



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

July 27, 2004

Mr. F. Andrew Piszkin, BRAC Environmental Coordinator
Base Realignment and Closure
Marine Corps Air Station, El Toro
7040 Trabuco Road
Irvine, CA 92618

received
aug 3, 2004

RE: Concurrence on Finding of Suitability to Transfer (Parcel IV and Portions of Parcels I, II, and III), Former Marine Corps Air Station, El Toro

Dear Mr. Piszkin:

The U.S. Environmental Protection Agency (EPA) has reviewed the revisions made to the text, tables, figures and attachments for the Finding of Suitability to Transfer (Parcel IV and Portions of Parcels I, II, and III), Former Marine Corps Air Station, El Toro, dated July, 2004. The revisions were sent via e-mail in response to comments made by EPA and the Department of Toxic Substances Control (DTSC). Based on the revisions made, EPA has no further comments on the FOST.

The former Marine Corps Air Station El Toro is an installation on the National Priorities List (NPL). The FOST identifies approximately 2798 acres of property as suitable for transfer by deed per provisions of Section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Pursuant to CERCLA 120(h)(3)(A)(i), the deed will contain a notice of hazardous substances stored, released, or disposed within the applicable transfer parcels. The deed will also contain a covenant warranting that any corrective action found to be necessary after the date of transfer shall be conducted by the United States.

EPA has reviewed the FOST and associated revisions, as well as the Final Environmental Baseline Survey for the Former Marine Corps Air Station El Toro dated September, 2003. Without independent investigation or verification of certain information contained in these documents, the undersigned concurs with the Navy's determination that Parcels IV and Portions of Parcels I, II, and III are suitable for transfer by deed. Review of these documents were completed pursuant to CERCLA 120(h)(3) and 120(h)(4) and the sole purpose of this letter is to satisfy the requirements of these provisions. The concurrence shall not be construed in any manner inconsistent with any obligation, right or authority existing under the MCAS El Toro Federal Facilities Agreement entered into by EPA, the State of California and the Navy. The undersigned expressly reserves all rights and authorities relating to information not contained in the documentation provided, whether such information is known as of this date, or discovered in

the future.

EPA concurs that Parcel IV and Portions of Parcels I, II and III at the Former Marine Corps Air Station, El Toro are suitable for transfer by deed subject to the notifications and restrictions set forth in Section 5 of the FOST. If you have any questions, please call Nicole Moutoux, the EPA Remedial Project Manager for MCAS El Toro at (415) 972-3012.

Sincerely,



Kathleen H. Johnson
Chief, Federal Facilities and Site Cleanup Branch
Superfund Division

cc: John Broderick, RWQCB
Tayseer Mahmoud, DTSC
Content Arnold, SWDIV
Nicole Moutoux, EPA
Thelma Estrada, EPA
Michelle Schutz, EPA
Bob Woodings, RAB Community Co-Chair
Marcia Rudolph, RAB Subcommittee Co-chair
Daniel Jung, City of Irvine
Dean Gould, Base Closure Manager, MCAS El Toro and Tustin