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TO: Commanding Officer
Naval Facilities Engineering Command
Southwest Division
Mr. Paul Kennedy, Code 0233.PK (O)
Building 128
1220 Pacific Highway
San Diego, CA. 92132-5187

DATE: 28 June, 1996

CTO #: 0063 (B)

LOCATION: MCAS El Toro

FROM: [Signature]
Program/Project Manager

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MARINE CORPS AIR STATION EL TORO
RESTORATION ADVISORY BOARD MEETING

29 MAY, 1996

DRAFT MEETING MINUTES

A Restoration Advisory Board (RAB) meeting for Marine Corps Air Station (MCAS) El Toro was held Wednesday, 29 May, 1996 at the Irvine City Hall. The meeting began at 6:30 p.m. and concluded at 9:10 p.m. These minutes summarize the discussions and presentations from this meeting.

WELCOME/INTRODUCTIONS/AGENDA REVIEW

Joseph Joyce, Base Realignment and Closure (BRAC) Environmental Coordinator (BEC) and Marine Corps/Navy RAB Co-Chair opened the meeting and welcomed members and guests. RAB Community Co-Chair Marcia Rudolph led the Pledge of Allegiance. Mr. Joyce informed the RAB that there are two modifications to the agenda: Ms. Ann Thompson from the Southwest Division Naval Facilities Engineering Command (SWDIV) will be substituting for Mr. Dana Sakamoto to discuss BRAC funding and the budget process; Ms. Marcia Rudolph will discuss letters to government agencies by RAB members. All attendees introduced themselves, and Mr. Joyce reminded everyone to sign in on the sheets provided.

OLD BUSINESS

Review and Approval of Minutes of 24 April, 1996 Meeting

A correction to the minutes was noted by Mr. Bill Sedlak, OHM Remediation Services Corporation regarding his presentation on the Tank 398 cleanup. On page 3, first complete paragraph, third line, the minutes incorrectly stated the remediation system consists of a single recovery well; the revision will read that the system consists of seven recovery wells, three with built-in pumps and four which require manual bailing. The RAB approved the minutes as amended.

NEW BUSINESS

Status of Underground Storage Tank (UST) Program - Lt. Hope Katcharian, MCAS El Toro Environmental Engineering Division

Lt. Katcharian provided an overview of the UST program underway at MCAS El Toro. Waste and hazardous materials are no longer stored in USTs and the UST program focuses on compliance with federal, state, and local environmental regulations. She

explained that a total of 408 tanks fall into the five status categories of USTs: *active, inactive, abandoned, removed, and closed*. The handout provided additional information on five categories of USTs at MCAS El Toro. She explained that the *Updated Base Realignment and Closure Plan (BCP) for MCAS El Toro, March 1996* provides detailed information on the UST program and is available at the Information Repository at the Heritage Park Library in Irvine. It is a living document and information reported to the RAB tonight will be incorporated into the 1997 BCP.

A total of 66 *active* tanks are currently used for storing JP-5 jet fuel, diesel fuel, and gasoline at MCAS El Toro. However, tank use is being minimized as the Marine Corps/Navy prepares for operational closure of the station. Within this category are 21 oil-water separator treatment systems that remove oil, grease, and petroleum products from water. Each oil-water separator unit, complete with accompanying storage tanks, requires special operating permits. The retrieved oily wastes are permitted to be stored for up to 90 days prior to off-station disposal.

Inactive tanks consist of 145 empty tanks that are still in the ground. Thirty-five tanks are scheduled for removal in June 1996. Plans and specifications for an additional 58 tanks are prepared. These will be separated into groups of 10-15 tanks to manage removals. Remaining inactive USTs will be removed in conjunction with operational closure of the station. However, some double-walled inactive USTs will remain in the ground in case they are temporarily needed prior to operational closure.

Abandoned tanks cannot be removed because they are located under a building. Two tanks have been drained and filled with an inert sand/cement slurry. *Removed* tanks have been dug up and disposed of off-station. Environmental site assessments and closure reports for these 137 former UST sites are being prepared.

Fifty-eight USTs have been removed and are considered *closed*. Closure reports have been prepared and approved by the applicable state or local regulatory agencies: Santa Ana Regional Water Quality Control Board or Orange County Health Care Agency, respectively. Additional closure reports for 16 more former UST sites were submitted to the Orange County Health Care Agency in May 1996.

Costs for removal and closure of USTs vary, depending on tank material (steel or concrete), tank size, location, depth, site and tank conditions, need for over excavating, and how tank removal projects are grouped. Lt. Katcharian stated that a few of the inactive USTs at MCAS El Toro will be in compliance with new federal regulations set to take effect on December 22, 1998. Therefore, these tanks will be removed regardless of future reuse.

A RAB member asked about total tank volume at MCAS El Toro. Lt. Katcharian explained that she did not have information with her to adequately answer the question. However, she said that the range in tank size is from the hundreds of gallons up to 567,000 gallons.

Lt. Katcharian provided her phone (714/726-6607) and fax (714/726-6586) numbers for RAB members to contact her for additional information. She said that Ms. Lynn Hornecker, Remedial Project Manager, Southwest Division Naval Facilities Engineering Command in San Diego, and Mr. Ed Rumsey, Director of MCAS El Toro Engineering Division, could also be contacted regarding the UST program.

BRAC Funding and Budget Process, Ann Thompson, Southwest Division, Naval Facilities Engineering Command (SWDIV)

Ms. Thompson's presentation outlined the Navy's approach to the BRAC environmental program and budget. She provided handouts that summarized BRAC program budgets, the budget process, guidance used for developing budgets, information on integrating land use and cleanup planning at closing bases, and budget information and fast-track cleanup accomplishments specific to MCAS El Toro.

She said that lessons learned from other BRAC bases are used to achieve faster, cheaper and better cleanups. Also, partnering between the Marine Corps/Navy and regulatory agencies and formation of BRAC Cleanup Teams (BCTs) is a key part of the fast-track cleanup process. At MCAS El Toro, the BCT is made up of Marine Corps/Navy, U.S. Environmental Protection Agency (EPA), State of California Environmental Protection Agency, Department of Toxic Substances (DTSC), and the State of California Santa Ana Regional Water Quality Control Board.

Initially, environmental baseline surveys were conducted to determine specific restoration and compliance needs. At MCAS El Toro, 70 percent of the sites had no environmental data, therefore, the BRAC Cleanup Plan (BCP) was developed to form a strategic plan from start to finish all the way to closure. The BRAC environmental program also involves the operation of Restoration Advisory Boards so stakeholders are provided an opportunity to participate directly in the cleanup process.

SWDIV is responsible for developing the budgets for all Navy and Marine Corps facilities on the West Coast. Budget estimates and requests beyond fiscal year (FY) 1996 (beginning in October of 1995) are based on the submitted FY 1996 budget. The key guiding principles for FY 1996 are being applied for future planning and include: environmental cleanup and restoration with minimal impact on reuse; ensuring cost-effective solutions; involving the BCT and RABs in the planning and prioritization process for cleanup; and bases with approved reuse plans are of the highest priority. Also, risk factors and reuse are being integrated into the guiding principles. SWDIV is constantly managing budget issues and that figures in the handouts provide a recent "snapshot" of funding estimates.

Ms. Thompson explained the "cost to complete" budget for MCAS El Toro estimates money needed to complete restoration and compliance efforts from FY 1996 through FY 2003 (October 2003). Estimated costs for cleanup are based on current (industrial-type)

use of station property. Total costs are projected to be lower than originally expected and cleanup should be completed in 2003; the current cost to complete is estimated at approximately \$220 million.

Ms. Thompson explained that the annual budgets consist of restoration and compliance money which come from different funding sources. The handouts illustrate money needed beyond initial estimates for both restoration and compliance activities. After the Records of Decision (RODs) are completed for Operable Units 1, 2A, 2B, 2C and 3, which is at least a year away, a much clearer picture will develop for the costs needed for station cleanup and restoration. After station closure, additional funds are needed for operation and maintenance and long-term monitoring for cleanup solutions implemented. She said that final budgets for each fiscal year are contingent upon funding allocated to the Department of Defense by Congress and the President.

In response to RAB member questions regarding "approved" reuse plans, Ms. Thompson explained that the Secretary of the Navy, as designee for the Secretary of Defense, signs off on the reuse plan developed by the Local Reuse Authority. She emphasized that the chief concern of the Marine Corps/Navy is that the base be clean enough for property transfer. She also said that the Federal Facilities Agreement has been the legal driver for cleanup, bases with an "approved" reuse plan are a higher priority for funding than those without a plan.

Ms. Thompson described some of the fast track cleanup accomplishments at MCAS El Toro: 11,300 acres (63% of the station) is now clean and ready for transfer; the master integrated schedule for reuse priorities and reuse-risk issues is being prepared; presumptive remedies for landfills are being incorporated into draft feasibility study reports; and innovative management and partnering is enhancing communication and the development of draft remedial investigation and feasibility study reports.

Underground Storage Tank 398 Fuel Recovery System Slide Presentation and Update - Bill Sedlak, OHM Remediation Services Corp.

At the request of RAB members, Mr. Sedlak conducted a follow-up slide presentation to the Tank 398 presentation of 24 April, 1996 RAB meeting. Slides showed the Tank 398 job site, construction of concrete pads, and installation of fuel recovery system pipes, tanks, product recovery lines and hoses. Slides of the Tank 625 job site where a waste oil underground storage tank was removed were also shown. Excavation of contaminated soil and removal of the tank were featured.

Mr. Sedlak informed RAB members that as of 28 May, 1996, 2,384 gallons of free product (jet fuel) had been recovered. Previously he reported, that as of 19 April, 1996, 1,250 gallons of free product had been recovered.

A RAB member asked why a computer model was not used to determine free product locations and migration. Mr. Sedlak explained that such modeling requires a tremendous

amount of data since the site is “heterogeneous” with a variety of different geologic strata and soils present making it very difficult to characterize. Applying such models is practical at “homogeneous” sites where soil and substrata conditions are similar and consistent. Thus, the Marine Corps/Navy decided to start cleaning up the site instead of pursuing further study. He explained that there is less horizontal migration than originally believed because of the clay formations in the subsurface act to contain free product and groundwater.

Slide Presentation, Environmental Restoration Program Booth, MCAS El Toro Air Show - Bob Coleman, CLEAN II Program

The purpose of this presentation was to keep RAB members apprised of community outreach activities for the Installation Restoration (IR) Program at MCAS El Toro. Prior to the RAB meeting, a portable display unit, with the information boards developed for the MCAS El Toro Air Show Environmental Restoration Program Booth, was set up for viewing by meeting attendees.

Mr. Coleman, Community Relations Specialist with the CLEAN II Program, showed slides of the booth that was set up at the MCAS El Toro Air Show held April 26-28. Lynn Hornecker, RPM, from SWDIV; Desire Chandler, Base Environmental Coordinator from MCAS Tustin; and personnel from the CLEAN II Program staffed the booth. About 300 to 400 people visited the booth and had their questions on the environmental program answered. A fact sheet was handed out to booth visitors and mailed to all on the El Toro project mailing list.

Ms. Marcia Rudolph expressed interest in using the display at the Fourth of July celebration in Lake Forest. Other RAB members suggested that the display be used for various community opportunities.

Cost Estimates and Projections - Joseph Joyce

In response to RAB member requests at the April 1996 RAB meeting, Mr. Joyce discussed costs associated with a variety of topics: Air Sparging Pilot Study and Soil Vapor Extraction in the Source Area at Site 24; Tank 398 remediation work; and RAB meetings.

Volatile Organic Compound (VOC), Site 24 - Air Sparging Pilot Study and Soil Vapor Extraction - Estimated Costs

- | | |
|---|-----------|
| • Labor | \$ 98,000 |
| - work plan preparation, procurement, equipment operation, sample analysis, evaluation of results, report preparation | |
| • Subcontractors | \$11,000 |
| - analytical laboratories, data validation, well drilling | |

funding nationwide. Congress placed a \$6 million cap on all Department of Defense RAB expenditures. The Navy's share is \$2 million with \$30,000 for MCAS El Toro. The Office of the Chief of Naval Operations is preparing a letter that will formalize this action.

Ms. Rudolph stated that this is unacceptable. She led a strategy discussion and the RAB approved her idea of writing a letter to Congressional representatives (39th, 45th, 46th and 47th Congressional districts) that would be signed by RAB members. She and other RAB members encouraged all RAB members to write letters as individuals. Ms. Rudolph said she will also provide the RAB letter to the press. Mr. Joyce reiterated that the Marine Corps/Navy is not responsible for the RAB funding cap. RAB membership lists (address, phone numbers) were provided to Ms. Rudolph.

**Regulatory Agency Comment Update - Tayseer Mahmoud, California
Environmental Protection Agency (Cal-EPA), Department of Toxic Substances
Control**

Mr. Mahmoud said that Bonnie Arthur, U.S. EPA, was unable to attend tonight. He informed RAB members that both U.S. EPA and Cal-EPA recently reviewed and provided comments on various technical documents (*see handouts section, U.S. EPA and Cal-EPA DTSC comments, at the end of the minutes*). Copies of agency comments were provided at the meeting. Mr. Mahmoud said the agencies are currently reviewing the Draft Phase II Remedial Investigation Reports for Landfill Sites 3 and 5 and the Draft Report Anthropogenic PAH Reference-Level Study.

Letters to Agencies - Ms. Marcia Rudolph, RAB Community Co-Chair

Ms. Rudolph said that some RAB members recently communicated by letter to various government agencies and signed those letters as RAB members. She reminded RAB members that their comments on Installation Restoration Program reports and documents are to be submitted to the agencies formally through the RAB. If a RAB member wants to provide personal opinions and comments, this is to be done under an individual's signature not as a RAB member. She reiterated that personal opinions are not formal RAB positions.

MEETING EVALUATION

Suggestions for future meetings include using microphones, encouraging more interaction and flexibility during question and answer sessions, and conducting a brief site orientation using the aerial photo or a map prior to technical presentations. RAB members expressed the need for getting the subcommittees active by reviewing or revising subcommittee roles and the Rules of Operation pertaining to membership responsibilities and meeting attendance. RAB members agreed to have the

subcommittees meet informally on Wednesday, 26 June, 1996 from 6:30 to 9 p.m. at the City of Irvine, Conference and Training Center to discuss subcommittee roles, responsibilities, and RAB rules of operation. RAB members need to contact Ms. Rudolph for more information.

FUTURE MEETING DATE AND LOCATION

The next RAB meeting is scheduled for Wednesday, July 31, 1996 at the City of Irvine, Conference and Training Center, from 6:30-9 p.m. The Conference and Training Center is reserved for RAB subcommittee meetings on Wednesday, 26 June, 1996 from 6:30 to 9 p.m.

Attachments:

- *Sign-in sheets*

Handouts provided at the meeting and available at the Information Repository:

- *RAB meeting agenda*
- *Draft RAB meeting minutes - April 24, 1996 meeting*
- *"Blue Sheet" - MCAS El Toro Major Document Release and Review, Revised for 5/29/96 RAB Meeting*
- *Presentation handouts - Status of Underground Storage Tank Program*
- *Presentation handouts - BRAC Funding and Budget Process*
- *U.S. EPA and Cal-EPA, DTSC comments (separate agency handouts) :*
 - Draft Groundwater Monitoring Report*
 - Draft Groundwater Data Trends and Recommendations Report*
 - Draft Remedial Investigation Report for Communication Landfill, Site 17, Operable Unit 2B*
 - Draft Remedial Investigation Report for Magazine Road Landfill, Site 2, Operable Unit 2B*
- *Additional Cal-EPA, DTSC comments (handouts):*
 - Draft Work Plan for Vapor Extraction Pilot Testing, Site 24*
 - Attachment to Cal-EPA Draft RI Report for Site 2 Comments - California Integrated Waste Management Board, Local Enforcement Advisory, No. 16, September 24, 1994, entitled "Clean Closure"*

MCAS L. TORO
RESTORATION ADVISORY BOARD MEETING
May 29, 1996

RAB MEMBER SIGN-IN SHEET

| Name | Signature | Name | Signature |
|------------------------------|-------------------------|----------------------------|---------------------------|
| Arthur, Bonnie | | Lamourex, Susan | |
| Allen, Bob | | Landis, Lorrie | |
| Barney, Col. Joseph P. (ret) | <i>Joseph P. Barney</i> | Mahmoud, Tayseer | <i>Tayseer Mahmoud</i> |
| Bennett, Dr. Charles | <i>Dr. C. Bennett</i> | Matheis, Mary Aileen | |
| Boehringer, Roger | | Mathews, Thomas | <i>Thomas B. Mathews</i> |
| Brady Jr., Paul | | McVicker, Robert R. | <i>Robert R. McVicker</i> |
| Britton, George | | Meier, Fred J. | |
| Cohn, Enid* | See note below | Merryman, Robert | |
| Cooper, Frank | <i>Frank Cooper</i> | Mountford, Dan | <i>Dan Mountford</i> |
| Crompton, Chris | | Murphy, Don | <i>Don Murphy</i> |
| DaCorte, George F. | | Olquin, A. Richard | |
| Halbert, Gary J. | | Ritchie, Col. E.J. | |
| Hayes, Finola | <i>Finola Hayes</i> | Rudolph, Marcia - Co-chair | <i>Marcia Rudolph</i> |
| Herndon, Roy | | Shayegan, Maria | <i>Mario P. Shayegan</i> |
| Huang, Chi | | Sievers, Larry | |
| Hurley, Gregory | <i>Greg Hurley</i> | Sipp, Jr., Myron L. | |
| Hersh, Peter | <i>Peter Hersh</i> | Vasquez, Barbara | |
| Hurt, Dr. Paul R. | | Vitale, Larry | |
| James, Novel B. | | Werner, Jerry B. | <i>Jerry Werner</i> |
| Joyce, Joseph - Co-chair | <i>Joseph Joyce</i> | Westemeier, John F. | |
| Kalwani, Rita | | Woodings, Bob | <i>Bob Woodings</i> |
| Koenigsberg, Dr. Stephen S. | | Zweifel, Donald E. | <i>Don Zweifel</i> |

BAUER, BRUCE F. (LT COL) RET *Bruce F. Bauer*

* NOTE: Phoned J. Joyce's office, unable to attend.

**MCAS EL TORO
RESTORATION ADVISORY BOARD MEETING
May 29, 1996**

**NON-RAB MEMBER SIGN-IN SHEET
Other Attendees**

| NAME | AFFILIATION | MAILING ADDRESS | PHONE FAX | INTERESTED IN RAB MEMBERSHIP? |
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| Javier Bernal | Assemblyman Mickey Conroy | 1940 N. Tustin #102 Orange, 92665 | (714) 998-0980 | no |
| Ann Thompson | NAVY | SAN DIEGO | 619 532-3346 2469 | NO |
| Bill Sedlak | OHM | 2031 Main St. Irvine 92714 | 714-263-1146 | NO |
| DOYLE SELDEN | Leisure World CMB. Hills | 3139 A VIA VISTA LAKEMONT HILLS CA 92453 | 855-9859 | <u>Yes</u> |
| CAROL RADWICH | SELF | 3601 Parkview LN 18D IRVINE 92715 | 786 9307 | Yes |
| Derrick Coleman | Resident | 15 Westport Irvine 92720 | 551-1327 | Yes |
| JEFF KOEPKE | SELF | 6421 E KINGS CROWN RD ORANGE 92669 | 997-7603 | Yes |

**MCAS EL TORO
RESTORATION ADVISORY BOARD MEETING
May 29, 1996**

***NON-RAB MEMBER SIGN-IN SHEET
Other Attendees***

| NAME | AFFILIATION | MAILING ADDRESS | PHONE FAX | INTERESTED IN RAB MEMBERSHIP? |
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