



Notice
of
**Proposed Corrective Action Complete
Determination**
Former Marine Corps Air Station El Toro
Orange County, California



The California Department of Toxic Substances Control (DTSC) is providing this notice to the community to review and comment on a proposed Resource Conservation and Recovery Act (RCRA) Corrective Action Complete Determination for approximately 18.8 acres at the former Marine Corps Air Station (MCAS) El Toro. This notice provides information regarding the purpose of the determination, the property subject to this determination, and the opportunity for public comment.

Introduction

MCAS El Toro was commissioned in 1943 as a Marine Corps pilot fleet operation training facility and was expanded into a master jet station and Marine Corps aviation center. The facility included runways, aircraft maintenance, training facilities, housing, and other support facilities. MCAS El Toro closed its operations in July 1999. The majority of the station facilities are now vacant and only limited activities occur on-site. They include facility maintenance, environmental investigations and cleanup of contaminated portions of the station.

What is RCRA Corrective Action?

RCRA corrective action is required of a hazardous waste facility to clean up contamination that resulted from past practices on their entire property. A hazardous waste facility is any facility that treats, stores, or disposes of hazardous waste in accordance with authorization issued under RCRA. MCAS El Toro had a RCRA permit that expired in August 2003. Permitted facilities are required to clean up contaminated soil, surface water, and groundwater to protect human health and the environment under a process known as corrective action.

Why is a RCRA Corrective Action Complete Determination Important?

A RCRA Corrective Action Complete Determination officially recognizes that all hazardous waste contamination has been cleaned up. It allows the Navy to transfer clean property at the former MCAS El Toro to new owners without transferring the corrective action liability.

Public Comment Period

**November 22, 2008
through
January 6, 2009**

The Department of Toxic Substances Control (DTSC) invites you to review and comment on the proposed Corrective Action Complete Determination for Carve-Outs I-E, I-G, I-H, I-I, I-J, I-P, II-G, II-I, II-P, and III-D at the former MCAS El Toro, as described in the Navy's Finding of Suitability to Transfer #4 (FOST 4). As the proposed determination will not create a significant effect upon the environment, DTSC has proposed a California Environmental Quality Act (CEQA) Notice of Exemption, which is also available for review.

All written comments on the proposed Corrective Action Complete Determination must be postmarked, faxed, or E-mailed no later than January 6, 2009, and sent to:

Quang Than
Project Manager
DTSC
5796 Corporate Avenue
Cypress, CA 90630

Fax: (714) 484-5437
E-mail: qthan@dtsc.ca.gov

For more information please call Mr. Quang Than at (714) 484-5352. Also visit DTSC's EnviroStor website at: <http://www.envirostor.dtsc.ca.gov/public>

At former MCAS El Toro, DTSC proposes to make this determination based on the completion of the investigation and cleanup of hazardous waste areas conducted under several programs. These programs are the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), overseen by DTSC, the Regional Water Quality Control Board (RWQCB), and the United States Environmental Protection Agency; and the underground/aboveground storage tank cleanup programs overseen by the RWQCB and the Orange County Health Care Agency (OCHCA). Where the RWQCB or the OCHCA has provided regulatory closure letters, DTSC has not conducted independent evaluations of these actions and is basing its determination on the respective agency findings.

What Property Is Subject to this Determination?

This proposed RCRA Corrective Action Complete Determination is for approximately 18.8 acres of property at the former MCAS El Toro, identified in the Department of Navy's Finding of Suitability to Transfer #4 (FOST 4) as Carve-Outs I-E, I-G, I-H, I-I, I-J, I-P, II-G, II-I, II-P, and III-D. Consistent with its proposed decision that RCRA corrective action has been completed for these 10 carve-outs, DTSC is changing the boundaries of the former MCAS El Toro RCRA hazardous waste facility property to exclude them. A map showing the revised MCAS El Toro hazardous waste facility boundary is attached.

What is the Basis for this Determination?

DTSC proposes to make this determination based on the completion of the investigation and cleanup of hazardous waste areas as documented in

the Department of Navy's *Draft Finding of Suitability to Transfer #4 for Carve-Outs I-B, I-E, I-G, I-H, I-I, I-J, I-L, I-M, I-P, II-G, II-I, II-P, and III-D, Former Marine Corps Air Station El Toro, California*, August 2008.

FOST 4 summarizes the Navy's environmental investigation activities conducted for each of the 13 carve-outs proposed for transfer, of which this proposed RCRA Corrective Action Complete Determination addresses 10. The 3 remaining carve-outs (I-B, I-L, and I-M), identified in FOST 4, have on-going corrective action for petroleum releases and require additional documentation in order to satisfy the corrective action requirements under RCRA.

FOST 4 provides the notifications and use restrictions necessary to protect human health and the environment that apply to the property being proposed for transfer, as well as, access provisions that will be contained in the deed for transfer. FOST 4 also provides for the CERCLA required covenant.

FOST 4 carve-outs comprise approximately 42.9 acres of developed and undeveloped land on portions of Parcels I, II, and III. Each parcel was evaluated for hazardous substance releases that may have occurred based on the types of historic activities that were conducted. The locations where past releases of hazardous substances may have occurred include sites where waste was handled, known spill or disposal sites, storage tanks, waste-water treatment system sites, suspected radiological sites, polychlorinated biphenyl transformers and equipment, and other miscellaneous sites. There are also building use restrictions associated with the property transfer due to the presence of lead-based paint and asbestos-containing building materials on buildings.

The FOST concludes that corrective action has been completed for all of the carve-outs

proposed for transfer, with the exception of on-going petroleum corrective action at 6 underground storage tanks in Carve-Outs I-B, I-L, and I-M. As stated previously, Carve-Outs I-B, I-L, and I-M are not included in this proposed RCRA Corrective Action Complete Determination because they require additional documentation in order to satisfy the corrective action requirements under RCRA.

For more information about the carve-outs, please see FOST 4 in its entirety.

This DTSC determination shall have no effect upon the MCAS El Toro National Priorities List site designation.

California Environmental Quality Act Notice of Exemption

A draft Notice of Exemption (NOE) has been prepared for this project. DTSC has determined that the proposed RCRA

Corrective Action Complete Determination for Carve-Outs I-E, I-G, I-H, I-I, I-J, I-P, II-G, II-I, II-P, III-D, and the changes to the Former MCAS El Toro boundaries will have no significant environmental effect.

Information Repository

The public is encouraged to review and comment on the proposed Corrective Action Complete Determination for Carve-Outs I-E, I-G, I-H, I-I, I-J, I-P, II-G, II-I, II-P, and III-D at the Former MCAS El Toro. The documents are available for review at Former MCAS El Toro; please call (949) 726-5398 to set up an appointment.

They are also available at the information repository, located at: Heritage Park Regional Library, 14361 Yale Avenue, Irvine, California, (949) 551-7151 (call for current hours).