

# DRAFT

**LONG BEACH NAVAL COMPLEX  
Response to Restoration Advisory Board  
and Public Comments received on the  
Draft BCP dated 15 December 1995**

N60258.000854  
NSY LONG BEACH  
SSIC NO. 5090.3

## INTRODUCTION

On 16 January 1996 the Department of the Navy conducted a public Restoration Advisory Board (RAB) meeting to discuss comments on the draft BRAC Cleanup Plan (BCP) dated 15 December 1995 for the Naval Station Long Beach, Long Beach Naval Hospital and associated housing. The purpose of this meeting was to provide the RAB and the public an opportunity to comment on the draft BCP. The comment period extended from 15 December 1995 to 30 January 1996, allowing the RAB or public more than thirty (30) days to review and comment on the BCP document.

The following comments and responses will be reviewed with the RAB. IT IS IMPORTANT TO NOTE that the BCP is a living document which is updated annually. The data cutoff date for this version of the BCP was 31 December 1995.

A copy of the final comments and responses thereto, will be available for review at the Long Beach Naval Complex Installation Restoration Program Information Repository: **Long Beach Public Library, 101 Pacific Avenue, Long Beach, California**

## RESPONSES TO COMMENTS

Written comments were received from RAB members: Richard Landgraff and Robert Kanter. The following responses are numbered to correspond to the comments, which are attached.

1. The information presented in the draft Remedial Investigation for NAVSTA IR Sites 1-6A is preliminary until approved by the environmental regulatory agencies. As a result, this preliminary information was not included in the BCP.
2. Ownership of the former Naval Station Long Beach is not required prior to redevelopment. The former Naval Station Long Beach may be redeveloped under a lease agreement, or leases from the Navy. In addition, the property may be leased prior to the completion of any required cleanup activities provided the property is used in accordance with the lease, or leases, in a manner that protects human health and the environment.
3. The draft Remedial Investigation report for IR Site 7 (HARBOR) will be issued to the RAB and the agencies for review 29 February 1996.
4. The Judgment Vesting Title in United States of America vs 1,039 Acres of Land, etc., et al. and the laws of the State of California relating to reversionary interests control the respective rights of the federal government and the City of Long Beach regarding the harbor.

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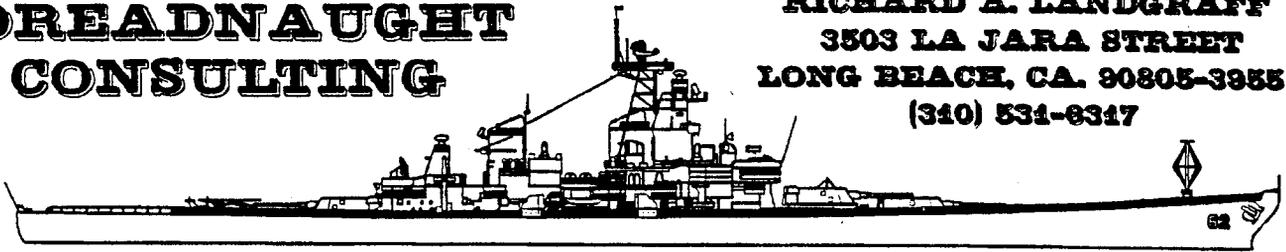
5. See No. 2 above.
6. Comment incorporated.
7. The agency comments on the draft Remedial Investigation for NAVSTA IR Sites 1-6A were resolved. The final Remedial Investigation report will be submitted to the agencies in May 1996.
8. See No. 3 above.
9. The detailed schedule for the action items in Table ES-1a is in Chapter 5, Figures 5-1 a&b, 5-2 a&b, 5-3 a&b and 5-4 a&b.
10. Comment incorporated.
11. SWDIV is the designated caretaker until the property is disposed of, leased, or transferred, with the LBNSY assuming the role for maintenance and security.
12. Comment incorporated.
13. Table 1-4a reflects Significant On-Base Tenants. The table has been revised to reflect that the Reserve Center and Commissary are tenants of the LBNSY, located in an area which was formerly owned by the NAVSTA.
14. This BCP is a management tool for the Naval Station Long Beach, Long Beach Naval Hospital and associated housing. The area of the harbor not included in this BCP, will be included in the BCP for the LBNSY.
15. Comment incorporated.
16. Comment acknowledged.
17. Comment acknowledged.
18. The 6B parcel will be discussed and included in the LBNSY BCP.
19. Comment incorporated.
20. See No. 2 above.
21. Comment acknowledged.
22. Comment incorporated.
23. See Nos. 2 and 7 above.
24. These pending compliance activities will not deter a Finding of Suitability to Lease (FOSL) in furtherance of conveyance.

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25. The NEX gas station remedial system was recently installed, is on schedule, and appears to be working properly. The agencies have not as yet approved this action as an in-place remedy. The UST activities between Building 143/144 are proceeding on schedule. February is the last scheduled quarterly report with closure, pending the results of the activities. These actions will not prevent obtaining a FOSL.
26. The revised BCP will include an update on the status of AOPCs listed in Table 3-2a. The draft Preliminary Assessment, and its recommendations, was approved by the agencies after the submittal of the draft BCP. All AOPCs require No Further Action except for AOPC 5, 17, 21 and 22. The results of the further investigation on these four remaining AOPCs are expected to be provided to the agencies by July 1996.
27. The detailed schedule for these compliance projects are provided in Chapter 5, Figures 5-3 a&b.
28. The NEX gas station will be closed 30 September 1996. These tanks are currently in compliance. At this time there are no plans for removal of the NEX gas station tanks. The tanks 753 and 754 will be removed June 1996.
29. The ASTs in Table 3-8a are operational. The AST at Building 756 will be removed June 1996. There are no plans at this time to remove ASTs from Buildings 401 and 671.
30. The Engineering Evaluation/Cost Analysis (EE/CA) will be submitted for public review 20 February 1996. The removal action for NAVSTA IR Site 3 is planned to be complete by October 1996. This action will not impact the lease of the Mole.
31. A table of this magnitude would be cumbersome. All asbestos survey reports are available for review at the LBNSY.
32. The BCP has been revised to reflect new information on the remaining oil water separators. The two oil water separators at Building 673 will remain in operation until 30 September 1996. The remaining five oil water separators will be removed June 1996. The status of these oil water separators will not impact the lease of the Mole.
33. Formal consultation is required.
34. Figure 4-1 will be revised to reflect the current schedule.
35. The groundwater monitoring is currently scheduled for one year. The actual duration of the NAVSTA groundwater monitoring program is currently being negotiated with the Los Angeles Regional Water Quality Control Board.

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14 January 1996

## REVIEW OF (DRAFT) BCP

The draft BCP was received on 13 December 1995. The BCP summarizes the clean up plans for the Naval Station Long Beach, Naval Hospital and Associated Housing. The following comments will address only the Naval Station and are solely the comments of this reviewer and not the collective comments of a team.

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Chapter 3, paragraph 3.1.1, page 3-2, list of recommendations for sites 1 through 6A:

1. Sites 1, 2, 4 and 5 are merely recommends: "No further action for soil or groundwater".

The recommendation seems incomplete. I recommend a short paragraph, somewhere in the text, summarizing its basis such as, "Contaminants in these sites are below background levels and are within the acceptable limits designated by Federal, State and Local agencies."

2. Site 3 recommends: "Remediation of 15 cubic yards of soil contaminated with arsenic and groundwater monitoring".

To satisfy visualization by BCP readers, the area of concern (AOC) should be noted on the map Figure 3-1a on page 3-45. Adding a modified version of map Figure 4-2 of the RI/FS report that specifically identifies the AOC as being on the east corner of site 3 along the outer Mole Road would best show the AOC.

3. Site 6A recommends: "Further investigation of an area in the northwest corner of the site".

Just this statement leaves a new reader wondering why further investigation is required. This could be explained by adding a short paragraph summarizing the reason as outlined in the RI/FS report that "...the suspected contamination is a plume originating externally from the site". Also a modification of Figure 3-1a may be in order to visually identify that AOC.

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Chapter 5, Figure 5-1a & b, pages 5-7 and 5-8:

The recommendations for sites 3 and 6A are either not shown or are not clear enough in this bar graph. If the recommendations are accepted, then they should be added or made more identifiable so they can be correlated with the text in chapter 3.



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January 16, 1996

Mr. Alan Lee  
Naval Facilities  
Engineering Command  
1220 Pacific Highway, Code 1832.AL  
San Diego, CA 92132-5181

Subject: Comments on the Naval Station Long Beach Base Realignment and Closure (BRAC) Cleanup Plan, Dated December 1995

Dear Alan:

The Port of Long Beach has reviewed the subject document and have prepared comments which follow. Our comments are divided into two categories. The first category includes generic concerns specifically related to the West Basin sediments and the timing of the FOST for the property. The second set of comments are suggested revisions or clarifications to the text of the document.

Generic concerns:

1. ● It appears that the schedule for cleanup of the Long Beach Naval Station will significantly delay the reuse as approved by the Local Redevelopment Authority (LRA), the City of Long Beach.
2. ● The Port of Long Beach requires ownership of the Naval Station property including the West Basin as soon as possible. A tenant has been identified for reuse of the property as a container terminal. Failure to make the property available to the Port in the fiscal year 1996, may jeopardize the immediate reuse of the property and this important tenant. This plan should focus on having a "Finding of Suitability to Transfer" (FOST) on the Naval Station property by July 1996.
3. ● Of particular concern is the cleanup of Site 7, the West Basin. The schedule for cleanup of this area does not have a draft RI report planned until late 1996. However, for the development of the container facility to proceed on schedule, the Port must start dredging of the basin in October 1996.



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4.

- It is critical that the RI/FS for Site 7 be accelerated and a determination be made of any remedial action necessary before the property reverts to the City of Long Beach. Since the West Basin reverts to Long Beach when "50% or more of the water frontage" ceases to be used for federal purposes and since that condition now exists with the closure of the Mole area, it is eligible for transfer to Long Beach as soon as a FOST is made. No NEPA determination should be necessary since it is reversionary property.

5.

- Any other actions that must occur prior to a FOST for the Naval Station, such as removal of the 15 cubic yards of soil contamination at Site 3, should also be accelerated. We would recommend that the BCP be revised to focus on achieving a FOST in the fiscal year 1996, on as much of the Naval Station as possible. Any areas that a FOST cannot be approved need to be identified so that a long term lease in furtherance of conveyance can be negotiated in order not to delay reuse of the property.

Attachment 1 contains the list of specific recommendations for revisions or clarifications to the document. Thank you for the opportunity to provide input. We would be happy to meet with you and discuss any questions you might have.

Cordially,



Robert Kanter, Ph.D.  
Manager of Environmental Planning  
Restoration Advisory Board Member

BK:s

cc: Geraldine Knatz  
Gordon Palmer  
Paul Ward

Attachment 1

Suggested Revisions/Clarifications BCP

6. 1. Page ES-1. STATUS OF DISPOSAL, REUSE, AND INTERIM LEASE PROCESS. (Modify to reflect.) Parcels 6A and the Savannah/Cabrillo housing properties were transferred to Southwest Division when the Naval Station was closed. They are responsible for interim caretaker status of those properties. Additionally, the remainder of the Naval Station property on Terminal Island was transferred to Southwest Division in 1995, but the LBNSY will retain caretaker responsibilities until they close.
7. 2. Page ES-3. First Paragraph. (Need to commit to resolve the comments received on the Remedial Investigation (RI) by a near-term date).
8. 3. Page ES-3. Second Paragraph. (Need to accelerate action on the Site 7 to complete all actions as soon as possible).
9. 4. Page ES-5. Table ES-1a. Add two columns for each Action Item, "Start Date" and "Complete Date".
10. 5. Page 1-2. First Paragraph, last sentence. (Need to reflect). The DON will retain housing to meet Navy requirements currently planned to be Seal Beach Housing.
11. 6. Page 1-5. Seventh Paragraph, last sentence. (Need to reflect). LBNSY is designated caretaker for the Naval Station south of Ocean Boulevard. Southwest Division is designated caretaker for Parcel 6A and the Savannah\Cabrillo housing area.
12. 7. Page 1-6. Off-Base Properties. Change "transfer" to "dispose of".
13. 8. Page 1-15. Table 1-4a. Table should be corrected to delete those tenants no longer on Naval Station property such as Naval/Marine Corps Reserve Center and Commissary which are on leased property under the control of LBNSY, and the Defense Fuel Supply-West which has been transferred to the Navy Petroleum Office. Additionally, there are many tenants on the Naval Station which are not included such as the Fire Department, Army Vet, Police, Marina, Inactive Ships, Officers' Club, Gymnasium, Enlisted Club, etc.
14. 9. Page 1-21, 1-25, 2-19, 3-45 and 3-55. Long Beach Harbor West Basin should include all basin areas with the exception of that underlying the piers since that is what reverts automatically to the City of Long Beach per the 1963 judgement.

5. 10. Page 1-23 and Page 3-51. Drawings should include Cerritos Channel.
16. 11. Page 2-1. Second Paragraph. (Modify to read). The provisions of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Redevelopment Act) exempted DOD base closure properties from the provisions of the Stewart B. McKinney Homeless Assistance Act (McKinney Act) and allows the Local Redevelopment Authority (LRA) to prepare its redevelopment plan to strike a balance between the needs of the homeless and the needs of the community for economic and other development. The Naval Station Long Beach LRA opted to use the provisions of the Redevelopment Act.
17. 12. Page 2-1. Fourth Paragraph. (Modify to reflect). The first Reuse Plan was developed under a modified McKinney Act and the revised Redevelopment Plan was developed under the Redevelopment Act. Additionally, the Naval Hospital closure was a separate closure action and as such the LRA opted for the modified McKinney Act procedures for this property.
18. 13. Page 2-2. Third Paragraph, last sentence. (Modify to reflect.) Site 6B, on which there is a reciprocal lease with the Port of Los Angeles for the property on which the Commissary and Reserve Center sit, will be disposed of with the reciprocal lease still in place. The Navy will continue to use the leased parcel after the Shipyard closes.
19. 14. Page 2-4. Second Paragraph, third sentence. Delete. The Port will not dredge or demolish a historical district as they develop the Mole and Transportation Corridor.
20. 15. Page 2-5. First Paragraph. A Record of Decision by July 1996 is necessary for the Port to maintain their schedule.
21. 16. Page 2-12. Federal Transfer of Property, last paragraph. (Change to reflect). The Navy determined that these requests did not allow for the highest and best use of the property and in September 1995, declared the property surplus to federal needs. (Note: Technically it is the Navy's sole responsibility to determine federal needs).
22. 17. Page 2-17. Table 2-2a. Table should reflect the reversion judgement for the West Basin.
23. 18. Page 3-2. Last Paragraph. Need to accelerate RI report and achieve a FOST.
24. 19. Page 3-4. Last Three Paragraphs. Need to have commitment as to when agency comments will be received and resolved. What, if any, of this action will prevent a FOST?

20. Page 3-5. First Two Paragraphs. Is remedial action at the NEX Gas Station considered an in-place remedy? How are the systems working? Will they prevent a FOST? How is the quarterly monitoring of the UST between Building 143 and 144 progressing?
26. 21. Pages 3-23 and 3-24. Table 3-2a. When will final determination that "no further action is required" for those items footnoted with "1". What and when will further action recommended by the Draft Preliminary Assessment be resolved for those items footnoted with "2" be complete? What is the plan for resolving AOC No 21 and 22?
27. 22. Page 3-31. Table 3-5a. Status is obscure! Are "planned and scheduled" actions funded and on a firm timetable? What is it? When will "pending" actions be complete? What, if anything, will prevent a FOST?
28. 23. Pages 3-35 to 3-37. Table 3-7a. When will NEX Gas Station and other activities be closed? Will active tanks be removed? When will Tank Numbers 753 and 754 be removed?
29. 24. Page 3-39. Table 3-8a. When will the AST at Buildings 401, 756 and 671 be removed? Are these removals funded not to delay a FOST?
30. 25. Page 4-3. Early Action Strategy. When is the removal action for Site 3 planned? Is it funded not to delay a FOST?
31. 26. Page 4-6. Asbestos. Include a table listing all buildings containing asbestos and category of asbestos, e.g., piping insulation, floor tile, etc.
32. 27. Page 4-7. Oil/Water Separators. When in 1996 will the four separators be removed? Is this funded? Will the last separator be removed after it is removed from inactive service? Will any of these actions delay a FOST?
33. 28. Page 4-8. Last Paragraph. Delete last two sentences. Formal consultations may not be required.
34. 29. Page 4-15. OU 3 timeline needs to be revised to allow dredging in 1996.
35. 30. Page 6-3. Interim Monitoring of Groundwater and Surface Water. Groundwater monitoring is scheduled for one year in the Master Restoration Schedule for IR sites yet this paragraph states that three years is planned for the areas of potential concern.