

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Region 4

2701 West Broadway, Suite 425
Long Beach, CA 90802-4444

December 4, 1995

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NSY LONG BEACH
SSIC #5090.3

Ms. Geraldine Knatz, Ph.D.
Director of Planning
Planning Division
Port of Long Beach
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PIER "T" MARINE TERMINAL, NOTICE OF PREPARATION, DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Dear Dr. Knatz:

Thank for the opportunity to provide input on the preparation of the subject document. As the lead State of California regulatory agency for investigation and remediation of hazardous substances at the Long Beach Naval Complex (LBNC), the Department of Toxic Substances Control (DTSC) would like to provide the following comments for incorporation into the Draft EIR.

A review of the project description has indicated that demolition, construction, grading, and dredging of the harbor are proposed. Our comments are focused on the environmental conditions present that may impact the proposed project. These environmental conditions should be evaluated and addressed in the Draft EIR.

On the proposed project's site, two (2) underground storage tanks (USTs) were removed between building 143 and 144 in January 1992, and two (2) were removed in February 1994. During the removal, soil stains indicated that the UST's had leaked. Groundwater sampling was initiated to determine if petroleum products had impacted groundwater. Two quarterly groundwater sampling rounds have been completed and no contamination was detected. Two additional groundwater sampling events are scheduled for completion by June 1996. The Navy will file a closure report if no groundwater contamination is detected in the forthcoming groundwater sampling events.

A fuel oil tank was removed from Building 32 in January 1993, and a waste oil tank was removed in February 1994. A draft UST Site Assessment will be submitted to the Regional Water Quality Control Board (RWQCB) for review and approval in December 1995.



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A groundwater plume is located to the northeast of Building 32. The plume is mainly composed of petroleum products and is moving in a northerly direction. The plume boundaries have been delineated and do not go beyond the Long Beach Naval Complex's property. At this time, it has not been determined if long-term groundwater monitoring is a viable alternative or whether remediation is required.

The Naval Exchange (NEX) Gas Station has had five (5) tanks, three (3) unleaded gasoline, one (1) diesel and one (1) waste oil removed in May 1994. The site is contaminated with petroleum products. Current remediation activities include a soil vapor extraction system scheduled to operate in June 1997, and a groundwater extraction system scheduled to operate in June 1998.

South of building 8, six (6) tanks including one for gasoline, paint thinner, alcohol, synthetic thinner, lacquer thinner, and kerosene, were removed in January 1993. The site assessment for this area will be conducted in 1996.

A geophysical investigation was conducted and several anomalies were detected and are suspected to be USTs. One anomaly is located about 50 feet southeast of Building 419, and a second anomaly is located about 250 feet east of the NEX Gas Station and south of Coffman Avenue.

A historical and architectural assessment was conducted in June 1994. Sixteen (16) structures are eligible for the historical register. The Office of Historic Preservation concurred on this assessment on October 25, 1994.

The harbor is being investigated through the Installation Restoration Program (IRP) and is referred to as Site 7. The Remedial Investigation and Feasibility Study (RI/FS) for this site will be completed in January 1996. At that time, the remedial alternatives for the harbor will be proposed by the Navy and evaluated by the State.

Please forward a copy of the draft EIR for our review. Should you need additional information, please contact me at (310) 590-4873.

Sincerely,



Sharon C. Lemieux
Environmental Assessment and Reuse Specialist
Base Closure and Conversion

cc: See Next Page

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