FORMER MARINE CORPS AIR STATION EL TORO

RESTORATION ADVISORY BOARD MEETING

January 25, 2006

MEETING MINUTES

The 79th Restoration Advisory Board (RAB) meeting for Marine Corps Air Station (MCAS) El Toro was held Wednesday, January 25, 2006 at Irvine City Hall. The meeting began at 6:40 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 MCAS El Toro and Marine Corps RAB Co-Chair, welcomed everyone to the meeting. He asked Ms. Marsha Rudolph, RAB Subcommittee Chair, to lead the Pledge of Allegiance.

Mr. Newton asked for self-introductions of the meeting attendees. Mr. Newton reminded RAB members to contact Mr. Bob Woodings, RAB Community Co-Chair, if they are unable to attend meetings. By doing so, RAB members are following established RAB protocol and such absences are then considered an excused absence. He reviewed the agenda for tonight's meeting. The key presentations this evening will cover: 1) Annual State-of-the-Station Status Update; and 2) Installation Restoration Program (IRP) Site 2 Update – Landfill Cap Construction and Waste Consolidation.

Announcements

Mr. Woodings said Mr. Jerry Werner and Mr. Fred Meier, founding RAB members, resigned from the MCAS El Toro RAB. Mr. Meier, also a founding member of the MCAS Tustin RAB, resigned from that Board as well. Mr. Woodings said Mr. Meier resigned for health reasons. He suggested that Certificates of Appreciation be awarded to Mr. Meier and Mr. Werner to honor their efforts in supporting the RAB. Mr. Newton agreed that such recognition would be appropriate.

Mr. Newton went over the informational materials that are available at the RAB meeting. This included technical information handouts on the information table, locations of the Administrative Record file located at Former MCAS El Toro and the Information Repository located at Heritage Park Regional Library in Irvine, web sites of the regulatory agencies, contact information for Navy staff and the regulatory agency representatives, and handouts of tonight's presentations.

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 Remedial Project Managers (RPMs), the U.S. Environmental Protection Agency (U.S. EPA), and the Department of Toxic Substances Control (DTSC)."*

Review and Approval of the November 30, 2005 RAB Meeting Minutes

Mr. Woodings asked if anyone had changes to the RAB meeting minutes. No changes were suggested. Mr. Woodings moved to accept the minutes as written and the November 30, 2005 RAB meeting minutes were approved by the RAB.

Update on the Irvine Desalter Project

Mr. Steve Malloy, RAB member and Senior Engineer of the Irvine Ranch Water District (IRWD), who leads the design team for the Irvine Desalter Project, provided an update on the project. The Irvine Desalter Project is a long-planned water supply project that would provide additional water resources for Irvine and nearby communities. He clarified that most of the drinking water supply comes from the Colorado River, Northern California and a well field in Santa Ana because Irvine's water is typically too salty. After the discovery of the on-base groundwater contamination associated with the aircraft hangars at the former station (IRP Site 24), the Navy, IRWD and the Orange County Water District have worked together to address groundwater impacted by trichloroethene (TCE), an industrial solvent associated with aircraft maintenance at the former station. The IRWD's Irvine Desalter Project was closely coordinated with the Navy's cleanup of TCE-contaminated groundwater. Mr. Malloy explained that TCE moved from the soil below the hangars into the groundwater. He explained that TCE contamination eventually migrated west of the base to the City of Irvine, forming a plume of contaminated groundwater.

Mr. Malloy clarified that the Irvine Desalter Project covers two water supply systems – the non-potable system and the potable (drinking water) system. The non-potable system meets Comprehensive Environmental Response, Compensation and Liability Act requirements (also known as CERCLA) for cleanup of the TCE-contaminated groundwater plume that originates on-station. Treated water from the non-potable system will be used for irrigation of golf courses and green belts. Potable system water will fortify the drinking water supply for IRWD customers. Wells used for supplying potable water are to the north and away from the TCE plume.

Mr. Malloy presented a map that showed the TCE plume and the location of the wells, pipelines, and treatment systems that will extract and treat TCE-contaminated groundwater. The map also showed the new drinking water supply wells that are located outside of and far away from the plume area. Water extracted for potable use will be treated with reverse osmosis to remove salts producing drinking water. Reverse osmosis processes also produce a brine by-product that is less salty than the ocean water, and it will be disposed of through an ocean outfall pipeline. Water that is extracted from the TCE plume will be treated with an air stripper followed by granular activated carbon (GAC) treatment.

For the on-station TCE groundwater cleanup, the Navy has drilled approximately 39 wells that will extract contaminated water from the shallow groundwater unit (SGU). Contaminated water will be and piped to a treatment plant (air stripper and GAC treatment) just outside of the base boundary. Treatment will bring the concentration of TCE remaining in the water to a non-detect level (0.5 micrograms per liter). The treated water will be reinjected into the aquifer and will work its way to well ET-1 where it will be extracted and further treated by air stripping for use in green belt and golf course irrigation. Well ET-2 and well 78 will serve as "backstop" wells to ensure that TCE does not migrate further. Water from these wells will undergo the same the same treatment process and be used irrigation purposes.

Mr. Malloy presented numerous slides/photos of well site locations and construction of pipelines and treatment facilities. The SGU treatment plant is expected to be online in April 2006. He mentioned that well 76 (potable water) is located in Heritage Regional Park and the well head and pump will be located below ground. Well 77 (potable water) is located at Irvine High School and it will have minimal aboveground piping. He said for construction of the brine line, the work has been done at night so daytime traffic is not disrupted. The potable treatment plant will have a few offices for workers that monitor water extraction and treatment. Currently, construction workers are finishing the installation of the building's roof. The potable system is scheduled to be online in July 2006. Mr. Malloy said construction of both the potable and non-potable systems are on schedule.

Mr. Marc P. Smits, Navy RPM, informed the RAB that a follow-up fact sheet on the Irvine Desalter Project is scheduled to be issued by the Navy in the next week or two, so look for it in your mail box.

Navy's Response to the Subcommittee Report from the November 30, 2005 Meeting

Mr. Newton gave responses to the RAB Subcommittee report presented by Ms. Rudolph at the November 30, 2005 RAB meeting.

Ms. Rudolph said there was concern with a letter from U.S. EPA that addressed lead levels associated with Building 296.

> Navy Response: To clarify, the U.S. EPA identified concerns with Building 297, not 296. There was one sample out of 11 in the area, where the reported lead concentration was greater than the screening goal. The Navy reviewed the site data and worked with U.S. EPA to evaluate the significance of the reported lead concentration. The Navy and U.S. EPA concurred that the reported lead concentrations at Building 297 do not present a significant health hazard. No further investigation is necessary for Building 297.

Ms. Rudolph had concerns regarding the letter from Mr. Frank Cheng, DTSC Project Manager, in which he brought up the issue of IRP Site 16 easements to ensure that regulators will have access to check on certain areas upgradient and downgradient of the site.

> Navy Response: To address the DTSC comment regarding access for regulators at IRP Site 16, the following language was added to the Remedial Design document, "The Department of the Navy, Federal Facility Agreement signatories (U.S. EPA, DTSC, and Regional Water Quality Control Board [RWQCB]), and their authorized agents, employees, contractors, and subcontractors, shall have the right to enter the site to conduct field investigations, sampling, surveys, and inspect field activities associated with the remedy at IRP Site 16."

Ms. Rudolph said regarding the Final Design Submittal for IRP Sites 2 and 17, concern was expressed about the table at the end of the report regarding four rounds of post-closure monitoring. Clarification and details are needed on the four rounds of sampling, and it needs to be clear if this involved sampling for radionuclides and salts.

> Navy Response: The Navy will monitor a minimum of one upgradient well and three downgradient wells post construction. The chemicals of potential concern to be analyzed for during the immediate four quarters following construction are: sulfates, sulfides, and radionuclides. Salts will not be monitored.

Ms. Rudolph said there was a reference to a well TIC55, and that she was under the impression had been transferred to the Orange Country Water District or was a closed well. She said she was unsure as to why it was included in the report.

Navy Response: Well TIC-55 is located north of IRP Site 24 and has historically been used as an agricultural well. The Navy's understanding is that The Irvine Company still owns and operates this well. However, production data collected recently for the agricultural wells located near the former MCAS El Toro indicate that no water was pumped from the well during the months of March 2005 through September 2005. Inclusion of this well would be for background information only.

Ms. Rudolph expressed concerns with IRP Site 2 groundwater and the potential for perchlorate to migrate past the station boundary, liability for such migration, and how the Navy would handle it.

Navy Response: The source of perchlorate at IRP Site 2 is upgradient and originates from IRP Site 1; the former Explosives Ordnance Range. While there are no promulgated standards for perchlorate, the Navy is working together with the regulatory agencies to develop and demonstrate new technologies for treatment and cleanup. As with any groundwater that is contaminated, the Navy is responsible for the cleanup no matter where the plume goes, and the "comeback policy" handout on the information table explains the process in detail.

RAB Subcommittee Meeting Report, Ms. Marcia Rudolph, RAB Subcommittee Chair

Ms. Rudolph said the RAB Subcommittee meeting was held from 5 to 6 p.m. tonight in Room L-104 at Irvine City Hall before the RAB meeting. She thanked the regulators from U.S. EPA and DTSC for participating. She mentioned there was an El Toro Reuse Planning Activity (ERTPA) meeting held the prior week, where City and County representatives provided updated reuse information. She said she provided copies of the El Toro update provided at the previous RAB meeting by the BEC, as well as the last two fact sheets issued by the Navy. She encouraged the representatives to use the available materials provided by the Navy. All ETRPA documents will be located at Laguna Hills City Hall where the attorney will be retained on an "on-call basis." She added that hopefully ETRPA will not need to be reactivated.

Topics and concerns discussed at the RAB Subcommittee meeting are listed below:

Ms. Rudolph said there was a question related to the discussion of the digging up of the runways. She said there has been environmental characterization at the sides of the runways, and asked if the Navy will attempt to characterize the areas below the runways to determine if they are contaminated or not. Also, she asked if the Navy representatives will be observing runway demolition, and if environmental testing will be conducted once the asphalt and cement has been removed.

She said that it would be most valuable to have a map at the RAB meeting that shows the reuse plan. She suggested that it would be best to have this as an overlay to the aerial/plume map which serves as a frame of reference.

She said perchlorate is a problem associated with IRP Site 1, even though it appears contamination has migrated to IRP Site 2. She asked if the documentation presents a different method of addressing the perchlorate at IRP Site 1 as opposed to IRP Site 2. She further asked, if treatment there are different treatment options for the two sites.

Ms. Rudolph suggested that another RAB tour of former MCAS El Toro be arranged, possibly in April 2006, since it has been almost a year since the previous RAB tour.

NEW BUSINESS

Regulatory Agency Comment Update

Mr. Richard Muza, Project Manager, U.S. Environmental Protection Agency Region IX

Mr. Muza said at the November 30, 2005 RAB meeting, he had stated U.S. EPA had been approached by Heritage Fields about "delisting" from the National Priorities List of areas within Former MCAS El Toro. Copies of U.S. EPA's response letter to the developers are available on the information and handout table.

He said U.S. EPA was involved in a major conference call regarding IRP Site 1 and discussions centered on comments regarding the human-health risk assessment for the site. The two key issues pertained to the risk assessment and U.S. EPA's letter provides clarification of these issues. U.S. EPA provided comments on the Draft Final Feasibility Study Addendum for IRP Site 2 groundwater and the Draft Proposed Plan for IRP Site 2 for groundwater. The agency asked for further clarification on the development of potential remedial alternatives for contaminated groundwater. U.S. EPA also reviewed and concurred upon the remedial design for IRP Site 16, Crash Crew Pit No. 2.

Mr. Frank Cheng, Remedial Project Manager, Cal/EPA Department of Toxic Substances Control

Mr. Cheng said DTSC reviewed and concurred upon the Remedial Action Report for IRP Site 11, former Transformer Storage Area. This area was used as a storage yard for transformers from 1968 to 1983 and the leaks of PCB oil from transformers onto the site led to the conducting of the remedial action. The Record of Decision (ROD) documented the selection of excavation and off-site disposal of the soil from Units 1 and 2. During the remedial action, approximately 560 tons of soil was removed and follow-up confirmation sampling confirmed the removal of contaminated soil. Soil was disposed of at the Class I Kettleman Hills facility in Central California.

Mr. Cheng said he has been working on comments on the IRP Site 2 Groundwater Proposed Plan. He said he has not yet submitted his comments since the investigations are ongoing.

Mr. Don Zweifel, RAB member, asked about the cost of transporting and disposing of the 560 tons of PCB-contaminated soil at Kettleman Hills. Mr. Crispin Wanyoike, Earth Tech, said the cost is approximately $70 a ton, which includes transportation costs.

RAB Community Co-Chair Election

Mr. Newton said the RAB Community Co-Chair is selected annually by a majority vote of RAB "community" members. He reviewed the Community Co-Chair responsibilities which include:

Assuring community issues and concerns related to the environmental restoration/cleanup program are brought to the table.

Assuring that technical information is communicated in understandable terms.

Coordination with the BEC to prepare and distribute an agenda prior to each RAB meeting.

Assisting subcommittees in coordinating and establishing meeting times/locations.

Assisting with the review and comment on various environmental restoration documents.

Ms. Rudolph nominated Mr. Woodings and the nomination was seconded by a Mary Aileen Matheis, RAB member representing IRWD. Ms. Matheis made a motion to close nominations. Mr. Newton asked for a raise of hands to vote for Mr. Woodings. Mr. Bob Woodings was re-elected for Community Co-Chair for 2006.

Mr. Newton congratulated Mr. Woodings. He also showed the RAB a couple of overheads with data on RAB attendance.

State-of-the-Station Annual Status Update of Environmental Activities for the Installation Restoration Program and Compliance Program at Former MCAS El Toro, Mr. Darren Newton, MCAS El Toro 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 Marine Corps Air Station El Toro. The "mission" is fast-track remediation of MCAS El Toro to promote reuse and protect human health and the environment by working cooperatively with the regulatory agencies, the community, and the stakeholders.

Mr. Newton said the base was operationally closed in July 1999, and progress indicates redevelopment will begin at the former station later in 2006. He thanked the regulatory agencies, U.S. EPA, DTSC, and the RWQCB, and community members who have provided input into the environmental program. He briefly reviewed broad environmental program activities at MCAS El Toro from a global perspective, as well as specific sites and the presentation covered:

- Funding
- Global Projects (Stationwide)
  - Groundwater Monitoring
  - Radiological Reports
  - Potential Release Locations (PRLs)
  - Compliance Program
- Installation Restoration 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

Funding

Mr. Newton said a lot of the funding for Fiscal Year (FY) 2006 uses money from past years where projects were put on hold, but money was already allocated. He had reported a different total at the previous RAB meeting but said the updated estimate for 2006 funding is approximately $22.1 million. The estimated cost-to-complete the environmental cleanup at the former station is approximately $77 million through FY 2036. He said for MCAS El Toro the amount Funded/Obligated-to-Date is approximately $191.6 million from 1985-2005, with approximately $142.4 million for Installation Restoration Program and $49.2 million for the Compliance Program.

Mr. Zweifel asked how the Navy is able to recapture funds. Mr. Newton said the contracted money is obligated, and is tracked if the whole sum is not used.

Global Projects - Groundwater Monitoring

Mr. Newton said there has been a revision of the groundwater monitoring work plan. The Navy is moving towards a more site-specific monitoring program that includes post-ROD monitoring. Some of these changes are due to property transfers.

Mr. Newton said the Round 22 Groundwater Monitoring Report will be submitted to the regulatory agencies in February 2006. The Navy sampled approximately 100 monitoring wells and the cost per sampling round ranges from approximately $250,000 to $350,000. He said all wells either have been removed from transferred property or are scheduled to be removed, and there are approximately 50 wells that will be decommissioned in 2006. In regard to indoor air intrusion from volatile organic compounds (VOCs), this is not an issue at MCAS El Toro. Mr. Jim Werkmeister, from Lennar, asked what document contains this information. Mr. Newton responded that the information is documented in the Technical Memorandum on Indoor Air for IRP Sites 16 and 24.

Global Projects - Radiological

A Historical Radiological Assessment was completed in 2000, which concluded that only limited areas at the former station require additional radiological surveys and assessments. Additional surveys and assessments have been documented in various release reports many of which have been completed. Mr. Newton briefly described the status of reports that are being completed:

> Miscellaneous Building Release Report – Final Report issued in fall 2005, awaiting regulatory agency concurrence
> Mini Release Report #2 – Draft Final Report submitted in August 2005, awaiting regulatory agency concurrence
> Mini Release Report #3 for IRP Sites 3, 5 and Anomaly Area 3 – Draft Final Report scheduled to be submitted in February 2006
> Subsequent Release Report #3 for remaining outdoor areas, scheduled for submittal in early 2006.

Mr. Newton said the most pertinent radiological issue pertains to refining the use of the 1 pico Curie per gram (pCi/g) above the background as the target cleanup goal for Radium-226, the radiological contaminant of concern. This was discussed at the BRAC Cleanup Team Meeting earlier today and the regulatory agencies and the Navy have come to a resolution on the target cleanup goal. The target cleanup goal will be incorporated into the IRP Sites 8 and 12 Feasibility Study (FS) Addendum, the IRP Sites 3 and 5 FS Addendum, and the IRP Sites 2 and 17 Final ROD. All work on this effort is coordinated with the Navy's Radiological Affairs Support Office (also referred to as RASO), U.S. EPA, and the California Department of Health Services.

Global Projects - Potential Release Locations (PRLs) and Compliance Program

Mr. Newton said PRL Groups I and II have been completed. The following are the groupings at Former MCAS El Toro that are still underway with the anticipated completion dates:

> Group III Summary Report (14 PRLs): October 2005; awaiting comments/concurrence
> Group IV-A Summary Report (6 PRLs): May 2006

Group IV-B Summary Report (14 PRLs): May 2006
Group IV-C Summary Reports (10 PRLs): November 2006.

Mr. Newton said for the Compliance Program is a work-in-progress and the following are awaiting cleanup and/or formal closure documentation:

Underground Storage Tank (UST) – 35 remaining
Aboveground Storage Tank (AST) – 3 remaining
Oil Water Separator (OWS) – 2 remaining
Aerial Photographic Features/Anomalies (APHO) – 12 remaining
Solid Waste Management Unit/Temporary Accumulation Area (SWMU/TAA) – 30 remaining.

Mr. Peter Hersh, RAB member, asked for some clarification on what the SWMUs are. Mr. Newton said SWMUs are areas of where waste was stored for a short period of time and was originally dealt with under the federal Resource Conservation and Recovery Act environmental cleanup process. However, with the Federal Facility Agreement for MCAS El Toro, the Navy agreed to address SWMUs under the CERCLA program. The Navy is examining and evaluating these areas on an individual basis to determine the best remediation options.

Installation Restoration Program Projects

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

Status

The Draft ROD for IRP Sites 3 and 5 was developed in 1999.
The Navy expanded the soil gas evaluation in 2004 at IRP Sites 3 and 5 to help establish Institutional Control boundaries.
The Anomaly Area 3 Draft Remedial Investigation/Feasibility Study Report was issued to the regulatory agencies in December 2005.

Mr. Newton said the current focus is to resolve radiological issues with regulatory agencies and to finalize the IRP Sites 3 and 5 FS Addendum.

Future Activities

Mr. Newton briefly described upcoming activities. Issue the IRP Sites 3 and 5 Proposed Plan for public comment in summer 2006. After public comment is received, the Navy will draft the Remedial Design/Remedial Action Plan, the Long-term Monitoring Plan, and determine appropriate Institutional Controls. The Navy will then work on submitting the Operating Properly and Successfully (OPS) Report in 2007. Following the OPS report, the Navy will focus on the FOST and long-term monitoring at IRP Sites 3 and 5.

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

Status

The Final Interim ROD for soil (install landfill covers at IRP Sites 2 and 17; and no further action for IRP Site 17 groundwater) was submitted to regulatory agencies in 2000.
The landfill property was transferred to the Federal Aviation Authority, yet remains under Navy control.
The 1,000-foot buffer zone extends into Parcel II.

The Final Remedial Design and Final Restoration Plan were submitted in November 2005.

The Final Work Plan, including the Sampling and Analysis Plan, the Quality Assurance Project Plan, and Health and Safety Plan were submitted in December 2005.

For the groundwater portion at IRP Site 2, the Draft Final FS Addendum was submitted in December 2005.

The Draft Proposed Plan for IRP Site 2 groundwater was submitted for regulatory agency review in December 2005.

Mr. Newton said the Navy is focusing on the microcosm study, which will include a technical memorandum anticipated to be issued in February 2006. This study is closely examining the subsurface characteristics and groundwater conditions at the site. He said the construction activities at IRP Site 2 are underway including preparation of subgrade on Areas A and B, and waste consolidation at C1/C2 areas followed by and confirmation sampling. Abandonment of unnecessary monitoring wells is also underway.

Future Activities – The Navy will continue its efforts with soil blending for the landfill cover and testing and transporting materials to the site. Current activities include placing materials in the laydown area and, after the subgrade is approved, the Navy will deposit materials onto the subgrade. The construction and placement of the landfill covers at IRP Site 2 will occur in this year and for IRP Site 17 in 2006-07.

IRP Site 1: Explosive Ordnance Disposal (EOD) Range

Status –

Mr. Newton explained that IRP Site 1 was not a part of the public sale. The Draft RI was submitted to the regulators in December 2005.

Mr. Newton said the Navy is focusing on the delineation of groundwater contamination in regards to perchlorate. Currently, the Navy is conducting an aquifer test to monitor how perchlorate has impacted the groundwater in this area. The Navy is examining the potential to conduct a treatability study to determine potential remedial options for addressing the plume of perchlorate at IRP Site 1 as well as a IRP Site 2.

Future Activities – The Navy will be repairing the breach in the berm at the ephemeral pond. This work is scheduled for February 2006. The Final Remedial Investigation Report will be submitted to regulators in the spring 2006, followed but the Final ROD in 2007. The Navy will also be working to determine a conveyance strategy for the site.

Mr. Hersh asked if this area will be retained by the Navy. Mr. Newton said that while this area has not been transferred, and is still retained, the Navy is developing a property disposal strategy for a federal-to-federal agency property transfer. It is still being determined as to which agency would receive the property.

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

Status – The Draft ROD was issued to regulators in 1999 that called for excavation of contaminated, shallow soils. The Navy has received the radiological release of liability in January 2005.

Mr. Newton said the Draft Final FS Addendum for Site 8 was issued in July 2005 for regulatory agency review. The Navy is now moving forward to issue the Final FS Addendum.

Future Activities – The Navy will work to develop a Draft Final Proposed Plan for regulatory agency concurrence. Based on the resolution at today's BRAC Cleanup Team meeting, the Navy will refine the use of the 1 pCi/g above background as the target cleanup goal for Radium-226. Contingent upon issuing the final Proposed Plan and the subsequent ROD, the Navy will proceed with developing the Remedial Design/Remedial Action followed by the Site Closeout Report.

IRP Site 11: Transformer Storage Area

Status –

The Final ROD was issued in 1999.
The Explanation of Significant Differences that covered the reevaluation of risk to human health at the site was submitted to the regulators in 2003.
The remedial action was conducted to excavate and dispose of PCB-contaminated soil. Subsequently, the Draft Closure Report was submitted in October 2005.

Mr. Newton said the Draft Final Closure Report was submitted to regulators in January 2006 and it is currently undergoing a 30-day review.

Future Activities – The Final Closeout Report will be issued in March 2006.

IRP Site 16: Crash Crew Pit No. 2

Status –

The Final ROD for Monitored Natural Attenuation (MNA) was issued in 2003.
The Navy completed the third round of MNA sampling in September 2005.
The Draft Final Remedial Design was issued in December 2005.

Mr. Newton said Draft OPS Report is to be submitted on January 30, 2006 and the Final Soil Vapor Extraction (SVE) Implementation Work Plan will be submitted in February 2006. The SVE remediation of petroleum contamination is on going.

Future Activities – The Final OPS Report is scheduled for submittal in July 2006. Work on the FOST and long-term monitoring plan are progressing and are expected to be finalized in fall 2006.

IRP Site 18: VOC-Contaminated Groundwater (from the base boundary into the community)

Status –

The Settlement Agreement between the U.S. Department of Justice, the Navy, and local water districts was finalized in 2001.
The Final ROD which called for extraction and treatment of contaminated groundwater and non-potable use of the water was concurred upon in 2002.

Mr. Newton said work on system construction is progressing and involves coordination between the Navy, IRWD, and the Orange County Water District. Similar coordination efforts apply to the system design and construction at Site 24 to address VOC contamination in groundwater.

Future Activities – Construction activities continue and operational start-up will be in late early 2006. The OPS Report will follow in 2007-08.

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

Status –

The Final groundwater ROD was finalized in 2002.
Remediation of VOC-contaminated soil was completed in 2003.
The Irvine Ranch Water District, per the Settlement Agreement, will provide VOC groundwater treatment and disposal services.
The Final Remedial Design Report for shallow groundwater unit (SGU) cleanup was submitted in December 2004.
The Draft Final No Further Action ROD for Soil at IRP Site 24 issued in January 2006.
Major construction activities for the SGU cleanup are expected to be completed by the end of January 2006.

Future Activities – The FOST for the soil component is expected to be completed in 2006. Construction activities continue and operational start-up will be in late early 2006. The OPS Report will follow in 2007-08.

Mr. Glen Worthington, Lennar, asked after the OPS report is issued for the groundwater cleanup, when will the FOST be completed. Mr. Smits replied that the FOST generally follows the OPS report. Mr. Peter Hersh, RAB member, asked if there will be access rights for the Navy to enter IRP Site 24 following the FOST. Mr. Newton said the Navy will continue, under the institutional controls, to have access to the area in order to continue monitoring the site. Mr. Zweifel asked about the response to the RAB's comments at the public meeting in July 2005 for IRP Site 24. Mr. Newton said all comments submitted at the public meeting were documented in the meeting transcript and the Navy provided its response in the Responsiveness Summary portion of the ROD.

Mr. Newton provided a status summary of the Locations of Concern (LOCs) that comprise the Installation Restoration Program and the Compliance Program at Former MCAS El Toro. This USTs, ASTs, OWSs, APHOs, SWMU/TAAs, miscellaneous sites, PCB transformer sites, and IRP sites. There are 1,034 LOCs of which 886 are closed out. Overall, environmental cleanup is 83 percent complete. (The table below has been revised since the January 25, 2006 RAB Meeting.)

Locations of Concern Status –January 25, 2006 – Revised on March 15, 2006

Status	USTs	ASTs	OWSs	APHOs	SWMU TAAs	MSC	PCB XFRMRs	IRP SITES
TOTAL (1044)	409	39	56	124	167	100	124	25
NFA/NFI* (905)	373	36	54	112	139	54	124	14
Complete (83%)	91%	92%	96%	90%	83%	54%	100%	56%
Closeouts in Agency Review (23)	3	2	1	0	2	14	0	0
In Progress (116)	33	1	1	12	26	32	0	11
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

FOST 1 covers approximately 2,798 acres and documents that 75 percent of available property is environmentally transferable. It was completed in July 2004. FOST 2 was completed in December 2005 and covers approximately 8 acres.

The FOSL is approximately 921 acres consisting of 41 separate non-transferable carve-outs that will remain under Navy control. The Navy finalized the FOSL in July 2004

The Navy holds quarterly Reuse Forum meetings with the developers so Navy Real Estate can coordinate with the environmental team and developers. This forum allows the group to discuss coordination processes, environmental cleanup status, discuss property disposal and conveyance.

Mr. Newton said in the FOSL areas, prior Navy approval is required for alteration of the property (i.e., infrastructure removal or construction, demolition, grading, etc.). There is a project environmental review process, or PERF, in which the new owner submits a project description to the Navy that describes how the work will be accomplished without adverse effects on the Navy's environmental remediation program, human health and safety, and the environment.

Navy Real Estate will coordinate review of the project with the Navy Environmental Team and the regulatory agencies in accordance with the Lease in Furtherance of Conveyance or LIFOC requirements. The time frames for review and approval depend upon the potential impacts and the quality and completeness of the submittal.

Discussion

Mr. Zweifel said he had a concern that the RWQCB representative is typically not present at the MCAS El Toro RAB meetings. Mr. Newton said that the RWQCB representative is Mr. John Broderick and he will be apprized of the concern.

Installation Restoration Program Site 2 Landfill Construction Update, Mr. Gordon Brown, Navy RPM

Mr. Brown said ERRG is the Navy's principle contractor that is conducting the landfill capping at IRP Site 2 and will present an overview of recent activities. He introduced Mr. Gary Della Vecchia, ERRG project manager, and Cheryl Prowell, ERRG project engineer, to give tonight's presentation.

Ms. Prowell said the IRP Site 2 landfill consists of two main areas, Areas A and B that operated from 1950s to 1980s as a solid waste landfill. Wastes from Areas C1, C2, D1, and D2, where wastes were accumulated beyond the main landfill areas, will be consolidated into a bifurcation area between the main landfill areas. Areas where wastes are removed will undergo "clean closure."

She gave an overview of the chronology of the key steps leading up to and including the remedial action which are listed below:

- Record of Decision Approved – July 2000
- Remedial Design (90-percent Design) – June 2002
- Remedial Action Pre-Construction Phase 1 – October 2003 to March 2004
- Test Fill Construction and Borrow Source Evaluation – January to September 2005
- Remedial Action Preconstruction Activities – September 2005 to December 2005
- Final Remedial Design – November 2005

- Final Remedial Action Work Plan – December 2005
- Remedial Action Construction – December 2005 to present

Ms. Prowell gave an overview of the pre-construction activities at the site. She said there was rip-rap removed from the entire site which will be used during the final remedial work. All vegetation had to be removed from the landfill surface; however she noted there was a staff biologist on site to monitor the California gnatcatcher which is an endangered species. The official start to breeding season for these birds begins February 15, 2006.

During this phase of construction, she said they needed to remove a few trees from the site and qualified professionals were called in to remove a beehive from the site. While excavating certain areas in the landfill, she said all Marston matting (metal debris) that was recovered was sent off site to be recycled. They also uncovered a pipeline on one side of the landfill that had been abandoned by the IRWD that grouted (filled in).

She said the existing landfill surface had to be regraded for proper runoff of rainwater. Regrading included removing waste at a cut in Area B. Wastes were then consolidated into the bifurcation area according to design specifications. Next, the subgrade or foundation layer, consisting of the regraded original landfill cover was placed onto the site. After the top foot of the subgrade unit was placed, the side slopes were compacted. A number of compactions tests were conducted using special equipment that results in 90-percent compaction and the appropriate moisture content. The other compaction method used is a sand cone method. She said all materials used in the foundation layer were screened and debris was removed if it interfered with the foundation layer.

She said Area C1 is a much smaller area that contains smaller debris materials such as bricks. Area C2 contains larger debris pieces. At the C1 area, radiological monitoring to assess safety risks to the workers was conducted on the site. A similar screening using a photoionization detector or PID meter was performed for VOCs. ERRG also certified the extent of the debris that was determined during the digging of "potholes." Confirmation sampling was conducted to confirm there was no residual contamination following the removal.

With Area C2 removal, ERRG noticed there were larger chunks of concrete. There larger debris was consolidated in 2-foot lifts (layers) and for smaller debris 8-inch lifts were applied. The area between the two landfills will be filled and smoothed out to create one continuous landfill. She said the cover for the landfill consists of material that is 50 percent clay and 50 percent sand (sand and clay mix).

Ms. Prowell said the next steps of Site 2 landfill construction include:

- Complete Area C2 waste consolidation efforts.
- Finalize subgrade and foundation layer placement.
- Continue procurement of material (sand and clay mix) for the evapotranspiration landfill cover.
- Place cover material (sand and clay mix) onto the landfill, at least 4 feet thick.
- Place the topsoil layer on top of the sand and clay mix.
- Revegetate the topsoil layer with coastal sage scrub which provides habitat for the endangered California gnatcatcher.

Ms. Prowell said IRP Site 17 landfill construction would be done in a similar sequence as IRP Site 2 and is scheduled to begin in September 2006.

Discussion

Mr. Bruce Bauer, RAB meeting attendee, asked how many feet cover material would there be placed over the waste. Ms. Prowell said there will be no waste within 3 feet of the subgrade and the waste layer will be covered with at least 6 feet of cover material. There will also be a fence around the site to keep off any trespassers and all of the site will be revegetated with coastal sage scrub. Mr. Chris Crompton, RAB member, asked about the slope near the creek. Ms. Prowell said the Borrego Wash runs along the western and southern portions of the landfill, where rip-rap will be placed to help prevent erosion. There are drainage pits on the north side, and around the site where water is likely to collect.

Mr. Woodings asked if the rip-rap that was removed was taken from the Borrego Wash side of the landfill. Mr. Della Vecchia said there was rip-rap from areas that tested clean. Mr. Woodings asked about stormwater prevention. Ms. Prowell said stormwater prevention measures including putting up berms, using bails of hay, and silt fences anywhere surface water could flow and potentially have an adverse impact on the landfill. These measures are part of the Best Management Practices protocol used at the site. Mr. Brown noted that the RWQCB will be regulating and inspecting this progress and will make suggestions as needed.

Open Q & A -- Environmental Topics

Mr. Newton asked if there were any other environmental questions. No questions were raised by RAB members or meeting attendees.

MEETING EVALUATION AND FUTURE TOPICS

Suggestions for future presentation topics include:

Update on the Irvine Desalter Project

Suggestion for having a map with an overlay that shows reuse activities and the Great Park Plan.

Mr. Newton said he will work with Mr. Woodings on future topics for the next RAB meeting.

Action item:

Mr. Newton will provide responses to the RAB Subcommittee meeting report and concerns expressed at the next RAB meeting.

Upcoming RAB Meeting and Subcommittee Meeting

The next RAB meeting will be held from 6:30 to 9 p.m., Wednesday, March 29, 2006, at Irvine City Hall, One Civic Center Plaza, Irvine in the Conference and Training Center, the regular RAB meeting room.

Recent RAB Subcommittee Meetings

The most recent RAB Subcommittee meeting was held January 25, 2006, in Room L-104, Irvine City Hall, before tonight's RAB meeting.

RAB Meeting Adjournment – January 25, 2006 Meeting

The 79th meeting of the MCAS El Toro Restoration Advisory Board was adjourned at 9:08 p.m.

1/25/06 RAB Meeting Attendance:

Current RAB Membership – 19 Total RAB Members: 10 Agency RAB Members & 9 Community RAB Members

TOTAL PEOPLE IN ATTENDANCE	TOTAL PEOPLE ON SIGN-IN SHEET	TOTAL RAB MEMBERS PRESENT	TOTAL RAB AGENCY MEMBERS PRESENT	TOTAL RAB COMMUNITY MEMBERS PRESENT	TOTAL EXCUSED ABSENCES RAB MEMBERS	EXCUSED ABSENCES – AGENCY RAB/ COMMUNITY RAB
28	28	12	7	5	1	1/0

RAB and Subcommittee Meeting and Public Meeting Dates (January 2006-July 2006)

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 or either stand-alone RAB or 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 29, 2006+	CTC	Room L-104
Wed – April 26, 2006++	Room L-102	Room L-104
Wed – May 31, 2006	CTC	Room L-104
Wed – July 26, 2006	CTC	Room L-104

+possible public meeting date to present Proposed Plan; combined RAB/public meeting
++possible public meeting date to present Proposed Plan

Materials/Handouts Include:

- *RAB Meeting Agenda/Public Notice –1/25/06 RAB Meeting – 79th Meeting.
- *Meeting Minutes from the 11/30/05 RAB Meeting – 78th Meeting.
- Internet Access – Environmental Web Sites.
- MCAS El Toro RAB Mission Statement and Operating Procedures.
- MCAS El Toro – Navy Team contact information.
- MCAS El Toro – RAB Member Roster.
- MCAS El Toro Installation Restoration Program – Mailing List Coupon.
- MCAS El Toro – BRAC Cleanup Team Members and Key Project Representatives and Administrative Record File and Information Repository Locations and Contacts.
- RAB Membership Application – MCAS El Toro RAB.
- Environmental Data Quality Article, September 2003.
- One-Page Glossary of Technical Terms.
- Map – Installation Restoration Program Site Locations.
- Department of Defense – Institutional Controls, Spring 1997.
- U.S. EPA Fact Sheet – A Citizen's Guide to Natural Attenuation, October 1996.
- U.S. EPA Fact Sheet – Perchlorate Update, March 2002.
- *Presentation* – State-of-the-Station – Environmental Program Update.
- *Presentation* – Summary of the IRP Site 2 Landfill, Remedial Action Update.

* Mailed to all RAB meeting mailer recipients on 1/20/06.

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

- U.S. Environmental Protection Agency (U.S. EPA) – National Priority List Boundary Clarification and Partial Deletion, Former Marine Corps Air Station El Toro – To: Mr. Darren Newton, BEC, MCAS El Toro; From: Rich Muza, Remedial Project Manager, U.S. EPA (letter dated October 27, 2005).
- U.S. EPA – Draft Proposed Plan, Operable Unit 2B, IRP Site 2 Groundwater, Former Marine Corps Air Station El Toro – To: Darren Newton, BEC, MCAS El Toro; From: Rich Muza, Remedial Project Manager, U.S. EPA (letter dated January 6, 2006).
- U.S. EPA – Draft Final Feasibility Study Addendum, Operable Unit 2B, IRP Site 2 Groundwater, Former Marine Corps Air Station El Toro – To: Darren Newton, BEC, MCAS El Toro; From: Rich Muza, Remedial Project Manager, U.S. EPA (letter dated January 6, 2006).
- U.S. EPA – Response to Comments on the Draft Phase II Remedial Investigation Report, IRP Site 1, Explosive Ordnance Disposal Range, Former Marine Corps Air Station El Toro – To: Darren Newton, BEC, MCAS El Toro; From: Rich Muza, Remedial Project Manager, U.S. EPA (letter dated January 9, 2006).
- U.S. EPA – Draft Remedial Design for Monitored Natural Attenuation with Institutional Controls, Operable Unit 3, Crash Crew Training Pit No. 2, Former Marine Corps Air Station El Toro – To: Mr. Darren Newton, BEC, MCAS El Toro; From: Rich Muza, Remedial Project Manager, U.S. EPA (letter dated January 20, 2006).

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

- Cal-EPA, Department of Toxic Substances Control (DTSC) Draft Remedial Action Report, IRP Site 11, Former MCAS El Toro– To: Mr. Darren Newton, BEC, MCAS El Toro; From: Frank Cheng, Remedial Project Manager, DTSC. (letter dated December 6, 2005)
- Cal-EPA, DTSC – Draft Proposed Plan, Operable Unit 2B, IRP Sites 2 and 17, Former MCAS El Toro– To: Mr. Darren Newton, BEC, MCAS El Toro; From: Manny Alonzo, Office of Military Facilities, DTSC. (letter dated January 17, 2006)

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

- No Items Submitted

Additional Information Submitted – 1-25-06 RAB Meeting

- Irvine Ranch Water District, Irvine Desalter Project Update Presentation, January 25, 2006.

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 am to 9 p.m.; Friday and Saturday, 10 am to 5 p.m.; Sunday 12 to 5 p.m.

Internet Websites

Navy and Marine Corps Internet Access
BRAC PMO Web Site (includes RAB meeting minutes):

Primary Navy web site: http://www.navybracpmo.org

Secondary Navy web site: http://www.efdsw.navfac.navy.mil/environmental/ElToro.htm

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 (homepage)

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

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