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MCAS EL TORO
SSIC # 5090.3

TELEFAX TRANSMITTAL MEMORANDUM

STATE OF CALIFORNIA
ENVIRONMENTAL PROTECTION AGENCY

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

245 West Broadway, Suite 350
Long Beach, CA 90802

Telefax Number (310) 590- or CALNET 8-635-

DATE: 11/1/95 NO. OF PAGES (INCLUDING COVER): 4

SUBJECT: 1995 EL TORO BCP COMMENTS

TO: DIMITRI HALLERBACH

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FROM: RON OXUDA

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MESSAGE /
COMMENTS:

URGENT/HAND CARRY

PER YOUR REQUEST

CONFIDENTIAL

PLEASE COMMENT

INFORMATION

ORIGINAL WILL FOLLOW
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**M E M O R A N D U M**

TO: **Juan Jimenez**
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FROM: Ron Okuda 
Environmental Assessment and Reuse Specialist
Office of Military Facilities
Base Closure and Conversion
245 West Broadway, Suite 350
Long Beach, CA 90802-4444

DATE: November 1, 1995

SUBJECT: El Toro BCP Review

I have reviewed the portions of Chapter 6 of the 1995 El Toro BCP as requested and provide the following recommended changes for Sections 6.16, 6.16.1, 6.16.2, 6.16.3, 6.19, and 6.24:

Chapter 6 Technical and Other Issues to be Resolved**6.16 IDENTIFICATION OF CLEAN PROPERTIES**

In October 1992, Congress enacted the Community Environmental Response Facilitation Act (CERFA) which among other things, added a new subsection (4) to CERCLA 120 (h). CERCLA 120 (h) (4) directs federal agencies with jurisdiction over real property on which federal government operations are to be terminated to identify parcels of the real property:

"on which no hazardous substances and no petroleum products or their derivatives were stored for one year or more, known to have been released, or disposed of."

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CERFA refers to such real property as "uncontaminated". The investigation must be based on an investigation of the property including minimum requirements set forth in CERCLA Section 120 (h) (4) (A). For real property that is part of a Station on the National Priorities List, the identification is not complete until the U.S. EPA concurs.

The environmental condition of the Station was evaluated in a basewide CERFA Environmental Baseline Survey (EBS), dated April 1, 1995. The draft CERFA EBS originally divided the base into 20 parcels. After discussions with the regulatory agencies, the Marines decided to drop the parcel designation and nominate the areas of the base not designated Department of Defense (DoD) Environmental Condition of Property (ECP) category types 2 through 7 as CERFA eligible. The U.S. EPA reviewed the CERFA EBS and concurred that 2,982 acres of MCAS El Toro is CERFA uncontaminated. CalNEPA agreed with U.S. EPA's decision.

6.16.1 BRAC Cleanup Team Action Items

The BCT will continue to conduct site characterizations and remedial activities to identify clean property and remediate areas on the Station. The BCT will evaluate the possibilities to integrate the remedial activities with the community reuse plan, when developed, to facilitate the transfer of property.

6.16.2 Rationale

MCAS El Toro intends to complete military conversion and transfer of the Station by 1999. Only property which has been designated as DoD ECP category types 1 through 4 are eligible for transfer. The areas of the Station designated as DoD ECP category types 5, 6 and 7 require further investigation and/or remediation before they are eligible for transfer.

6.16.3 Status/Strategy

To achieve successful conversion, the BCT will develop strategies to integrate the remedial activities with the future redevelopment plans for the Station.

6.19 INTERFACING WITH THE COMMUNITY REUSE PLAN

To date, no reuse plan has been prepared for MCAS El Toro. Regular meetings and clear communication between the BCT members and the Local Redevelopment Authority will be critical to incorporate reuse plans in the restoration plans for the Station.

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6.24 UPDATING THE EBS AND NATURAL/CULTURAL RESOURCES DOCUMENTATION

Parcel-specific EBSs may be necessary to summarize the information acquired since the preparation of the basewide EBS. The BCT will evaluate the necessity, on a case-by-case basis, whether a Parcel-specific EBS should be prepared.

Natural and cultural resources documentation provided in this BCP will be updated as additional information becomes available.

cc: Joseph Joyce
DeAnna Dunbar
Dimitri Hallerbach