



Department of Toxic Substances Control



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Agency Secretary
California Environmental
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M60050_003496
MCAS EL TORO
SSIC NO. 5090.3.A

Gray Davis
Governor

August 6, 2001

Mr. Dean Gould
BRAC Environmental Coordinator
Marine Corps Air Station El Toro
Base Realignment and Closure
P.O. Box 51718
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DRAFT FEDERAL AGENCY-TO-AGENCY PROPERTY TRANSFER,
ENVIRONMENTAL SUMMARY DOCUMENT FOR CERTAIN PROPERTY
(PARCEL 5A2), MARINE CORPS AIR STATION (MCAS) EL TORO

Dear Mr. Gould:

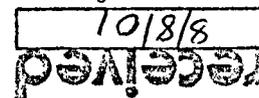
The Department of Toxic Substances Control (DTSC) reviewed the above-referenced document dated July 2001. The environmental summary document summarizes the environmental condition of Parcel 5a2 that is also referenced as Installation Restoration Program (IRP) Site 1, Explosive Ordnance Disposal (EOD) Range. The parcel consists of about 73.7 acres of property in the northeast portion of the base that is anticipated to be transferred to the United States Department of Justice, Federal Bureau of Investigation (FBI).

Upon transfer, the FBI plans to use the property for purposes similar in nature to past use as an EOD Range. To accommodate immediate use of a portion of the property, the Department of the Navy (DON) is planning to allow access and use of an approximately 3.3-acre area (Subparcel) by the FBI prior to the completion of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) investigation and remediation process for IRP Site 1. This "immediate use" area (Subparcel) will be made available to the FBI immediately following transfer. However, access to the remaining portion of the IRP Site 1 (about 70.4 additional acres) will be restricted until completion of the CERCLA process.

After review of the document, DTSC has the following comments:

1. DTSC also reviewed the associated *Draft Site-Specific Environmental Baseline Survey Report, IRP Site 1, Explosive Ordnance Disposal Range, Marine Corps Air Station, El Toro, California* (SSEBS) (Earth Tech, Inc., July 2001)

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.



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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.

2. 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.

3. 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 no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas)." A more appropriate classification for the Subparcel would be Area Type 3 for areas where a release of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

4. 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.

Please contact me at (714) 484-5395 if you have any questions.

Sincerely,



Triss M. Chesney, P.E.
Remedial Project Manager

cc: See next page

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