

FORMER MARINE CORPS AIR STATION, EL TORO

PUBLIC MEETING

JANUARY 31, 2007

6:30 P.M.

PROPOSED PLAN

INSTALLATION RESTORATION SITES 3 AND 5

IRVINE CITY HALL

IRVINE, CALIFORNIA

REPORTED BY: LAURA MAES-DUNNE, CSR NO. 9836

**CERTIFIED
ORIGINAL**



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1 PUBLIC MEETING

2 JANUARY 31, 2007

3
4 MR. NEWTON: All right. Thank you everybody
5 for coming. We're going to get started for the Sites 3
6 and 5 Proposed Plan Public Meeting.

7 We are on the record.

8 The agenda for tonight, we're going to meet the
9 Navy and the regulatory representatives, they are here
10 this evening.

11 I would like to point out Mr. Richard Muza with
12 the U.S. EPA. Mr. John Brodrick with the Regional Water
13 Quality Control Board, Santa Ana region; in the back.
14 And Mr. Than with the Department of Toxic Substance
15 Control; there you are.

16 And additionally, we also have the Public
17 Participation Specialist from DTSC Mr. Tim Chauvel. And
18 Viola Copper with EPA, she's the Community Relations
19 Public Specialist; over there.

20 We're going to do a Proposed Plan summary. We
21 are going to answer clarifying questions and then we
22 will open it up to public comment.

23 Thank you for attending the Public Meeting for
24 the Installation Restoration Program, Sites 3 and 5
25 Proposed Plan. We are on the record.

1 My name is Darren Newton, I am the BRAC
2 Environmental Coordinator for Former MCAS El Toro.

3 I will provide an overview of the Navy's
4 Installation Restoration Program. After the
5 Installation Restoration Program overview, Mr. Richard
6 Pribyl will present a summary of the Proposed Plan for
7 Installation Restoration Sites 3 and 5.

8 After the presentation of the Proposed Plan,
9 the Navy will answer clarifying questions on the
10 materials presented. For example, clarification of the
11 terms that may be used in the Proposed Plan, such as,
12 "bank cubic yards," that would be cubic yards that are
13 in place.

14 Please hold other questions or comments for the
15 formal comment portion of this meeting. The Navy will
16 not address your comments or questions now; however,
17 they will be addressed in responsiveness summary and
18 documented in the Record of Decision. And that allows
19 the Navy ample time to research and provide thorough
20 responses to your questions.

21 Tonight we're focused on IR Site 3, the
22 Original Landfill; and Site 5, the Perimeter Road
23 Landfill. However, it is important to generally
24 describe the Installation Restoration Program so that
25 you may better understand the current phase of Sites 3

1 and 5 in the overall process.

2 For the BRAC PMO West, I'm the appointed BRAC
3 Environmental Coordinator for El Toro. I have the
4 responsibility and the authority to conduct the
5 Installation Restoration Program.

6 I am also and Navy's representative on the BRAC
7 Cleanup Team, or commonly known as the BTC. The team is
8 composed of the Navy as well as the regulatory agencies,
9 that's the U.S. EPA, the Department of Toxic Substance
10 Control and the Regional Quality Water Control Board,
11 working collaboratively towards completing the IR
12 Program and satisfying the necessary regulatory
13 requirements.

14 The purpose of the Navy's IR Program is to
15 identify, investigate, assess, characterize and cleanup
16 hazardous substances. To reduce the risk to human
17 health and the environment from past waste disposal
18 operations and hazardous material spills.

19 Additional purpose of the program, is to be
20 consistent with the Comprehensive Environmental Response
21 Compensation Liability Act, CERCLA. And CERCLA is
22 sometimes known as SuperFund in the commercial sector.
23 To reach the goal of moving all sites to closure.

24 The CERCLA process is comprised of multiple
25 steps. The first step is the preliminary assessment

1 site inspection, which is generally a site discovery
2 phase. Involves interviews, records research and
3 initial media sampling.

4 The Remedial Investigation Feasibility Study
5 phase includes, detailed investigation and
6 characterization of a site, as well as the analysis of
7 alternatives for cleanup.

8 The Proposed Plan -- and that's where we are
9 now -- is the presentation of the proposed alternative
10 to the public for a period of comment.

11 And then the Record of Decision, documents the
12 selected alternative.

13 Prior to selecting the alternative, the Navy
14 considers comments from the public. The Record of
15 Decision includes a responsiveness summary, which
16 addresses comments from the public comment period.

17 The Installation Restoration Program for Former
18 MCAS El Toro, at a glance, there are 25 IR Sites listed
19 in the program. El Toro was listed on the National
20 Priorities List by the U.S. EPA, and the U.S. EPA is the
21 lead regulatory agency.

22 The Navy has entered into a Federal Facilities
23 Agreement between the Navy and the regulatory agencies,
24 or the BCT.

25 And Appendix A of the Federal Facilities

1 Agreement is a schedule of submittals or milestones for
2 all MCAS El Toro IR sites.

3 And we update that annually and periodically.

4 The BCT meets bi-monthly -- at least
5 bi-monthly -- and members of the BCT are present this
6 evening.

7 Appendix A is a road map that details the
8 schedules and milestones for each of the Installation
9 Restoration Program sites.

10 The comment period for this Proposed Plan is
11 January 22nd through February 21st.

12 My address, as well as those regulatory agency
13 project contacts are clearly shown in the Proposed Plan
14 on Page 19.

15 Page 19 is the back page of the Proposed Plan,
16 and your project contacts are listed here.

17 After the Record of Decision, the Navy will
18 prepare a remedial design and conduct a remedial action,
19 or the cleanup.

20 Mr. Richard Pribyl will now present a summary
21 of the Proposed Plan for Sites 3 and 5.

22 Please hold your questions or comments for the
23 formal comment period portion of this meeting.

24 The Navy will not address your comments or
25 questions now, but they will be addressed in the

1 responsiveness summary in the Record of Decision.

2 Richard.

3
4 PRESENTATION

5 BY MR. RICHARD PRIBYL

6
7 MR. PRIBYL: Thank you, Darren.

8 Good evening, everyone. My name is Richard
9 Pribyl, and I am the Navy's Project Manager for Sites 3
10 and 5 at MCAS El Toro. And I work out of San Diego,
11 BRAC Program Management Office West.

12 Tonight's presentation summarizes the Proposed
13 Plan and Preferred Remedies for Sites 3 and 5.

14 The Navy proposes to construct new covers for
15 the inactive landfills at Sites 3 and 5. The new covers
16 would meet the state and federal applicable or relevant
17 and appropriate requirements for the closure of
18 landfills.

19 The focus of tonight's presentation is to
20 present the summary of the Proposed Plan and provide an
21 opportunity for the community to provide comments on the
22 Proposed Plan.

23 Additionally, written comments will be accepted
24 during the 30-day comment period, which extends until
25 February 21st, 2007.

1 The Navy will provide written responses to all
2 comments received tonight, as well as written comments
3 submitted during the comment period.

4 All comments and responses will be memorialized
5 in the ROD. The draft ROD is currently planned for
6 release in mid March of this year.

7 The Proposed Plan includes a variety of
8 elements, including: Site background investigations,
9 results of environmental investigations, current
10 conditions of Sites 3 and 5 landfills and development of
11 remedial alternatives.

12 These elements summarize the basis for the
13 selection of the Preferred Remedy, which is identified
14 as Alternative 4d.

15 The Proposed Plan also provides a means for the
16 public to provide input into the selection process and
17 outlines our next steps.

18 This map from Page 3 of the Proposed Plan,
19 shows the locations of Sites 3 and 5 in relation to the
20 former station.

21 The two insets on the map provide a magnified
22 view of the current configuration of each landfill.
23 Both landfills have been inactive and have not received
24 any waste for almost 40 years.

25 This close-up of Site 3 shows the project

1 boundary and the various waste accumulation areas.

2 Site 3 encompasses approximately 11 acres and
3 is situated between Irvine Boulevard and North Marine
4 Way. And as you can see on the figure, the Agua Chinon
5 Wash divides the site into two distinct areas.

6 Also noting at the top of the figure where the
7 former incinerator, that was used to burn waste for
8 consolidation at the site, is located.

9 Wastes were burned in the former incinerator
10 area to reduce volume and then placed in trenches and
11 covered with soil.

12 The Navy completed record searches and
13 interviews with former employees to help determine the
14 potential waste types, which may have included: Metals,
15 incinerator ash, solvents, paint residues, hydraulic
16 fluids, engine coolants, construction debris, oily
17 waste, municipal solid waste and various inert solid
18 waste.

19 This close-up of Site 5 shows the project
20 boundary and the waste accumulation area located near
21 the existing golf course.

22 Site 5 encompasses approximately 1.8 acres and
23 is located in the eastern portion of the former station
24 near the foothills of the Santa Ana Mountains.

25 Wastes were typically burned to reduce volume

1 and then covered with soil.

2 The Navy completed record searches and
3 interviews with former employees to help determine the
4 potential waste types, which may have included:
5 Burnable trash, municipal solid waste, cleaning fluids,
6 scrap metals, paint residues, fuels, oils and solvents.

7 Sites 3 and 5 have undergone extensive
8 evaluation to determine the most protective and viable
9 alternatives for each landfill closure.

10 The principal supporting documents included in
11 this process include: The Draft Final Remedial
12 Investigation Report in April of 1997, the Draft Final
13 Feasibility Study Report in September of 1997, the 1998
14 Proposed Plan in June of 1998, the Draft Record of
15 Decision in March of 1999, Final Historical Radiological
16 Assessment in May of 2000, Final Feasibility Study
17 Addendum in December of 2006 -- which includes
18 information from the 2004 Supplemental Site
19 Characterization that was completed -- Final
20 Radiological Release Report in December 2006 and the
21 2007 Proposed Plan in January of 2007, which is what
22 we're discussing here tonight.

23 A remedial investigation -- or RI -- was
24 conducted in 1996 and documented in 1997, to evaluate
25 the nature and extent of contamination at the sites and

1 to estimate the potential risks to human health and the
2 environment associated with each landfill.

3 The RI included analyses of air, soil gas,
4 soil, surface water and groundwater, to support the site
5 evaluation.

6 The RI air sampling results did not identify
7 any localized concentrated sources of landfill gases.
8 Air and soil gas sampling confirmed that landfill gas
9 controls are not needed, due to the low concentrations
10 of VOCs present.

11 The soil sampling indicated the presence of
12 VOCs, semivolatle organic compounds -- or SVOCs --
13 petroleum hydrocarbons and metals.

14 The groundwater well installation and
15 subsequent sampling and analysis supported that metals
16 are present as a part of the natural ambient conditions
17 at the site.

18 And finally, without further action by the
19 Navy, Sites 3 and 5 would present potential risks to
20 human health and the environment.

21 The 1997 Feasibility Study presented remedial
22 action objectives developed during the RI that were used
23 to develop the six potential remedial alternatives for
24 Sites 3 and 5.

25 The U.S. EPA's presumptive remedy approach,

1 which has been used at landfills around the country,
2 guided this development of these remedial alternatives
3 during the FS process.

4 The remedy of landfill capping, institutional
5 controls and long-term monitoring, framed five
6 alternatives, some with optional components.

7 The "No Action" alternative was used as a
8 baseline, as required, for the other five alternatives.

9 Excavation and off-site disposal was not
10 economically feasible and was screened out.

11 The 1998 Proposed Plan presented the results of
12 the development and evaluation of remedial alternatives
13 conducted during the FS.

14 It also identified the preferred remedy for
15 closure of Sites 3 and 5, and described the basis for
16 the preferred alternative.

17 A public meeting was held in 1998 and oral and
18 written comments were received during the public comment
19 period.

20 The 1999 Draft Record of Decision identified
21 Alternative 4d, a single-barrier cap with a flexible
22 membrane liner and institutional controls and
23 monitoring, as the preferred remedy for the closure of
24 Sites 3 and 5.

25 Now, for clarification, on Page 4 of the

1 Proposed Plan, the selected remedy should be Alternative
2 4d as just discussed, not Alternative 3, the
3 single-layer soil cap.

4 Radiological evaluations were conducted in
5 2000, 2001 and in 2004.

6 In order to assess and identify potential,
7 likely or known radioactive source material or
8 contamination, a historical radiological assessment --
9 or HRA -- was conducted in 2000. The HRA used
10 information from record searches and interviews with
11 former personnel that identified sites needing further
12 evaluation to be protective of human health and the
13 environment.

14 The HRA identified Radium-226 as a chemical of
15 potential concern, due to its use in luminescent paints,
16 aircraft dials, gauges and other equipment.

17 Further investigation of Sites 3 and 5
18 consisting of state-of-art radiological scans of the
19 entire surface and soil sampling, were conducted in
20 accordance with the guidelines in a Multi-Agency
21 Radiation Survey and Site Investigation Manual, used by
22 the Nuclear Regulatory Commission, the Department of
23 Energy, the Department of Defense and the U.S. EPA.

24 Naturally occurring radiological levels at the
25 former station were measured and soil samples were

1 collected from the non-impacted reference areas.
2 Statistical analysis performed on the survey and
3 sampling data from each site, supported that
4 radiological levels in surface soils were consistent
5 with site background.

6 A Feasibility Study addendum was developed that
7 modified and reevaluated remedial alternatives for Sites
8 3 and 5, previously evaluated in the Draft Final Phase
9 II Feasibility Study Reports for Sites 3 and 5, which
10 was released in September of 1997.

11 In this addendum the Navy presented a
12 supplemental site characterization and new information
13 was incorporated into the revised FS. These changes
14 included a revision of the remedial action objectives
15 previously developed for Sites 3 and 5.

16 Characterization activities included, trenching
17 and soil gas sampling, installation and sampling of
18 perimeter landfill gas -- or soil gas -- monitoring
19 wells.

20 As a result of the additional characterization
21 activities, the Navy was able to refine the landfill
22 boundaries and estimated quantity of waste.

23 Site 3 has approximately 30,000 bank cubic
24 yards of waste and Site 5 has approximately 18,000 bank
25 cubic yards of waste.

1 Both estimates represent reductions from
2 previous waste volume estimates.

3 Other important findings included that the
4 methane concentrations reported would not typically
5 require landfill gas controls, and that groundwater does
6 not require any cleanup; only monitoring is necessary.

7 The remedial action objectives presented in the
8 FS addendum included: Protect human health by
9 minimizing the potential for direct contact with
10 landfill wastes, control run-off and erosion, minimize
11 infiltration and potential contaminant leaching to
12 groundwater, minimize the potential for landfill gas to
13 migrate to and beyond the 100-foot buffer zone
14 established for Sites 3 and 5 and minimize the potential
15 for surface waters in the wash from contacting the
16 landfill wastes.

17 This is only applicable for Site 3.

18 This slide shows a detailed list of six
19 remedial alternatives evaluated for Sites 3 and 5.

20 Three of those remedial alternatives include
21 options for the type of cap for the landfills, as seen
22 in the slide.

23 All of the alternatives, except Alternative 1,
24 which is "No Action," include four key components to
25 address potential landfill gas migration.

1 1, an active landfill gas collection system and
2 passive vent system.

3 2, passive gas control trenches installed
4 within the monitoring zone.

5 3, California Integrated Waste Management
6 monitoring protocol would be implemented within 50 feet
7 of the waste boundary.

8 And, 4, land use restrictions would be
9 implemented within 100 feet of the waste boundary,
10 including a 50-foot compliance monitoring zone, plus
11 another 50 feet as an additional buffer.

12 More specific information can be found on
13 Page 8 of the Proposed Plan.

14 The six remedial alternatives were evaluated
15 using the nine required criteria in the Federal National
16 Oil and Hazardous Substances Pollution Contingency
17 Plan -- or the NCP. They are divided into three
18 categories: Threshold criteria, primary balancing
19 criteria and modifying criteria.

20 The threshold criteria include the overall
21 protection of human health and the environment, and
22 compliance with applicable or relevant and appropriate
23 requirements -- or ARARs.

24 The primary balancing criteria include long
25 term effectiveness and permanence, reduction of

1 toxicity, mobility -- or volume through treatment --
2 short term effectiveness, implementability and cost.

3 Modifying criteria include state and community
4 acceptance.

5 In this slide you will see Table 3 from Page 14
6 in the Proposed Plan, which graphically summarizes the
7 analysis of alternatives for Sites 3 and 5.

8 The preferred remedy is chosen based upon the
9 highest performance in satisfying the nine criteria
10 listed on the previous slide. Based on the criteria and
11 all supporting investigations, Alternative 4d,
12 single-barrier cap with a flexible membrane liner and
13 institutional controls and motioning, is the preferred
14 remedy.

15 Alternative 4d consists of a single-barrier cap
16 to minimize water infiltration and leachate migration,
17 constructed on top of the existing soil. A thorough
18 description is presented on Pages 11 and 12 of
19 the Proposed Plan.

20 The cap would consist of a soil foundation
21 layer, a cap with a synthetic flexible membrane plastic
22 liner and then covered with a top soil layer to support
23 vegetation.

24 Prior to the installation of the cap at Site 3,
25 the Navy would consolidate wastes from the former

1 incinerator area and Waste Areas B through F, into the
2 primary waste consolidation area at this site.

3 Consolidation of wastes is not required for Site 5.

4 Passive and active landfill gas control systems
5 would also be installed and institutional controls would
6 be implemented. The institutional controls will include
7 land use restrictions to protect the integrity of the
8 remedy.

9 Environmental monitoring would be conducted for
10 up to 30 years for landfill gas and groundwater to
11 assess changes in locations or concentrations of
12 contaminants.

13 Visual inspection and necessary maintenance
14 would be conducted in order to protect the integrity of
15 the remedy.

16 Here is a drawing of Alternative 4 as shown on
17 Page 11 in the Proposed Plan. As you can see, three
18 additional layers will be included on top of the
19 existing soil cover. The barrier layers listed below
20 the figure, are the choices for what to use above the
21 foundation layer and below the future vegetative soil
22 layer.

23 The preferred remedy, Alternative 4d, would use
24 a synthetic flexible membrane liner made of either high-
25 or low-density polyethylene plastic sheeting, instead of

1 the clay layers. This would avoid the potential for
2 clay layers to dry out. Research has shown and
3 supported that flexible membrane liners outperform the
4 other barrier layer options identified in semi-arid
5 environments, like we have at Sites 3 and 5.

6 This slide shows a conceptual drawing of the
7 Site 3 landfill as shown on Page 15 of the Proposed
8 Plan.

9 Shown are the estimated boundaries of the
10 landfill caps, along with other components of the
11 preferred remedy. At Site 3, landfill wastes from
12 defined waste areas -- shown at the beginning of the
13 presentation -- would be consolidated under this cap.

14 Other components of the preferred remedy shown,
15 are the 100-foot buffer zone -- which is comprised of
16 the 50-foot compliance zone and then 50-foot buffer
17 zone -- landfill gas monitoring control systems,
18 existing soil gas wells, lysimeters and groundwater
19 monitoring wells -- which would be used to monitor the
20 environmental conditions at the sites.

21 The preferred remedy would also include
22 institutional controls, monitoring and maintenance to
23 protect the integrity of the landfill caps and
24 associated components of the remedy.

25 And then just for everybody's reference, if you

1 are on Page 15, that key also applies to the previous
2 slide. So the legend is the same for both figures.

3 This provides a conceptual drawing of Site 5,
4 the perimeter road landfill. Also on Page 15.

5 Unlike Site 3, the consolidation of wastes
6 would not be necessary at Site 5.

7 Shown on the slide are the estimated boundaries
8 of the landfills caps, along with the previously
9 described 100-foot buffer zone, landfill gas monitoring
10 and control systems, existing soil gas wells, lysimeters
11 and groundwater wells.

12 The preferred remedy would also include
13 institutional controls, monitoring and maintenance to
14 protect the integrity of the landfill caps and
15 associated components of the remedy.

16 You may go to either of these two locations to
17 review the previous investigation reports cited in this
18 presentation or to obtain additional information.

19 The Heritage Park Regional Library is the
20 location of the MCAS El Toro information repository, and
21 the administrative record files are located at the BRAC
22 office on the former MCAS El Toro with Ms. Marge Flesch.

23 Thank you for your time and attention this
24 evening. This concludes my presentation.

25 MR. NEWTON: Thank you, Rich.

CLARIFYING QUESTIONS

MR. NEWTON: Before we open for formal comment, are there any clarifying questions on the Proposed Plan Summary that were just presented? For example, with the terms that were presented, such as "bank cubic yards"? Bank cubic yards are cubic yards in place.

Please hold your questions or comments until the formal comment period, but are there any clarifying questions at this time?

To make your comments, you may make your comments individually to the court reporter, if you like.

You can submit your comments in writing, and we do have a form provided and you can put it in the box, if you like.

Or you can wait for the microphone to reach you. Bob will be walking around with the microphone. You may state your name and your affiliation and provide your comment or question.

Do we have any questions or comments?

(No Questions.)

MR. NEWTON: All right. I wasn't expecting that.

You may send your written comments via postal

1 mail to the address provided here. It's also on Page 19
2 of the Proposed Plan.

3 You may also fax your comments to myself,
4 Darren Newton, at (949) 726-6586. Or you may also
5 e-mail them to me, and my e-mail address is on Page 19
6 of the Proposed Plan.

7 All written comments may be received no later
8 than February 21st, 2007.

9 This does conclude the Public Meeting portion
10 of IRS Sites 3 and 5.

11 We do have the public meeting portion for 6:30
12 to 7:30. We are on the record and we are advertised to
13 7:30.

14 At this time if there are no comments on the
15 Proposed Plan, we would like to keep the meeting open
16 but go off the record until somebody has a question.

17 If you have a question, please let us know, we
18 will go back on the record.

19 We are off the record until 7:30.

20 All right. Thank you all very much.

21 (Recess taken.)

22
23 CONCLUSION OF PUBLIC MEETING

24
25 MR. NEWTON: It is now 7:30. This concludes

1 the public meeting for portion for the IRS Site 3 and 5
2 Proposed Plan public meeting for former MCAS El Toro and
3 we are off the record.

4 Thank you.

5 (At 7:30 p.m. the Public Meeting
6 was concluded.)

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1 STATE OF CALIFORNIA.)
 2) ss.
 3 COUNTY OF SAN DIEGO)
 4

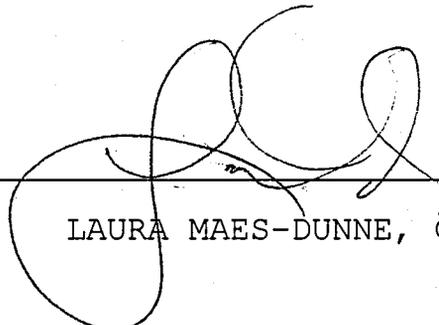
5 I, Laura Maes-Dunne, a Certified Shorthand
 6 Reporter for the State of California, do hereby certify:

7 That the foregoing public meeting was taken
 8 before me at the time and place therein named; that said
 9 public meeting reported by me in shorthand was later
 10 transcribed under my direction into print by means of
 11 computer-assisted transcription, and the foregoing pages
 12 are a full, true and correct record of the public
 13 meeting adduced at the aforementioned time and place.

14 And I further certify that I am a disinterested
 15 person and am in no way interested in the outcome of
 16 said action, or connected with or related to any of the
 17 parties in said action.

18 IN WITNESS WHEREOF, I have subscribed my hand
 19 this 15th day of March, 2007.

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 25



LAURA MAES-DUNNE, CSR NO. 9836



**MULTI-MEDIA ENVIRONMENTAL COMPLIANCE CONTRACT
TRANSMITTAL MEMORANDUM**

Contract No. N-68711-00-D-0004

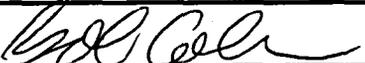
File Code: 126463-003/3.18

TO: Contracting Officer
Dept. of the Navy
Base Realignment and Closure
Program Management Office West
1455 Frazee Road, Suite 900
San Diego, CA 92108-4310

DATE: 3/16/07
D.O. #: 0069
LOCATION: MCAS El Toro

Attention: Gracy Tinker

FROM: Bob Coleman


Project Manager

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