



Department of Toxic Substances Control



William H. Hickox
Agency Secretary
California Environmental
Protection Agency

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Governor
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MCAS EL TORO
SSIC NO. 5090.3.C

August 18, 2000

Mr. Dean Gould
BRAC Environmental Coordinator
Marine Corps Air Station El Toro
Base Realignment and Closure
P.O. Box 51718
Irvine, California 92619-1718

REVISED FINDING OF SUITABILITY TO LEASE (FOSL) FOR MASTER LEASE WITH THE COUNTY OF ORANGE, MARINE CORPS AIR STATION (MCAS), EL TORO

Dear Mr. Gould:

The Department of Toxic Substances Control (DTSC) received the following comments and revisions to the FOSL by electronic mail on August 16, 2000.

1. Response to Comments for DTSC letter dated August 10, 2000
2. FOSL text
3. Table 1 - MCAS El Toro Facilities Considered For Lease
4. Table 3 - Buildings Known to Contain Asbestos
5. Table 5 - MCAS El Toro Locations of Concern
6. Table 8 - Restrictions on Facilities To Be Used
7. Table 9 - Hazardous Substance and Petroleum Products Reporting Summary
8. Appendix I - List of Acronyms
9. Appendix IV - Lease Restriction Revision Form

After review of the comments and revisions listed above, DTSC is satisfied that most of the comments forwarded in our August 10, 2000 letter regarding the FOSL have been adequately addressed. DTSC appreciates the effort put forth by the Department of the Navy (DON) and their subcontractor in addressing the comments. However, DTSC has one outstanding comment.

Mr. Dean Gould
August 18, 2000
Page 2

1. Section 6.2.2 - Lead-Based Paint Nonresidential Buildings: DTSC understands that this section has been significantly modified from the previous draft.

Please include the following as an unresolved comment, "DTSC maintains that lead from lead-based paint is a Comprehensive Environmental Response, Compensation and Liability Act release. Unless the DON screens for the presence of lead-based paint and provides data relative to the level of lead on the structures or surrounding environment, DTSC does not have sufficient information to agree that the structures and/or surrounding environment can be leased in a manner that is protective of human health and the environment."

If you have any questions, please contact me at (714) 484-5395.

Sincerely,



Triss M. Chesney, P.E.
Remedial Project Manager
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cc: Mr. Glenn Kistner
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Mr. Dean Gould
August 18, 2000
Page 3

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