



MCAS EL TORO LOCAL REDEVELOPMENT AUTHORITY
THE FEDERALLY RECOGNIZED LOCAL REDEVELOPMENT AUTHORITY FOR MCAS EL TORO

May 30, 1997

Joseph Joyce
Base Realignment and Closure (BRAC)
Environmental Coordinator
AC/S Environment (1AU)
MCAS El Toro
P.O. Box 95001
Santa Ana, CA 92709-5001

**Subject: Proposed Plan for Environmental Restoration at Installation Restoration Program (IRP)
Site 24 at MCAS El Toro**

Dear Mr. Joyce:

El Toro Master Development Program staff have completed a review of the Proposed Plan for environmental restoration at IRP Site 24 at MCAS El Toro in light of the County of Orange's adopted Community Reuse Plan. This review was done with the expectation, on the LRA's part, that the Marine Corps is responsible for contamination issues on the site and is further responsible to remediate the site in such a manner as to allow reuse of the property without limitation by the LRA. The Proposed Plan proposes the design and construction of a soil vapor extraction system, operation and maintenance of the system for a period of 2 to 4 years, and monitoring of the system's performance during the extraction period. Following consultation with appropriate County departments and staff, the LRA submits the following comments:

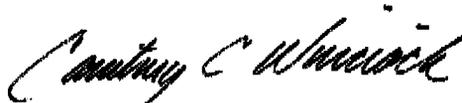
1. The LRA is supportive of the soil vapor extraction process in removing volatile organic compounds (VOCs) at IRP Site 24. It is estimated that the extraction process will be in operation from 2 to 4 years with completion scheduled to occur subsequent to surplus property transfer to the LRA. Please provide data which substantiates the 2 to 4 year time frame. Also status reports generated during monitoring of the extraction process should include an estimated project completion date which will assist the LRA with its building reuse planning and implementation process.
2. While the LRA fully supports efforts to remediate IRP Site 24, the soil vapor extraction system should be designed and located to ensure that any proposed reuse of Buildings 296 and 297, and all other facilities in the vicinity, will not be negatively impacted. The proposed reuse of these buildings will require that all paved surfaces be clear of obstructions (e.g., system will not impede building, parking, runway or aircraft apron use). It is requested that the LRA be allowed to comment on the proposed design, for location purposes only, prior to final approval.

3. Subsequent to the successful completion of the extraction process, it is expected that monitoring will be continued on a regular basis in accordance with existing state and federal regulations. The LRA requests assurances that monitoring will not interfere with planned reuse and that the LRA be immediately notified if any new or recurrent public safety hazard exists.
4. Please confirm that subsequent to the initiation of the operation of the soil vapor extraction system (remedy), that there will be no health risks associated with excavation of the site to a depth of at least 50 feet.
5. IRP Site 24 includes Buildings 296 and 297 which were previously used for metal plating, radium painting, and other aircraft related rework. Please provide information on any other non-VOC contaminants which may impact the site and/or the proposed soil vapor extraction process.
6. Please confirm the LRA's understanding that subsequent to having the final remedy in place, the property associated with IRP Site 24 will be transferred to the LRA with no institutional controls or restrictions on ultimate reuse of the property.

The LRA specifically requests that drafts of all future proposed restoration plans and system designs be transmitted to the LRA for review prior to, or concurrent with, transmittal to the Restoration Advisory Board. These documents should be sent to the El Toro Master Development Program office to my attention.

Thank you for the opportunity to comment on the Proposed Plan for IRP Site 24 and for your assistance during this review period. Should you have any questions, please contact me at 834-3000.

Sincerely,



Courtney Wiercioch
Program Manager

RLM/MBM: comment.doc

pc: Janice Mittermeier
Gary Simon
Kari Rigoni
Mark Mispagel