

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

Marine Corps Air Station El Toro
Base Realignment and Closure
Attn: Ms. Debra Theroux
Deputy Base Closure Manager
7040 Trabuco Road
Irvine, California 92618

Subject: Concurrence on Finding of Suitability to Transfer (FOST) #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, Irvine, California

Dear Ms. Theroux:

The U.S. Environmental Protection Agency (EPA) has completed its review of the FOST #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 dated November 2008. EPA had comments on the draft FOST #4 submittal that have been resolved and has no comments on draft final version.

The Former Marine Corps Air Station (MCAS) El Toro is an installation on the National Priorities List (NPL). The FOST identifies approximately 42.9 acres of property (ie., 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) 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), the deed will 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. Without independent investigation or verification of certain information contained in these documents, the undersigned concurs with the Navy's determination that the defined 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 are suitable for transfer by deed. Review of these documents were completed pursuant to CERCLA 120(h)(3) 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

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discovered in the future.

EPA concurs that the defined 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 at Former MCAS El Toro are suitable for transfer by deed subject to notifications and restrictions set forth in Section 5 of the FOST. If you have any questions, please contact Rich Muza, EPA Remedial Project Manager for MCAS El Toro, at 415-972-3349.

Sincerely,



Michael M. Montgomery, Assistant Director
Federal Facilities and Site Cleanup Branch
Superfund Division

cc. Randy Kiefer, NFECSW SDIEGO
Content Arnold, NFECSW SDIEGO
Quang Than, DTSC
John Broderick, RWQCB
Rich Muza, EPA
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Bob Woodings, RAB Community Co-Chair
Marcia Rudolph, RAB Subcommittee Co-Chair
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Tony Megliola, Base Closure Manager, MCAS El Toro