

POST-IT FAX Note	7671	Date	10/24/96	# of pages	3
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 Admin Rec...  
 ET

Pete Wilson  
 Governor

James M. Strock  
 Secretary for  
 Environmental  
 Protection

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 MCAS EL TORO  
 SSIC NO. 5090.3.A

OCT 25 1996

Mr. Tayseer Mahmoud  
 California Environmental Protection Agency  
 Department of Toxic Substances Control  
 Office of Military Facilities  
 Southern California Operations  
 245 W. Broadway, Suite 350  
 Long Beach, California 90802-4444

Subject: Additional Comments on Draft Phase II Remedial Investigation  
 Report for Operable Unit 2C - Site 5, Marine Corps Air Station  
 (MCAS), El Toro, California

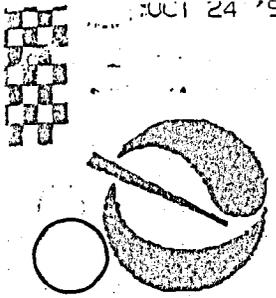
Dear Mr. Mahmoud:

During a telephone conversation on October 21, 1996, California Integrated Waste Management Board (Board) staff were informed that an irrigated postclosure land use (golf course extension) had been proposed as the ~~final~~ <sup>proposed</sup> land use for the Site 5 landfill. In addition to the verbal information we have also received a facsimile copy of excerpts from the draft of MCAS El Toro Community Reuse Plan, originated by MCAS El Toro Local Redevelopment Authority and dated August 1996.

In Board staff letter of June 3, 1996, it was stated that the extent of our review and the subsequent approval of the investigation program was limited by the assumption that the final postclosure land use of the site will be a non-irrigated open space. It was also indicated that both the site investigation and design of the final cover may have to be upgraded in an event when the final site use would involve irrigation (e.g., a park or golf course).

In order for Board staff to consider Site 5 suitable for the proposed golf course expansion, a more rigorous site investigation is required. The site investigation should address the following:

1. Comprehensive landfill extent delineation survey for both the vertical and lateral limits of the waste fill.
2. Waste characterization study including types of waste, age of waste, moisture content and saturation capacity.



Cal/EPA

California  
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 Protection  
 Agency

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Mr. Tayseer Mahmoud

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3. Comprehensive landfill gas survey with samples collected from the fill area at several representative depths. The laboratory analyses would have to include both fixed gases and organic compounds analyses.
4. Landfill gas generation potential study based on gas monitoring results collected over a period of one year from perimeter probes constructed in accordance with 14 CCR 17783.5.
5. Modified HELP model infiltration analyses based on the proposed irrigation and approved final cover design.

In addition to the site investigation requirements and based on its results, modifications to the design of the final cover may be required as well. The modifications may include the following elements:

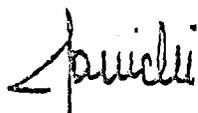
6. Modified final cover design which would include a synthetic impermeable membrane along with a subsurface drainage layer connected to the runoff collection system.
7. In addition to the final cover design modification or in lieu of , a subsurface moisture sensing system synchronized with the onsite irrigation system may be required.
8. Landfill gas monitoring and collection systems and audible gas detection devices (for onsite enclosed structures) may be required, based on the results of the landfill gas survey.
9. Special design consideration should be given to allow ease of all monitoring and control systems related to the landfill postclosure maintenance.

As an alternative to constructing actual irrigated golf course areas over the fill, the project proponent may consider designating the landfill for golf course related functions such as parking lot, restrooms, etc. By eliminating site irrigation, the site investigation and closure requirements may be then reduced.

Mr. Tayseer Mahmoud  
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Should you have any questions regarding this matter, please call me at  
(916) 255-1195.

Sincerely,



Peter M. Janicki  
Closure and Remediation South  
Permitting and Enforcement Division