



DEPARTMENT OF THE NAVY
BASE REALIGNMENT AND CLOSURE
PROGRAM MANAGEMENT OFFICE WEST
33000 NIXIE WAY, BLDG 50
SAN DIEGO, CA 92147

M60050_005436
MCAS EL TORO
SSIC NO. 5090.3.A

5090
Ser BPMOW.rp/0325
September 21, 2016

Mr. Tom Heggi, Vice President
The Irvine Company, LLC
550 Newport Center Dr
Newport Beach, CA 92660

Dear Mr. Heggi:

The purpose of this letter is to provide notice of proposed field activities on The Irvine Company, LLC (TIC) property (Adjacent Property) that is located just north of the Former Marine Corps Air Station (MCAS) El Toro, the Former Explosive Ordnance Disposal (EOD) Training Range and to coordinate access for the proposed field activities.

As you are aware, the EOD Training Range was primarily operational from 1952 to 1999. The Navy, under the authority established by Executive Order 12580, is investigating and cleaning up the EOD Training Range and the Adjacent Property together as Installation Restoration Program (IRP) Site 1 pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA), 42 U.S.C. 9604, et seq., and as provided in the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), 40 C.F.R. Part 300.

The proposed field activities comprise the final removal action for the Adjacent Property as a follow-up to previous investigations and actions completed by the Navy in 2008 and 2010. The proposed field activities will include: removing the top 12" of soil, screening/sifting the excavated soil mechanically, performing visual scans and geophysical surveys, and identifying and removing remaining Material Potentially Presenting Explosive Hazard, Munitions and Explosives of Concern, and munitions debris as appropriate. This removal action has been designed to support the redevelopment plans and future residential use of the Adjacent Property.

It is anticipated that appropriate CERCLA planning documentation will be transmitted to the regulatory agencies (U.S. Environmental Protection Agency, California Department of Toxic Substances Control, and California Regional Water Quality Control Board, Santa Ana Region), other stakeholders and TIC in October 2016. The methods and procedures of our field activities will be detailed in this CERCLA documentation. The Navy anticipates that fieldwork will begin the winter of 2016 after the submittal of the CERCLA Documentation. Therefore, the Navy requests TIC's written confirmation of support for this planned CERCLA removal action through either a new Entry Permit or revision of the existing Entry Permit (No. ICDC-506-327).

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The Navy will provide TIC with periodic updates on its field activities. Should you have questions or need additional information, please contact me at (619) 524-4610. For property issues, please contact Ms. Amy Jo Hill at (619) 524-1680.

Sincerely,



MARC P. SMITS
BRAC Environmental Coordinator
By direction of the Director

Copy to:

Ms. Mary Aycock
U.S. Environmental Protection Agency,
Region IX, SFD-8-1
75 Hawthorne Street
San Francisco, CA 94105

Ms. Jennifer Rich
Remedial Project Manager
California Department of Toxic Substances
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Brownfields and Environmental Restoration
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5796 Corporate Ave
Cypress, CA 90630-4700

Ms. Patricia Hannon
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California Regional Water Quality Control
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Mr. Jonathon Snyder
U.S. Fish & Wildlife Service
Carlsbad Fish & Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, CA 92008

Mr. Robert L. Woodings
Community Co-Chair
Restoration Advisory Board

Mr. Pete Carmichael
City of Irvine
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575

Mr. Dean Kirk
The Irvine Company, LLC
550 Newport Center Drive
Newport Beach, CA 92660

Ms. Nardy Kahn
Orange County Flood Control District
300 N. Flower St
Santa Ana, CA 92702

Mr. Mehdi Sobhani
Orange County Flood Control District
300 N. Flower St
Santa Ana, CA 92702

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Blind copy to:

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