

August 2001

Response to Review Comments

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Document Title:

- (1) Draft Site Specific Environmental Baseline Survey Report, IRP Site 1, Explosive Ordnance Disposal Range, Marine Corps Air Station, El Toro, California and Draft Federal Agency-to-Agency Property Transfer, Environmental Summary Document for Certain Property (Parcel 5A2), Marine Corps Air Station, El Toro, California

Reviewer: Triss Chesney, Remedial Project Manager, DTSC August 6, 2001

Comment No.	Section/ Page No.	Comment	Response
GENERAL COMMENTS			
1.		DTSC also reviewed the associated <i>Draft Site-Specific Environmental Baseline Survey Report, IRP Site 1, Explosive Ordnance Disposal Range, Marine Corps Air Station, El Toro California (SSEBS)</i> (Earth Tech, July 2001) concurrently with the environmental summary document. Please verify that revisions made to the environmental summary document are consistent with any revisions made to the SSEBS.	Both documents have incorporated revisions in a consistent manner.
SPECIFIC COMMENTS			
1.	Section 2 Property Description	The last paragraph includes a list of structures located on the property, such as a building, concrete pad, bunkers and viewing stands. Please include these features on Figure 2-2, Site Plan.	The approximate locations of these structures have been included on Figure 1-2, which was previously Figure 4-1. As part of future RI field activities, a survey will be conducted to include these structures.
2.	Section 6.4 Classification of Parcel 5a2 (Site 1)	Regarding the Subparcel, the last paragraph states, "...The results of the comprehensive sampling indicate that no chemicals indicative of a release or disposal of hazardous substances or petroleum products occurred. Accordingly, the Subparcel meets the requirements for designation as Area Type 1." According to the draft SSEBS, some dioxins, furans, and explosive constituents were detected in soil samples collected from the Subparcel. As a result, the Subparcel cannot be designated as Area Type 1 that refers to "areas where not release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances has occurred, but at concentrations that do not require a removal or remedial action.	The subparcel has been designed as Area Type 3 (Areas where release of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action).
3.	Section 7.2 Restrictions	Please specify how access to the remainder of Site 1, outside of the Subparcel identified for immediate FBI use, will be restricted.	Access from the Subparcel to the remainder of Site 1 will be restricted by the installation of a new fence and security gate, located directly north of the Subparcel. This information has been added to Section 7.2

Document Title:

- (1) Draft Federal Agency-to-Agency Property Transfer, IRP Site 1, Explosive Ordnance Disposal Range, Marine Corps Air Station, El Toro, California

Reviewer: Nicole G. Moutoux, Project Manager, USEPA, Region IX July 24, 2001

Comment No.	Section/ Page No.	Comment	Response
SPECIFIC COMMENTS			
1.	Page 6-4, Classification of Parcel 5A2, and Page 10-1,	Statement of Finding of Environmental Suitability: The Navy classifies the subparcel as Area type 1 which is defined as "Areas where no release of disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas)". However, as described in the Site Specific EBS, RDX was found at levels exceeding PRGs as well as various TPH constituents. It appears that this Area should be more accurately described as category 3.	The designation has been revised to Area Type 3.

Document Title:

- (1) Draft Federal Agency-to-Agency Property Transfer, IRP Site 1, Explosive Ordnance Disposal Range, Marine Corps Air Station, El Toro, California

Reviewer: Gary Simon, Executive Director, MCAS El Toro Local Redevelopment Authority, August 7, 2001

Comment No.	Section/ Page No.	Comment	Response
SPECIFIC COMMENTS			
1.	Figure 2-2	DON/USMC indicates that a 3.3 acre area (the subparcel) will be available for "immediate use" by DOJ, following transfer, before completion of the CERCLA Process for Site 1. Could DON/USMC show the location of this subparcel on Figure 2-2 of the PTES?	The location of the subparcel is shown on Figure 2-2 and has been identified in the 'Explanation' notes on the figure.
2.	Figure 2-2	There appears to be a discrepancy between the Figure 2-2 shown in Appendix A and the Figure 2-2 shown in the body of the PTES. The discrepancy is related to the size (3.3 acres vs. 5 acres) of the subparcel. This discrepancy should be corrected.	Figure 2-2 in Appendix A has been revised to reflect 3.3 acres.