



Chron No.: CTO 161/0069

MEETING MINUTES

Meeting Subject: MCAS El Toro BRAC Office and Local Redevelopment Authority Coordination Meeting on Landfill Sites	Meeting Date: March 5, 1998 Meeting Time: 1300 Meeting Place: MCAS El Toro BRAC Office Meeting Notes Prepared By: Tim Latas
Attendees: See attached Attendance list	
Additional Distribution: Dante Tedaldi, Bechtel Jane Wilzbach, Bechtel Navy CLEAN El Toro File Navy CLEAN Document Control MCAS El Toro Administrative Record	

Colonel Ritchie began the meeting by describing the purpose of this meeting was to allow the Orange County Local Redevelopment Authority (LRA) an opportunity to give the Marine Corps a presentation on the DON proposed plan for landfill closure. Each person at the meeting introduced themselves and signed the attached attendance list.

Following introductions, Colonel Ritchie asked Candy Haggard to proceed with the LRA presentation. Ms. Haggard expressed the LRA's appreciation for the opportunity to discuss the landfill closures and the 60-day extension which allowed the LRA to consider the remedy selection as presented in the Proposed Plan. She hopes that this presentation will initiate further discussions of the alternatives and result in remedies that are compatible with future proposed reuse. The LRA currently is concerned over the Proposed Plan selection of Alternative 3 (monolithic soil cap) as the preferred alternative because this alternative may not be fully compatible with proposed reuse.

Ms. Haggard continued by stating that the Feasible Studies (FS) reports considered a number of alternatives of which some may be more appropriate with reuse. The LRA would like to present one alternative from the FS and asked to consider discussion on this alternative. The LRA would also like to arrange future meetings with appropriate technical staff to continue these discussions. Ms. Haggard submitted that any questions are welcome during the presentation.

Following Ms. Haggard's introduction, Mr. Burt Palmer of Geo Syntec (the consultant for the LRA on landfill closure) began his presentation using overhead slides (see attached). He first outlined the presentation's agenda which would cover the DoN proposed Plan, consideration of other alternatives, and general discussion. He reviewed the DoN Proposed Plan included closure components, monitoring, and institutional controls. Closure components as presented in the Proposed Plan include waste consolidation, grading, drainage, 4 foot soil cover, and revegetation. For monitoring, the Proposed Plan indicates monitoring of landfill condition, groundwater, leachate, and soil gas. Mr. Palmer questioned why surface water was not included. Mr. Palmer continued by summarizing that institutional controls included access restrictions, fencing, no excavation, no buried utilities, no irrigation, no new vegetation, no monitoring system disturbance, no groundwater use, and no residential or day care uses. Mr. Palmer summarized this review by stating that the proposed selected remedies are "generally adapted to land use for Sites 2 and 17, but not adapted for land reuse at Sites 3 and 5".

Mr. Palmer continued by pointing out that the key land reuse issues for Sites 3 and 5 are those related to access restrictions (fencing), no irrigation, no excavation, no new vegetation, no monitoring system

MEETING MINUTES (continued)

disturbance, and cover design. The LRA consideration of other alternatives presented in the FS reports is that they meet the key objectives of being protective of health and environment, expedite and enhance reuse, and address RI/FS concerns. The LRA initial approach is to fine-tune an existing alternative, revisit institutional controls, and provide remedy modifications consistent with the Community Reuse Plan. For the Sites 3 and 5 cover, the LRA proposed an alternative very similar to Alternative 4D in the FS reports. This proposal is slightly different from the Alternative 4D in that it incorporates a soil gas collection layer, a gravel drainage layer and retains similar thickness and overall design of a foundation soil layer, geotextile layers and flexible membrane liner (FML). According to the LRA initial assessment, such a cover would allow less restrictive institutional controls, particularly, no access restriction would be required, excavation would be conditional on the type of work, buried utilities could be conditional placed, irrigation would be allowed, vegetation and monitoring system disturbance would be conditional based on the type of vegetation and disturbance. Restrictions on groundwater use and day care/residential uses would remain.

In addition to these changes to Alternative 4D, the LRA proposes that the Record of Decision (ROD) be constructed so that there is flexibility to modify the covers in the future to accommodate reuse. Examples given by Mr. Palmer included placing more soil cover for the vegetative layer at Site 5, allowing the planting of deeper rooted plants, and removing the vegetative soil cover and placing a parking lot over the FML barrier at Site 3. Mr. Palmer indicated that such work could be included in the ROD as "pre-approved work plans". Mr. Palmer presented his final overhead of a golf course and building developments over landfills. He then opened the presentation to general discussion.

Colonel Ritchie stated that he and his staff are not prepared for a general discussion and that he needs to meet with his staff.

Ms. Haggard reiterated that the purpose was to take remedies that have been looked at and proposed modifications to one of these remedies to make it more appropriate for reuse.

Ms. Haggard responded that she was sorry for the misunderstanding about the purpose of the meeting.

Colonel Ritchie stated that he understood that the 60-day delay was to allow LRA internal staff to interact with the Restoration Advisory Board (RAB). His staff has not had the time to consider the LRA presentation and is certainly not prepared to negotiate at this time.

Ms. Haggard stated that they thought this was an opportunity to meet and discuss this early in the process rather than later in the public comment period.

Mr. Lee added that the CERCLA process for the landfills has been underway for six years. Over the last two years, the landfills have been characterized, the BRAC Cleanup Team (BCT) has worked closely together, they have conducted a thorough job of evaluating alternatives, and the reports have been reviewed and finalized. The draft Proposed Plan was reviewed by the BCT, BCT comments were incorporated into the draft final Proposed Plan, and the U.S. Environmental Protection Agency (EPA) and California Regional Water Quality Control Board (RWQCB) approved the draft final Proposed Plan for public comment. The California Department of Toxic Substances Control (DTSC) wants additional language placed in the Proposed Plan regarding reuse.

Mr. Lee continued by stating that the LRA asked for a meeting for a chance to hear about the Proposed Plan. Other public members will also want to have input on the Proposed Plan during the public comment period. It is everybody's best interest to assure the public has input. He understands that the LRA has concerns and the Marine Corps is willing to listen but owe the public an opportunity to make their comments.

Sally Drach (attorney from McCutchen for Orange County) stated that the LRA sees that the agencies have concerns on reuse. The reuse has been known to the Marines. Further discussion is required on reuse because, the LRA believes that the FS failed to reference BRAC reuse policy and that the U.S. EPA evaluated the remedies without consideration of reuse. The argument that the LRA is late in requesting the

MEETING MINUTES (continued)

extension is not appropriate because the LRA does not want to propose more extreme remedies and to stay within the evaluations in the FS reports. The LRA feels that these changes are reasonable and are supported by the DTSC.

Ms. Haggard interrupted to state that the U.S. EPA, RWQCB, and DTSC have not heard or seen this presentation.

Ms. Drach stated that it is prudent to have more discussions which will be protective of the environment while expediting reuse.

Colonel Ritchie appreciates these statements by the LRA.

Mr. Lee asked if the LRA had any other information such as costs that the LRA would like to present to the Marines.

Mr. Palmer said he did not have costs.

Mr. Lee asked again if there were any other materials.

Ms. Drach asked about setting up future meetings.

Mr. Lee responded that no future meetings could be set until staff can look at the proposal. He also asked if the public comment period may be a better forum for this proposal. No matter what, the public will have an opportunity to comment.

Ms. Drach stated that this a possible consideration - for further discussions during the public review period. Then the LRA will be faced with how to respond to public comments. There is a chance that there will be two different sets of comments from the LRA and not one proposal. She proposed that the LRA will take this 60-day period to develop comments.

Ms. Haggard concluded by stating that she felt it was in everybody's best interest to come to some consensus on an opportunity to meet reuse and protect the environment.

Colonel Ritchie concluded the meeting by thanking everyone and closed the meeting at 1410.



UNITED STATES MARINE CORPS

HEADQUARTERS MARINE CORPS AIR STATION EL TORO
PO BOX 95000
SANTA ANA CA 92709-5000

IN REPLY REFER TO:

Cert. No. Z288008809
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02 Apr 98

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

U.S. Environmental Protection Agency
Region IX
Attn: Mr. Glenn R. Kistner
Remedial Project Manager
Hazardous Waste Management Division, (SFD 8-2)
75 Hawthorne Street
San Francisco, CA 94105-3901

RE: Federal Facility Agreement Schedule, Marine Corps Air Station (MCAS) El Toro

Dear Mr. Kistner:

This letter is to request changes to the MCAS El Toro Federal Facility Agreement (FFA) Appendix A Schedule for primary documents. The following operable units require revised milestone deliverable dates: Operable Unit (OU) -1 (Site 18), OU-2A (Site 24 groundwater), OU-2B (Sites 2 & 17), OU-2C (Sites 3 & 5), and OU-3 (Sites 8, 11, & 12). Enclosure (1) presents a detailed schedule of revised FFA milestones. These extension requests are made pursuant to Section 9.2 (g) of the FFA.

OU-1 (Site 18) and OU-2A (Site 24)

In 1996, the BRAC Cleanup Team (BCT) decided that it was appropriate to coordinate or combine OU-1 with the groundwater related to OU-2A (Site 24). The coordination of El Toro groundwater issues has always been in support of an anticipated joint multi-purpose groundwater project between the Department of the Navy (DoN) and Orange County Water District (OCWD).

The Department of Justice (DoJ) has been incorporated into the settlement negotiations in support of the anticipated joint DoN/OCWD multi-purpose groundwater project. A two day settlement meeting with all three participants is scheduled for April 23 and 24, 1998. It is anticipated that the key settlement language will be finalized within sixty days of the April meeting. Once the key settlement language is established, DoN will be able to direct the development of the draft Proposed Plan for both Sites 18 and 24.

The U.S. Environmental Protection Agency (USEPA) letter of March 23, 1998 acknowledged the additional two months required to conditionally resolve USEPA concerns regarding the point of compliance (POC) in the OU-2A groundwater draft final Feasibility Study. With the resolution of the POC issue and the renewed progress on the settlement of a joint DoN/OCWD multi-purpose groundwater project, we propose the new dates for the draft Proposed Plan and draft Record of Decision (ROD) for OU-1 and OU-2A (Site 24) be August 24, 1998 and June 3, 1999, respectively. The proposed dates equate to an additional five months to the previous completion dates of March 23, 1998, and December 29, 1998.

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OU-2B (Sites 2 & 17) and OU-2C (Sites 3 & 5)

Both the community Local Redevelopment Authority (LRA) and the California Department of Toxic Substances Control (DTSC), outside of the requirements within the FFA, requested an additional two months for further discussions regarding proposed landfill remedial actions and the conceptual reuse of the areas that surround the landfill sites. MCAS El Toro granted the LRA's request for additional coordination. The public comment period is expected to start the middle of May 1998. Incorporating the increased coordination with the LRA prior to the formal public comment period, there is a corresponding two month extension required for the submittal of the draft ROD from June 2, 1998 to a revised date of August 4, 1998.

OU-3 (Sites 8, 11, & 12)

In a letter dated February 6, 1998, the USEPA requested additional time, from February 13 to March 9, 1998, to complete the review and comments on the draft final Phase II Feasibility Study for these OU-3 sites. It is anticipated that resolution of USEPA comments will be finalized by April 16, 1998. Once resolution is reached, the DoN will be able to direct the development of the draft Proposed Plan for the three sites. Based on these additional time requirements, the draft Proposed Plan submittal is revised from April 16, 1998, to June 18, 1998, and the draft ROD from December 22, 1998 to a revised date of February 26, 1999. The proposed dates equate to an additional two months to the previous completion dates

These new revised dates are both fair and reasonable. The revised schedule allows both the regulatory agencies ample document review times and the Department of the Navy to consider not only agency comments, but also public concerns prior to proceeding with future submittals. If you have any questions, or need additional information, please call me at (714) 726-3470 or Andy Piszkin at (619) 532-4159.

Sincerely,



JOSEPH JOYCE
Base Realignment and Closure
Environmental Coordinator
By direction of
the Commanding General

Encl:
Appendix A FFA Schedule of Submittals

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02 Apr 98

Copy to:
John Scandura, DTSC
Patricia Hannon, Santa Ana RWQCB



UNITED STATES MARINE CORPS

HEADQUARTERS MARINE CORPS AIR STATION EL TORO
PO BOX 95000
SANTA ANA CA 92709-5000

IN REPLY REFER TO:

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02 Apr 98

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

California Regional Water Quality Control Board
Santa Ana Region
Attn: Ms. Patricia Hannon
Remedial Project Manager
3737 Main Street, Suite 500
Riverside, CA 92501-3339

RE: Federal Facility Agreement Schedule, Marine Corps Air Station (MCAS) El Toro

Dear Ms. Hannon:

This letter is to request changes to the MCAS El Toro Federal Facility Agreement (FFA) Appendix A Schedule for primary documents. The following operable units require revised milestone deliverable dates: Operable Unit (OU) -1 (Site 18), OU-2A (Site 24 groundwater), OU-2B (Sites 2 & 17), OU-2C (Sites 3 & 5), and OU-3 (Sites 8, 11, & 12). Enclosure (1) presents a detailed schedule of revised FFA milestones. These extension requests are made pursuant to Section 9.2 (g) of the FFA.

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OU-2B (Sites 2 & 17) and OU-2C (Sites 3 & 5)

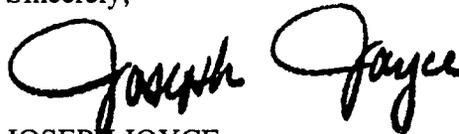
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Sincerely,



JOSEPH JOYCE
Base Realignment and Closure
Environmental Coordinator
By direction of
the Commanding General

Encl:
Appendix A FFA Schedule of Submittals

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Copy to:
Glenn R. Kistner, USEPA
John Scandura, DTSC



UNITED STATES MARINE CORPS

HEADQUARTERS MARINE CORPS AIR STATION EL TORO
PO BOX 95000
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CERTIFIED MAIL, RETURN RECEIPT REQUESTED

California Environmental Protection Agency
Department of Toxic Substances Control, Region 4
Attn: Mr. John Scandura
Chief Office of Military Facilities
Southern California Operations
5796 Corporate Avenue
Cypress, CA 90630

RE: Federal Facility Agreement Schedule, Marine Corps Air Station (MCAS) El Toro

Dear Mr. Scandura:

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OU-2B (Sites 2 & 17) and OU-2C (Sites 3 & 5)

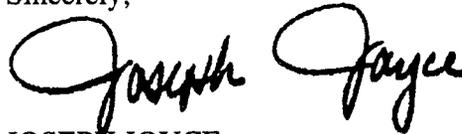
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Sincerely,



JOSEPH JOYCE
Base Realignment and Closure
Environmental Coordinator
By direction of
the Commanding General

Encl:
Appendix A FFA Schedule of Submittals

Cert. No. Z288008810
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02 Apr 98

Copy to:
Glenn R. Kistner, USEPA
Patricia Hannon, Santa Ana RWQCB

APPENDIX A
MCAS El Toro Schedule
(Page 1 of 2)

	Current	New	Change in
	Completion Dates	Completion Dates	Dates
<u>Operable Unit (OU)-1: Site 18</u>			
Phase I Tech Memo	7 May 93	No Change	
Draft Phase II Work Plan	9 Nov 93	No Change	
Draft Remedial Investigation	30 Dec 94	No Change	
Draft Interim Action Feasibility Study	15 Oct 95	No Change	
Draft Final Interim Action Feasibility Study	9 Aug 96	No Change	
*Agency Approval of Draft Final	11 Oct 96	No Change	
*Response to Regulatory Draft Final Comments	15 Jan 98	No Change	
Draft Proposed Plan	18 Dec 95	No Change	
*re-Draft Proposed Plan	23 Mar 98	24 Aug 98	+ 5 months
Draft Interim Record of Decision	29 Dec 98	3 Jun 99	+ 5 months
<u>OU-2A: Site 24 (Vadose Zone)</u>			
Phase I Tech Memo	7 May 93	No Change	
Draft Phase II Work Plan	20 Mar 95	No Change	
Start Phase II Field Work	20 Jul 95	No Change	
Draft Remedial Investigation	20 Feb 96	No Change	
Draft Feasibility Study	9 Aug 96	No Change	
Draft Proposed Plan	11 Mar 97	No Change	
Draft Record of Decision	1 Jul 97	No Change	
Draft Final Record of Decision	24 Sep 97	No Change	
Draft Remedial Design/Remedial Action Work Plan	6 Jan 98	No Change	
Draft Final Remedial Design	11 May 98	No Change	
Draft Construction Quality Assurance Plan	11 May 98	No Change	
Draft Construction Quality Control Plan	11 May 98	No Change	
Draft Contingency Plan	11 May 98	No Change	
Draft Project Closeout Report	17 Jan 02	No Change	
<u>OU-2A: Site 24 (Groundwater)</u>			
Phase I Tech Memo	7 May 93	No Change	
Draft Phase II Work Plan	20 Mar 95	No Change	
Start Phase II Field Work	20 Jul 95	No Change	
Draft Remedial Investigation	20 Feb 96	No Change	
Draft Feasibility Study	9 Aug 96	No Change	
Draft Final Feasibility Study	5 Dec 97	No Change	
*Agency Approval of Draft Final	20 Jan 98	23 Mar 98	+ 2 months
Draft Proposed Plan	23 Mar 98	24 Aug 98	+ 5 months
Draft Record of Decision	29 Dec 98	3 Jun 99	+ 5 months
<u>OU-2B: Sites 2 & 17</u>			
Phase I Tech Memo	7 May 93	No Change	
Draft Phase II Work Plan	20 Mar 95	No Change	
Start Phase II Field Work	20 Jul 95	No Change	
Draft Remedial Investigation	20 Mar 96	No Change	
Draft Final Remedial Investigation	6 Sep 96	No Change	
Draft Feasibility Study	6 Sep 96	No Change	
Draft Final Feasibility Study	18 Mar 97	No Change	
Draft Proposed Plan	18 Sep 97	No Change	
Draft Final Proposed Plan	28 Jan 98	No Change	
Draft Record of Decision	2 Jun 98	4 Aug 98	+ 2 months

APPENDIX A
MCAS El Toro Schedule
(Page 2 of 2)

	Current	New	Change in
	Completion Dates	Completion Dates	Dates
<u>OU-2C: Sites 3 & 5</u>			
Phase I Tech Memo	7 May 93	No Change	
Draft Phase II Work Plan	20 Mar 95	No Change	
Start Phase II Field Work	20 Jul 95	No Change	
Draft Remedial Investigation	20 Apr 96	No Change	
Draft Final Remedial Investigation	8 Oct 96	No Change	
Draft Feasibility Study	8 Oct 96	No Change	
Draft Final Feasibility Study	13 Feb 97	No Change	
Draft Proposed Plan	18 Sep 97	No Change	
Draft Final Proposed Plan	28 Jan 98	No Change	
Draft Record of Decision	2 Jun 98	4 Aug 98	+ 2 months
<u>OU-3: Sites 4, 6, 9, 10, 13, 15, 19, 20, 21 & 22 and OU-2A: Site 25</u>			
Draft Remedial Investigation	20 Nov 96	No Change	
Draft Feasibility Study	20 Mar 97	N/A	
Draft Proposed Plan	15 Apr 97	No Change	
Draft Record of Decision	21 Aug 97	No Change	
<u>OU-3: Sites 8, 11, & 12</u>			
Draft Remedial Investigation (included Site 16)	20 Nov 96	No Change	
Draft Feasibility Study (FS)	10 Jul 97	No Change	
Draft Final Feasibility Study	13 Jan 98	No Change	
*Agency Approval of Draft Final	13 Feb 98	16 Apr 98(est.)	+ 2 months
Draft Proposed Plan	16 Apr 98	18 Jun 98	+ 2 months
Draft Record of Decision	22 Dec 98	26 Feb 99	+ 2 months
<u>OU-3: Sites 7, 14, & 16</u>			
Draft Remedial Investigation (sites 7 & 14 only)	10 Aug 98	No Change	
Draft Feasibility Study	19 Mar 99	No Change	
Draft Proposed Plan	21 Oct 99	No Change	
Draft Record of Decision	26 May 00	No Change	
<u>OU-3: Site 1</u>			
Draft Remedial Investigation	4 Jan 00	No Change	
Draft Feasibility Study	11 Sep 00	No Change	
Draft Proposed Plan	18 Apr 01	No Change	
Draft Record of Decision	14 Dec 01	No Change	

This schedule reflects current/proposed FFA milestones and are subject to change.

* Not an enforceable FFA deliverable.



BECHTEL NATIONAL INC.

CLEAN II TRANSMITTAL/DELIVERABLE RECEIPT

Contract No. N-68711-92-D-4670

Document Control No.: CTO-0161/00070

File Code: 0208

TO: Contracting Officer
Naval Facilities Engineering Command
Southwest Division
Mr. Richard Selby, Code 57CS1.RS
Building 127, Room 112
1220 Pacific Highway
San Diego, CA 92132-5190

DATE: May 13, 1998

CTO #: 161

LOCATION: MCAS El Toro

FROM:

[Signature]
D. J. Tedaldi, Ph.D., P.E., Project Manager

DESCRIPTION: Meeting Minutes dated March 5, 1998 re: MCAS El Toro BRAC Office and
Local Redevelopment Authority Coordination Meeting on Landfill Sites

TYPE: Contract Deliverable (Cost) CTO Deliverable (Technical) X Other

VERSION: NA REVISION #:

ADMIN RECORD: Yes X No Category Confidential

SCHEDULED DELIVERY DATE: 05/13/98 ACTUAL DELIVERY DATE: 05/13/98

NUMBER OF COPIES SUBMITTED: OE/5C/5E

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Date/Time Received