

**MARINE CORPS AIR STATION EL TORO
EL TORO, CALIFORNIA
INSTALLATION RESTORATION PROGRAM
FINAL COMMUNITY ENVIRONMENTAL RESPONSE
FACILITATION ACT REPORT**

01 April 1995

Revision 0

PREPARED BY:
Southwest Division, Naval Facilities
Engineering Command
1220 Pacific Highway
San Diego, California 92132-5190

THROUGH:
CONTRACT #N68711-89-D-9296
CTO #284
DOCUMENT CONTROL NO:
CLE-C01-01F284-S2-0003

WITH:
Jacobs Engineering Group Inc.
401 West A Street, Suite 1905
San Diego, California 92101

In association with:
International Technology Corporation
CH2M HILL

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M. W. Arends

3/31/95

Mike Arends, P.E.
CLEAN Project Manager
CH2M HILL, Inc.

Date

Max Pan

3-31-95

Max Pan, P.E.
CLEAN Technical Reviewer
IT Corporation

Date

PREAMBLE

The following is the Community Environmental Response Facilitation Act (CERFA) Report for Marine Corps Air Station (MCAS) El Toro. This report includes a letter to the U.S. Environmental Protection Agency requesting concurrence with real property identified as being CERFA-eligible.

The format for the contents of the CERFA Report has been developed jointly by the Navy and agencies, and has been specified for use at all of the Department of the Navy's (DON) closing bases. Accordingly, the Jacobs Team has used this report format even though it does not follow the typical report format required under the Comprehensive Long-term Environmental Action Navy (CLEAN) I Program.



UNITED STATES MARINE CORPS

HEADQUARTERS MARINE CORPS AIR STATION EL TORO

PO BOX 95001

SANTA ANA CA 92709-5001

IN REPLY REFER TO:

01 April 1995

Ms. Julie Anderson
Director, Federal Facilities Clean-Up Office
U.S. Environmental Protection Agency, Region IX
75 Hawthorne Street, Mail Code H-9
San Francisco, CA 94105-3901

Dear Ms. Anderson:

In March 1993, Marine Corps Air Station (MCAS) El Toro (Station) was placed on the proposed Base Realignment and Closure (BRAC) list of military facilities considered for base closure. The Station was selected for closure in September 1993. A basewide Environmental Baseline Survey (EBS) Report has been prepared for the Station, and Community Environmental Response Facilitation Act (CERFA)-eligible property has been identified in partial fulfillment of President Clinton's Five-Point Plan for base closure.

With this letter, the Department of Navy (DON) requests concurrence from the U.S. Environmental Protection Agency (EPA) Region IX and from the California Environmental Protection Agency (Cal-EPA) on the DON's determination of "uncontaminated" real property at MCAS El Toro, in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h)(4), as amended by CERFA.

The land areas at MCAS El Toro determined by the DON to be CERFA-eligible are shown as unshaded areas on the map included in the attachment. The unshaded portions consist of land areas of varying size, shape, accessibility, and potential for reuse. The acreage of the CERFA-eligible property is 2,982 acres, which is about 63 percent of the Station's total land area.

The basis for the DON's determination of the CERFA-eligible property presented in the attachment is a basewide EBS Report that was submitted to Naval Facilities Engineering Command (NAVFACENGCOM), EPA, and Cal-EPA on 01 April 1995. The EBS Report presents an assessment of the environmental condition of property at the Station as of March 1995. The EBS was conducted in accordance with the 1993 Department of Defense (DoD) CERFA guidance entitled *DoD Policy on the Implementation of the Community Environmental Response Facilitation Act*.

The EBS Report should be consulted for the detailed basis and rationale for selection of areas at MCAS El Toro as CERFA-eligible. The identification of CERFA-eligible property was based on an evaluation of the environmental condition of all property at the Station. From the EBS evaluation of all property, locations of concern (LOCs) were identified and plotted on a map of the Station, with the LOCs being shaded according to their area type. The LOCs were determined from extensive records reviews, aerial photograph reviews, interviews with past and present employees of the Station, and site visits performed for the Remedial Investigation/Feasibility Study (RI/FS), Resource Conservation and Recovery Act (RCRA) Facility Assessment (RFA), and BRAC Cleanup Plan (BCP) for MCAS El Toro.

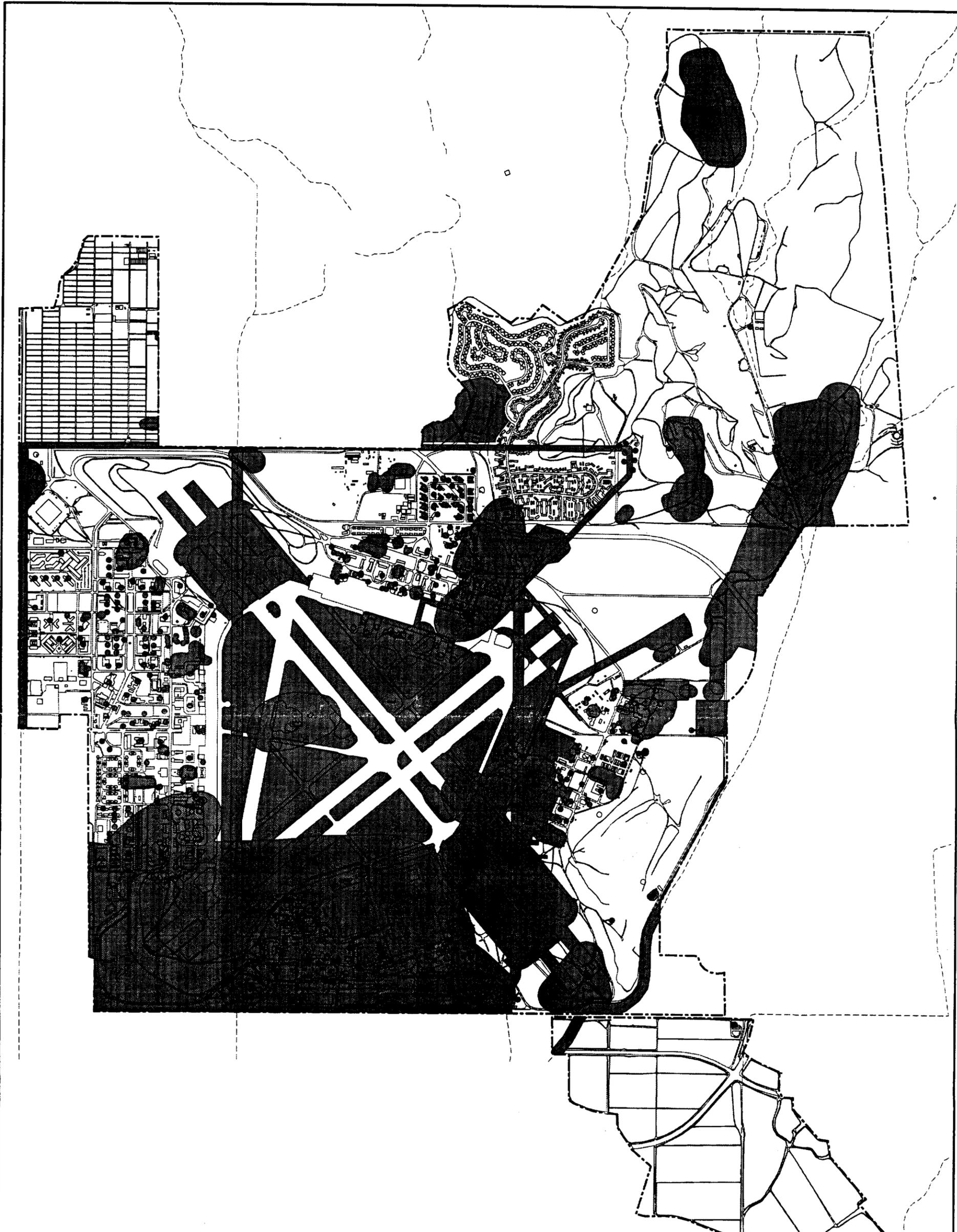
Only areas where no hazardous substances or petroleum products were stored for 1 year or more, known to have been released, or disposed of (including no migration of these substances from adjacent properties) are included as CERFA-eligible property. This category of land is also Area Type 1, as defined in the BCP Guidance document. The DON believes that these areas meet the requirements of CERCLA, Section 120(h)(4) for designation as "uncontaminated" property.

In summary, for MCAS El Toro, the DON requests concurrence with the unshaded (or Area Type 1) property shown in the attachment as being CERFA-eligible. Any questions regarding this letter should be directed to me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Joyce". The signature is fluid and cursive, with the first name "Joseph" being larger and more prominent than the last name "Joyce".

Joseph Joyce/Code 1832.JJ
BRAC Environmental Coordinator
Environment and Safety (Code 1AU)
MCAS El Toro



**FIGURE 1
CERFA-ELIGIBLE AREAS**

MCAS El Toro
01 April 1995

- Features:**
- NON CERFA-ELIGIBLE AREA
 - PROPOSED CERFA-ELIGIBLE AREA
 - ∨ BUILDING OR PAD
 - ∨ ROAD OR AIRFIELD
 - ∨ WASH OR STREAM
 - ∨ MCAS BOUNDARY

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SCALE IN FEET