) 936-4040. Library hours are Monday through Thursday, 10 a.m. to 9 p.m.; Friday and Saturday, 10 a.m. to 5 p.m.; Sunday 12 p.m. to 5 p.m.

Internet Sites

Navy and Marine Corps Internet Access

BRAC PMO Web Site (includes RAB meeting minutes):

Navy web site: <http://www.bracpmo.navy.mil/>

For El Toro RAB information: http://www.bracpmo.navy.mil/bracbases/california/eltoro/rab_information.aspx

Department of Defense – Environmental Cleanup Home Page Web Site:

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

U.S. EPA:

www.epa.gov (this is the homepage)

www.epa.gov/superfund (site for Superfund)

www.epa.gov/ncea (site for National Center for Environmental Assessment)

www.epa.gov/federalregister (site for Federal Register Environmental Documents)

www.epa.gov/fedrgstr/EPA-IMPACT/2004/April/Day-27/i9203.htm (site for Endangered and Threatened Wildlife and Plants; Proposed Designation of Critical Habitat for the Riverside fairy shrimp)

Cal/EPA:

www.calepa.ca.gov (this is the homepage)

www.dtsc.ca.gov (site for Department of Toxic Substances Control)

www.swrcb.ca.gov/ (site for Santa Ana Regional Water Quality Control Board)