



California Regional Water Quality Control Board Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

February 16, 2010

Base Realignment and Closure
Attn: Mr. James Callian (james.callian@navy.mil)
BRAC Environmental Coordinator
7040 Trabuco Road
Irvine, California 92618

**COMMENTS ON SUMMARY REPORT, 1) BUILDING 800 VEHICLE MAINTENANCE FACILITY (ALSO KNOWN AS PRL 800) and 2) FORMER UST SITE 800G, FORMER MARINE CORPS AIR STATION, EL TORO
GeoTracker No. T0605964530**

Dear Mr. Callian:

We have reviewed the above-referenced documents, dated December 21, 2009 and October 2009, which we received on December 28, 2009. The vehicle maintenance facility report presents site evaluation for release of petroleum hydrocarbons during vehicle maintenance activities. The underground storage tank (UST) summary report presents results of the investigation for release from a tank located in a vault adjacent to the northeast side of the building.

Building 800 was a large vehicle maintenance facility containing various sized hydraulic lifts, associated offices, storage, and rooms for specific maintenance activities. The building was constructed in 1986. It is located in the southwestern section of the former Marine Corps Air Station. Building 800 was identified as a potential release location (PRL) during the Environmental Baseline Survey in 2003. Several features adjacent to Building 800 were evaluated during the Resource Conservation and Recovery Act Facility Assessment completed in 1993. The building is surrounded by an asphalt-paved parking area and concrete aprons located adjacent to each of the eight overhead doors along the southeastern and northeastern sides. The building has been vacant since 1999, when the air station closed.

Six USTs have been removed from the area immediately adjacent to Building 800. USTs 800A, B, and C were located on the southwestern side of the Building. These tanks were used for storage of diesel fuel and gasoline. They provided fuel to two dispensing islands. The USTs and associated dispensing islands were removed in July 1999 and site closure was granted by the Orange County Health Care Agency (OCHCA) on December 9, 1999. One UST was located on the southwestern side of the building and another was located on the northeastern side. Both were used for the storage of oil. These tanks were removed on November 13, 1998. OCHCA closed the

California Environmental Protection Agency



sites on April 20, 1999. Floor drains inside the vehicle maintenance area discharged to the sanitary sewer through an oil/water separator located on the southwestern side of the building. In June 1999, this site was investigated for a release and we concurred with no further action for the oil/water separator on September 28, 2000.

Visual inspections of the facility were conducted in 2005 and 2009. During 2005, the vehicle maintenance area and battery storage room were inspected. No significant stains or discolored areas were observed on the concrete floors with one slight exception. Etching of the floor was observed adjacent to the floor drain in the battery room. During January through August the vehicle maintenance area, battery room, various office areas, POL or lube room, tool room, and the parking area surrounding the building, including the locations of the former USTs, were inspected. No significant stains or discolored areas were observed.

During July and September 2009, the vehicle lifts in the maintenance area were inspected. Residual oil was observed in only one lift sump. This oil was removed from the sump. No significant stains or cracks were observed on the concrete surfaces of the sumps or concrete pavement adjacent to the sumps.

In November 2009, eight soil samples were collected utilizing direct-push borings adjacent to the lifts at a depth of ten feet below the floor surface. One sample was collected adjacent to the lube room floor drain. The samples were analyzed for total petroleum hydrocarbons (TPH), diesel, and motor oil ranges. Diesel and motor oil were not detected at or above their reporting limits. In one sample, motor oil was detected below the reporting limit at an estimated concentration of 9.2 milligrams per kilogram.

UST 800G was located in a concrete vault adjacent to the northeast side of Building 800. This 30-gallon capacity double-walled fiberglass tank was used to neutralize acid collected from battery maintenance. A floor drain discharged from the battery shop to UST 800G where acid was neutralized prior to discharging it into the sewer. Residual liquids were removed from the tank and it was triple-rinsed on November 5, 2002. On November 14, 2002, the UST was removed and the influent and effluent lines were cut and capped. The inside of the concrete vault was visually inspected and no cracks or holes were observed. In May 2009, visual inspections were conducted and soil samples were collected adjacent to the pipe lines and the tank vault. Four confirmation samples were collected from three soil borings advanced by hand auger on May 8, 2009. Borings were placed adjacent to the battery room floor drain, the southeast side of the vault adjacent to the tank inlet, and the northeast side of the vault adjacent to the tank outlet. Soil samples were analyzed for TPH-diesel, gasoline, and motor oil; volatile organic compounds (VOCs); semi-volatile organic compounds (SVOCs); and metals. TPHs, VOCs, SVOCs, antimony, beryllium, mercury, selenium, silver, and thallium were not detected at or above their reporting limits. Other metals were not detected above U.S. EPA Regional Screening Levels.

The preliminary reuse design for the Orange County Great Park in the vicinity of Building 800 shows proposed future facilities south of Great Park Boulevard within a transit-oriented development district.

Based on investigation conducted at Building 800, the Navy recommended no further action for Building 800, PRL 800, and UST 800G. We concur with these recommendations of no further action for these three locations.

For any questions, please call me at (951) 782-4494, or send email to jbroderick@waterboards.ca.gov.

Sincerely,



John Broderick
Land Disposal and DoD Section

cc via electronic copy:

Quang Than, Department of Toxic Substances - qthan@dtsc.ca.gov

Lynn Hornecker, BRAC PMO West - lynn.hornecker@navy.mil