



BECHTEL NATIONAL INC.

**CLEAN II TRANSMITTAL/DELIVERABLE RECEIPT**

Contract No. N-68711-92-D-4670

Document Control No.: CTO-0063B/0261

File Code: 0217

TO: Commanding Officer  
 Naval Facilities Engineering Command  
 Southwest Division  
 Mr. Paul Kennedy, Code 0233.PK (O)  
 Building 128  
 1220 Pacific Highway  
 San Diego, CA. 92132-5187

DATE: 28 March, 1996  
 CTO #: 0063 (B)  
 LOCATION: MCAS El Toro

FROM: [Signature]  
 Program/Project Manager

DESCRIPTION: Site (B) Basewide Community Relations Support - Letter Re: Presentation:  
Current Status Environmental Investigation Installation Restoration Program,  
Prepared for J. Joyce, BEC, El Toro, DTD March 28, 1996

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 (Cost) (Technical)

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# Bechtel

401 West A Street  
Suite 1000  
San Diego, CA 92101-7905

CLEAN II Program  
Bechtel Job No. 22214  
Contract No. 68711-92-D-4670  
File Code: 0217

**IN REPLY REFERENCE: CTO-0063B/0261**

March 28, 1996

Commanding Officer  
Naval Facilities Engineering Command  
Southwest Division  
Mr. Paul Kennedy, Code 0233  
1220 Pacific Highway  
San Diego, CA 92132-5187

Attention: Terry Martin  
Code 1831.TM

Subject: Presentation - Current Status Environmental Investigation Installation Restoration Program Prepared for Joseph Joyce, BEC, MCAS El Toro

Dear Mr. Kennedy:

As part of the CLEAN II Program's CTO-0063B community relations support for MCAS El Toro, a presentation and accompanying overheads was developed for use by Mr. Joseph Joyce, BEC for MCAS El Toro. The presentation, "Current Status MCAS El Toro Environmental Investigation Installation Restoration Program," is being given by Mr. Joyce at two separate organizational meetings in Orange County during March 1996.

Attached is the material developed for Mr. Joyce's presentations. Support for this deliverable was performed under CTO-0063B, Installations Briefings subtask (WBS 17.2.7). In addition, the presentation was put on diskette (Power Point) for use by Mr. Joyce on March 28, 1996. If you have any questions regarding the support provided, I can be reached at (415) 768-7790.

Sincerely,



Amy Schwartz  
CTOL, 0063

Attachments



**Bechtel National, Inc.** Systems Engineers-Constructors



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**CURRENT STATUS  
MCAS EL TORO  
ENVIRONMENTAL INVESTIGATION  
INSTALLATION RESTORATION PROGRAM**

*Joseph Joyce  
Base Realignment and Closure (BRAC)  
Environmental Coordinator  
MCAS El Toro*



## BRAC CLEANUP TEAM

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*Responsible for Environmental Cleanup Program at  
MCAS El Toro*

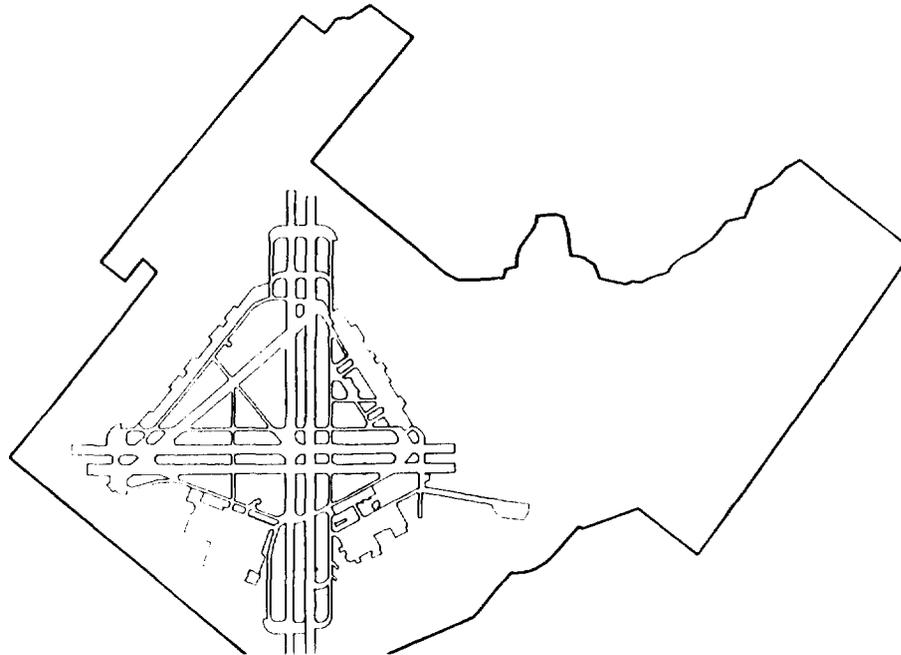
Joseph Joyce - MCAS El Toro

Bonnie Arthur - U.S. EPA

Tayseer Mahmoud - Cal EPA (DTSC)



# MCAS EL TORO BRAC CLEANUP PLAN VISION AND MISSION STATEMENT



**Vision:** Maximize restoration and reuse by 1999

**Mission:** Fast-track remediation of MCAS El Toro to expedite reuse and protect human health and environment



# INSTALLATION RESTORATION PROGRAM (IRP) OPERATIONAL AREAS

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- Past Operations/Acceptable Practice
- Aircraft Maintenance Area
- Runways and Aircraft Parking Areas
- Landfills



# INSTALLATION RESTORATION PROGRAM PROCESS

**Preliminary Assessment/Site Inspection (PA/SI)**  
Discovery and Verification of Potential  
Hazardous Waste

**Remedial Investigation/Feasibility Study (RI/FS)**  
Conduct Site Studies (RI) and  
Develop Clean-up Solution(s) (FS)

**Preferred Alternative/Proposed Plan**  
Proposed Clean-up Solution(s) Undergo  
Public Review and Comment

**Record of Decision**  
Clean-up Solution(s) are Selected and  
Formally Documented

**Remedial Design/Remedial Action (RD/RA)**  
Design, Construct and Implement  
Clean-up Solution(s)

**Post-Project Activities**  
Continual Monitoring to Ensure  
Cleanup was Successful



# INSTALLATION RESTORATION PROGRAM BACKGROUND INFORMATION

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- June 1988 - U.S. EPA recommended MCAS El Toro for the National Priorities List (NPL).
- May 1986 - Initial Assessment Study Completed.
- December 1989 - Began Phase I RI/FS.
- February 1990 - MCAS El Toro placed on NPL.
- October 1990 - Federal Facilities Agreement (FFA) signed by:
  - Department of the Navy (DON) - Lead Agency
  - U.S. EPA - Oversight Agency
  - Cal-EPA, Department of Toxic Substances Control (DTSC) - Oversight Agency
  - Cal-EPA, Regional Water Quality Control Board (RWQCB) - Oversight Agency.
- September 1993 - MCAS El Toro placed on base closure list.



# INSTALLATION RESTORATION PROGRAM OPERABLE UNITS

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- Total number of IRP sites - 24.
- IRP sites grouped into three main Operable Units (OUs):
  - OU-1 - Regional Groundwater
  - OU-2 - Potential Source Areas of Groundwater Contamination
  - OU-3 - Sites not addressed in OU-1 and OU-3.
- As new data become available, OU definitions may be reevaluated, refined, and modified at any time by agreement among the parties to FFA.



# INSTALLATION RESTORATION PROGRAM OPERABLE UNITS (Continued)

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## OU-1

- OU-1 - Addresses on- and off-Station groundwater that is contaminated with constituents that have migrated from sources at MCAS El Toro into the regional groundwater per the BCP.



# INSTALLATION RESTORATION PROGRAM

## OPERABLE UNITS (Continued)

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### OU-2

- OU-2 - Consists of the potential source areas of groundwater contamination. OU-2 has been subdivided for funding and prioritization reasons:
  - OU-2A addresses the sites that are believed to be contributing to the VOC plume emanating from the southwest portion of the Station. Includes Site 24 (Potential VOC Source Area) and Site 25 (Major Drainages).
  - OU-2B addresses two of the Station landfills, Site 2 (Magazine Road Landfill) and Site 17 (Communication Station Landfill).
  - OU-2C includes two additional Station landfills, Site 3 (Original Landfill) and Site 5 (Perimeter Road Landfill).



# INSTALLATION RESTORATION PROGRAM

## OPERABLE UNITS (Continued)

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### OU-3

- OU-3 - Includes those IRP sites not addressed in OU-1 and OU-2. These sites were primarily established under the IRP before MCAS El Toro was included on the NPL, and do not necessarily relate to contamination in groundwater. Currently 17 sites are classified in OU-3.



# INSTALLATION RESTORATION PROGRAM SUMMARY - MCAS EL TORO OUs/IRP SITES

Operable Unit	Operable Unit Definition	IRP Site
OU-1	Groundwater on- and off-site Station that is contaminated with constituents that have migrated from sites at MCAS El Toro.	18
OU-2A	Sites that are believed to be contributing to the VOC plume in groundwater emanating from the southwest quarter of MCAS El Toro.	24, 25
OU-2B	Two landfill sites that require full investigation and will likely have a presumptive remedy applied.	2, 17
OU-2C	Two landfill sites that will undergo further groundwater monitoring to confirm that groundwater is not being impacted.	3, 5
OU-3	Various sites that are surface soil contaminated.	1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, and 22





# INSTALLATION RESTORATION PROGRAM SITE HISTORY

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## PHASE I

- June 1992 - Phase I IRP sampling begins.
- February 1993 - Phase I IRP field investigation completed. Total of 22 sites were evaluated. Site 23 (wastewater treatment plant sewer lines) evaluated in the Resource Conservation and Recovery Act (RCRA) Facility Assessment, no further action recommended, excluded from IRP.
  - Installed 95 new groundwater monitoring wells
  - Over 1,500 samples collected and analyzed
  - Over 60 new wells aquifer tested
- May 1993 - Phase I RI Draft Technical Memorandum completed.



# INSTALLATION RESTORATION PROGRAM CURRENT INVESTIGATION

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## PHASE II

- August 1995 - Phase II field work begins for OU-2A, OU-2B, and OU-2C.
  - OU-2A investigation focused on determining the fate and transport of volatile organic compounds, primarily TCE, at the VOC Source Area (Site 24). Investigation techniques included soil gas sampling and Cone Penetration Testing (CPT)/HydroPunch for collecting groundwater.
  - For the OU-2B and OU-2C investigations, landfill characterization activities included: land surveying, geophysical tests, soil gas sampling, air sampling, CPT/HydroPunch, installing groundwater monitoring wells, surface water sampling, and an ecological assessment.
- January 1996 - Phase II field work begins for OU-3
  - Soil sampling and groundwater monitoring well installation underway.



# FFA SCHEDULE

Activity	Year												
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>OU-1</b>													
Phase I Tech Memo													
Draft Phase II Workplans													
Draft RI Report		△ 12/30/94											
Draft IAFS Report		△ 10/15											
Draft Proposal Plan		△ 12/18											
Draft Interim ROD		5/30											
Remedial Design				9/30									
Remedial Action					9/1								
GW Monitoring Workplan													
GW Monitoring			△ 2/20										12/28
<b>OU-2A</b>													
Draft Phase II Workplan		△ 3/20											
Draft RI Report		2/20											
Draft FS Report			6/20										
Draft Proposal Plan			10/18										
Draft ROD			1/17										
Remedial Design				12/15									
Remedial Action							12/29						
Longterm Monitoring													12/28
<b>OU-2B</b>													
Draft Phase II Workplan		△ 3/20											
Draft RI Report		3/20											
Draft FS Report			7/19										
Draft Proposal Plan			11/20										
Draft ROD			2/14										
Remedial Design				1/16									
Remedial Action							1/31						
Longterm Monitoring										12/30			
<b>OU-2C</b>													
Draft Phase II Workplan		△ 3/20											
Draft RI Report		4/19											
Draft FS Report			8/19										
Draft Proposal Plan			12/20										
Draft ROD			3/14										
Remedial Design				2/13									
Remedial Action							2/28						
<b>OU-3</b>													
Draft Phase II Workplan		△ 3/20											
Draft RI Report		11/19											
Draft FS Report			3/20										
Draft Proposal Plan			7/18										
Draft ROD				10/20									
Remedial Design				2/13									
Remedial Action							4/26						

Source: Nuzum, 1996



# INSTALLATION RESTORATION PROGRAM MILESTONES FOR PUBLIC COMMENT

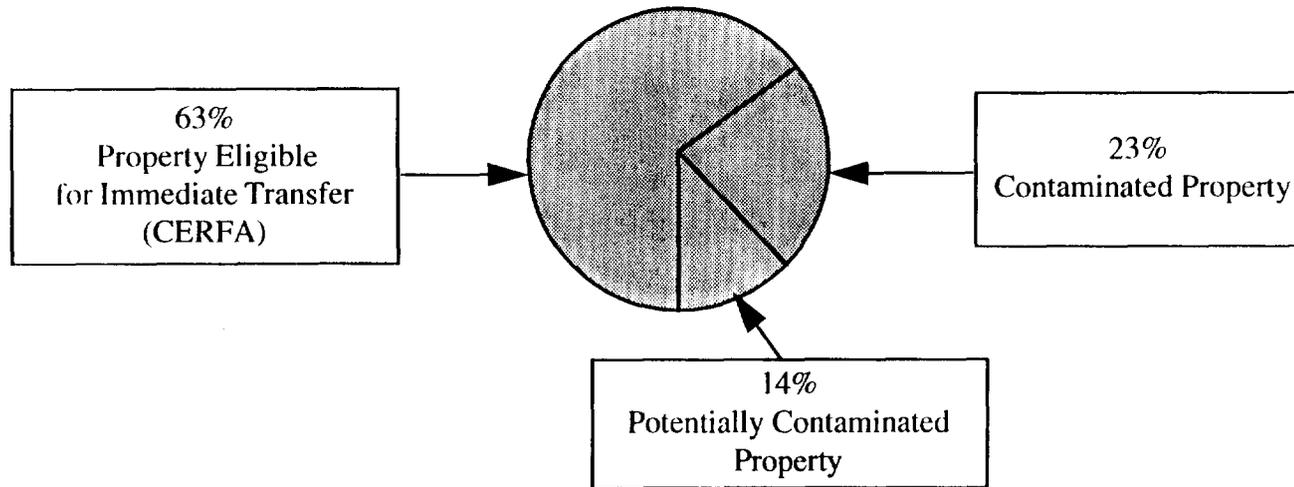
## RI/FS Reports and Proposed Plans

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- OU-1 - Regional Groundwater (Site 18) - RI/FS Report and Proposed Plan
- OU-2A - Potential Source Areas of Groundwater Contamination (Sites 24 and 25) - RI/FS Report and Proposed Plan
- OU-2B - Landfills (Sites 2 and 17) - RI/FS Report and Proposed Plan
- OU-2C - Landfills (Sites 3 and 5) - RI/FS Report and Proposed Plan
- OU-3 - 17 sites not addressed in OU-1 and OU-2 - RI/FS Report and Proposed Plan



# ENVIRONMENTAL CONDITION OF PROPERTY COMMUNITY ENVIRONMENTAL RESPONSE FACILITY ACT (CERFA)



63% = Uncontaminated property, eligible for immediate transfer by deed under the Community environmental Response Facility Act, as of March 1995

23% = Contaminated property where storage, release, disposal and/or migration has occurred based on Phase I and Phase II studies to date. Includes areas of groundwater contamination where surface soil contamination is not necessarily present.

14% = Potentially contaminated areas, not yet evaluated.



# INSTALLATION RESTORATION PROGRAM

## MCAS EL TORO - RESTORATION ADVISORY BOARD

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### Background

- Technical Review Committee (TRC) formed in 1991 to provide a forum for public communications on proposed environmental issues.
- TRC converted to Restoration Advisory Board (RAB) in late 1993.
- RAB provides input into the MCAS El Toro environmental cleanup program (not reuse).
  - Introductory RAB meeting January 1994
  - RAB headed by BRAC Co-chair and Community Co-chair
  - RAB members developed and approved Mission Statement and Operating Procedures
  - At present, RAB composed of 45 members
  - Eight subcommittees formed to review and provide input of environmental reports and documents



# INSTALLATION RESTORATION PROGRAM

## MCAS EL TORO - RESTORATION ADVISORY BOARD

(Continued)

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### Meetings

- All meetings open to the public, announced in the Orange County Register, Los Angeles Times, and the Irvine World News one week in advance.
- Technical Presentations assist RAB members in understanding complex, environmental issues.
- To date, 17 RAB meetings held; IRP site tours conducted for RAB members in April 1995 and February 1996.
- RAB Meeting Schedule - April through August 1996:
  - April 24, May 29, June 26 (tentative), July 31, and August 28, 1996



# **INFORMATION REPOSITORY MCAS EL TORO**

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