



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

007 2 1 1996

Mr. Alan Lee
Base Environmental Coordinator
Southwest Division, Naval Facilities
Engineering Command - 1832.AL
1220 Pacific Highway
San Diego, CA 92132-5181

Re: Naval Station Long Beach - Transfer of Parcel A, Long
Beach Naval Hospital, under CERCLA § 120(h)(3)

Dear Mr. Lee:

The U.S. Environmental Protection Agency, Region IX ("EPA") is in receipt of the January 22, 1996 Finding of Suitability to Transfer ("FOST") prepared by the U.S. Navy with respect to the property identified as Parcel A, Naval Hospital, Long Beach, California, which was proposed for transfer. EPA completed review of the FOST and returned our agreement to the proposed transfer February 5, 1996. At the request of the Department of the Navy ("DoN") we are formalizing our consent to the transfer with this letter concurring that all actions have been taken according to the Comprehensive Environmental, Response, Compensation, and Liability Act ("CERCLA") Section 120(h)(3).

When entering into a deed for transfer under section 120(h)(3) of the Comprehensive Environmental, Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. § 9620, the Navy is required to include in such deed a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer, and that any additional remedial action found to be necessary after the date of the transfer shall be conducted by the United States.

EPA has reviewed the following documents (collectively, "Documentation") to establish a finding:

- The FOST dated January 22, 1996;
- The accompanying map of Parcel A, Long Beach Naval Hospital, dated January 22, 1996;
- The Environmental Baseline Survey for Transfer ("EBS") for Long Beach Naval Hospital dated April 15, 1993;
- The Revised Final CERFA EBS dated April 12, 1994;

The Final Environmental Soil and Groundwater Investigation Report, dated November 21, 1994;
Correspondence from the Regional Water Quality Control Board, Los Angeles Region, and California Department of Toxic Substances Control on the "Groundwater Monitoring Report for January, April, and July 1995 Monitoring Event at Long Beach Naval Hospital"

Without independent investigation or verification of certain information contained in the Documentation, the undersigned concurs, to the extent set forth below, with the Navy's determination as follows. The Documentation indicates that no remedial action is necessary on the area of Parcel A, Naval Hospital, categorized as DoD Environmental Condition of Property Type 2 because only storage of hazardous substances or petroleum occurred. Furthermore, on the area of Parcel A, Naval Hospital categorized as DoD Environmental Condition of Property Type 3 Documentation indicates that though storage, release, disposal, and/or migration of hazardous substances or petroleum products has occurred it was at levels that require no removal or remediation to protect human health and the environment.

The review of the Documentation was completed pursuant to section 120(h)(3)(B)(i), and the sole purpose of the concurrence is to satisfy the requirements of this provision. The undersigned expressly reserves all rights and authorities relating to information not contained in the Documentation, whether such information is known as of this date, or is discovered in the future. The undersigned recommends that this document be made available to the public with the signed FOST.

If you have any questions, please call Judith Winchell, Base Closure Program at (415) 744-2418 or Martin Hausladen, Remedial Project Manager at (415) 744-2388.

Sincerely,



Daniel D. Opalski, Chief
Federal Facilities Cleanup Branch

cc: David Wang, California Environmental Protection Agency