



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

July 13, 2004

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



RE: Response to EPA Comments on Draft Final Finding of Suitability to Transfer and Draft Final Suitability to Lease, dated June 2004

Dear Mr. Piszkin:

EPA has reviewed the Navy's response to EPA's comments on the Draft Final Finding of Suitability to Transfer and Draft Final Finding of Suitability to Lease sent via e-mail on June 28, 2004. The two issues raised in our comments were with regard to appropriate notification for perchlorate detections founds in groundwater beneath the base and receipt and review of buffer zone decisions and future commitments for Landfill Sites 3 and 5 and Anomaly Area 3.

While EPA still believes that the appropriate location for the perchlorate notification is in the FOST and FOSL documents themselves, we concur that providing notification to the public via a fact sheet is acceptable. We would appreciate the opportunity to review the fact sheet prior to distribution.

We have also reviewed the letter from the Navy dated June 24, 2004 which describes landfill gas control measures and institutional controls to be implemented at Landfills 3 and 5 and Anomaly Area 3. The letter indicates that the activities described will be contained in subsequent CERCLA documents that will be subject to approval by FFA signatories. We concur with the actions described in the letter.

As these were the only remaining EPA comments on the FOSL and FOST, EPA has no unresolved comments to be included in the final documents. We look forward to completing this process in order to support future development and reuse of the former MCAS El Toro.

Sincerely,


Nicole Moutoux
Project Manager
Federal Facilities Cleanup Branch

cc: John Broderick, RWQCB
Tayseer Mahmoud, DTSC
Content Arnold, SWDIV
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