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CLEAN II Program
Bechtel Job 22214
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IN REPLY REFERENCE: CTO-093/0259

12 February 1997

Commanding Officer
Naval Facilities Engineering Command
Southwest Division
Mr. Richard Selby, Code 57SD.RS
1220 Pacific Highway
San Diego, CA 92132-5187

Subject: CTO-0093: *Community Relations Support at Naval Training Center (NTC)*
Submittal of Second Revision of Fact Sheet Text

Dear Mr. Selby:

Enclosed, please find the second revision to text for NTC Fact Sheet No. 6, Site Status Update. Based on an 11 February over-the-shoulder review with Ms. Content Arnold, all comments received have been incorporated. The revised schedule and a draft figure illustrating the Soil Vapor Extraction system at Site 8 are also enclosed for your review.

If you have any questions regarding the fact sheet text, the schedule, or the figure, please do not hesitate to call me at 687-8795 or Karen Linehan at 687-8867.

Very truly yours,

Jerald F. Bailey
Project Manager

KGL/dc
encl.
cc: C. P. Arnold, 56SD.CPA
T. Macchiarella, 56SD.TM
K. Forman (NTC)
B. Schmucker (BNI)
K. Linehan (BNI)
DCC File

INTRODUCTION

Slated for closure in 1993, in accordance with the Base Closure and Realignment Act (BRAC) of 1990, Naval Training Center (NTC) is nearing the goal of property transfer to public and/or private sectors. This requires that environmental restoration programs be implemented to prepare the property for transfer and reuse. This fact sheet provides an overview of the Navy's Installation Restoration and Underground Storage Tank programs, and a brief summary of the environmental activities conducted - past and present - at NTC. Previous fact sheets have presented the topics below in detail and are available at the information repositories or by contacting the individuals listed on the back.

Installation Restoration Program

The Installation Restoration (IR) Program was established in 1980 by the Department of Defense to comply with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980. CERCLA was enacted by the U. S. Environmental Protection Agency (U.S. EPA) in an effort to manage and control problems posed by past hazardous waste disposal methods. This program, commonly referred to as "Superfund", and the Superfund Amendments and Reauthorization Act (SARA) of 1986, established a series of programs for the cleanup of hazardous waste disposal sites and spill sites nationwide. The IR Program is the Navy's version of Superfund. The stages which make up this program are illustrated in the diagram **below**. [Insert figure from NTC F.S. No. 1 without CERCLA phrases]

Underground Storage Tank Program

The Underground Storage Tank (UST) Program is another program underway at each Navy installation which manages USTs still in use and investigates and cleans up current and past contaminated tank sites.

INSTALLATION RESTORATION AT NTC

The IR Program at NTC is managed by the Southwest Division (SWDIV) of the Naval Facilities Engineering Command in San Diego. The IR Program includes a historic search of documents that could provide information about sites that have been identified as potentially hazardous to the public's health and/or the environment. It may also include site-specific surveys to evaluate the source and nature of hazardous substances present. If warranted, this may be followed with sampling of surface water, groundwater, and soil to evaluate whether contamination is present, its extent, and the potential risks to human health and the environment. This information is used to make decisions about the most effective way to clean up individual sites. Since NTC is considered a site as a whole, the UST Program sites are combined with the IR Program sites and evaluated in much the same way.

PARTICIPATING GOVERNMENT AGENCIES

The cleanup investigation at NTC involves a cooperative effort among various government agencies. These agencies participate in the design of environmental investigations, and review

and comment on various documents prepared as a result of field investigations and other studies. The U.S. Navy is the lead "federal" agency for the environmental restoration, or cleanup, at NTC. The following regulatory agencies are working together with the Navy on the IR Program at NTC:

California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC) - is the lead "regulatory" agency for military installation cleanup activities in California.

Cal/EPA Regional Water Quality Control Board (RWQCB), San Diego Region - provides state oversight of activities involving surface and ground water, including UST investigations.

U.S. EPA - provides federal oversight of IR Program activities at NTC.

NTC -- An Overview

Construction of NTC began in 1921. Throughout its history, the mission of NTC has been to provide primary, advanced, and/or specialized training for members of the regular U.S. Navy and Naval Reserve. Since its commissioning in 1923, NTC's schools have included band and bugler, yeoman, radio operator, gyro compass, cook and baker, stenography, quartermaster, torpedoman, gunner's mate, basic engineer, sound motion picture, signalman, machinist, electrical, shipboard fire fighting, hand-to-hand combat, amphibious assault, and marine aviation training.

The following is a brief description of the nature of sites at NTC identified during environmental investigations, and the status of cleanup at each site.

SITE 1 - INACTIVE LANDFILL

This municipal-type landfill was operated by Marine Corps Recruit Depot (MCRD), San Diego, from the late 1940s through 1971. It encompasses approximately 42 acres of reclaimed salt marsh land between Lindbergh Field and the Boat Channel. The site was used to dispose of refuse from day-to-day operations of MCRD and NTC. In 1957, this area was transferred to NTC. A portion of the site is being used temporarily as a construction lay-down area for airport expansion. Approximately 10.4 acres of the site encompass a protected area for the California least tern, an endangered bird species.

Several environmental investigation phases have been initiated at Site 1. The extent and boundaries of the landfill have been investigated and identified. An Engineering Evaluation and Cost Analysis (EE/CA) was prepared in 1996 which identified removal action objectives, evaluated cleanup alternatives, and recommended a preferred alternative. The EE/CA was finalized in January 1997 and recommended a single-layer soil cap to reduce the potential for 1) human and ecological exposure to landfill wastes, 2) leachate generation, and 3) landfill gas generation. Remedial Design for this soil cap is now underway. In addition, the process to evaluate impacts to all environmental media associated with the site is being conducted under the California Environmental Quality Act. Once this process is complete, the Action Memorandum documenting the Remedial Design will be finalized.

SITE 2 - BUILDING NO. 227 UST SITE

During a subsurface soil investigation for a construction project, soil borings indicated petroleum contamination in the vicinity of Building 227. Six underground tanks were removed in 1991, with oversight by the County Department of Environmental Health, and contaminated soil was excavated in 1994. Subsequent groundwater sampling indicated that cleanup goals were achieved for this site and no further action was recommended. Agency concurrence on this recommendation was received in 1996.

SITE 3 - NAVY EXCHANGE (NEX) GAS STATION

In 1973, during the construction of a hotel complex across Nimitz Boulevard from Site 3, gasoline was discovered in one of the excavation trenches. The NEX Gas Station and a nearby commercial gas station, both which lie northwest of the hotel construction project, were considered to be possible sources of the gasoline. Tests at the NEX Gas Station identified gasoline floating on the groundwater surface, which the Navy subsequently removed. Groundwater monitoring is conducted quarterly at Site 3. A Corrective Action Plan will be developed in mid-1997. This site is scheduled to be transferred to the U.S. Marine Corps in 1997.

SITE 4 - CLASSIFIED DOCUMENT INCINERATOR SITE

The incinerator operated from the 1940s to the late 1960s to burn classified documents. The incinerator was demolished in 1982. Investigation conducted in 1994 indicated that no contamination had resulted from operations at this site and no further action was recommended. Agency concurrence on this recommendation was received in February 1995.

SITE 5 - FORMER FIRE-FIGHTER TRAINING SCHOOL

The fire-fighter training school was active from 1943 to the 1960s. The school was operated in the area where buildings 554 and 555 are presently located and served to train Navy personnel in controlling and extinguishing fires. Open pits were used to contain the fires, and petroleum products were used as the fuel source. Investigation conducted during 1995 and 1996 detected contamination at the site. Further action was recommended to clean up this site. Site 5 lies within a parcel of NTC that was transferred to Fleet Anti-Submarine Warfare (FASW) in February 1997, and cleanup is being implemented following transfer.

SITE 6 - GOLF COURSE MAINTENANCE SHOP (BUILDING 516)

This site, Building 516, has been used for golf course maintenance since the 1950s. Residual volumes of pesticides reportedly were disposed of adjacent to this building. Investigation at Site 6 detected no contamination to the environment and no further action was recommended. Agency concurrence on this recommendation was received in July 1996.

SITE 7 - BUILDING 49/50A UST SITE

Petroleum contamination was found in the soil at Site 7 during the removal of a fuel oil tank in 1988. In November 1992, investigation at Site 7 identified the extent of the soil contamination and that groundwater had not been impacted. Contaminated soil was removed in 1996. Subsequent groundwater sampling indicated that cleanup goals were achieved for this site and no further action was recommended. Agency concurrence on this recommendation was received in January 1997.

SITE 8 - BUILDING 368 UST SITE

Building 368 operated as a pump house using a 550-gallon underground tank that stored gasoline. The tank was removed in January 1994 and contaminated soil removed in 1995. Analysis of samples taken later indicated the presence of contamination to soil and groundwater. Additional investigation was conducted in 1996 to further delineate the extent of contamination. Based on information collected during this phase of work, several alternatives are under consideration for Site 8. Cleanup decisions for this site will be made with approval of regulatory agencies.

SITE 9 - BUILDING 196 UST SITE

A 60-gallon tank storing petroleum was located near Building 196. Contamination was detected when the tank was removed in 1994, and contaminated soil was removed in 1995. Subsequent soil sampling indicated that cleanup goals were achieved for this site and no further action was recommended. Agency concurrence on this recommendation was received in March 1996.

SITE 10 - FORMER AUTO HOBBY SHOP #2 UST SITE

A 100-gallon tank used to store waste oil was removed from Site 10 in 1994. Contaminated soil was detected and excavated in 1996. Subsequent sampling to confirm the absence of contamination was conducted. The draft Closure Report for this site is currently under review by regulators and concurrence with a no further action recommendation is expected in early 1997.

SITE 11 - FORMER NEX DRY CLEANERS (BUILDING 226) UST SITE

Two 2,000-gallon underground tanks were closed in place (filled with gravel) in 1995, in accordance with County guidelines. Each tank stored Stoddard solvent, a petroleum-based solvent used in dry cleaning. Removal of contaminated soil at Site 11 began in March 1996. A soil vapor extraction system to remove the remaining solvent was constructed in 1996 and continues to operate.

SITE 12 - BOAT CHANNEL SEDIMENTS

A characterization of the Boat Channel sediments was conducted in 1996. This included taking sediment samples from various locations within the Boat Channel and performing several laboratory tests. Results of these tests indicated that further investigation is required at Site 12.

The work plan for a Remedial Investigation (RI) under CERCLA is expected to be completed by spring 1997.

SITE 13 - BUILDING 508 UST SITE

Site 13 was identified when the 2,000-gallon underground tank was found to be leaking. The tank at this site has not been removed. Site 13 is scheduled to be transferred to the U.S. Marine Corps upon base closure in 1997. Tank removal and necessary cleanup will be performed by the Marine Corps.

SITE 14 - TENNIS COURTS UST SITE (FORMER BUILDING 506)

The two concrete underground tanks and surrounding stained soil at Site 14 were removed in May 1996. Sampling conducted upon soil removal indicated that contamination had reached groundwater. This site is scheduled to be transferred to the FASW in 1997. Further investigation and cleanup will be completed by FASW.

POINTS OF INTEREST

Points of Interest (POIs) are:

- Areas where storage of hazardous substances or petroleum products has or may have occurred; or

- Areas identified during record searches whose descriptions on historical maps indicate the possibility that handling of hazardous substances may have occurred.

After being identified, each POI is evaluated to determine the need for further investigation. Ninety-three POIs were identified, investigated, and documented in the Final Comprehensive Site Assessment Report for POIs at NTC. Based on recommendations from this report, only 18 POIs required further investigation. Additional historical research and fieldwork at these sites is underway. This includes ground-penetrating radar, soil and groundwater sampling, and where necessary, contaminant delineation. The results of this work are expected to be completed by July 1997.

Information Repositories

Information repositories for NTC's environmental cleanup program have been established at two locations in the area so the local community has the opportunity to review project documents and reports.

San Diego City Library
Central Library
820 "E" Street
San Diego, CA
(619) 236-5800

Hours: Mon - Thurs: 10 am - 9 p.m.
Fri - Sat: 9:30 am - 5:30 p.m.
Sun: 1 p.m. - 5 p.m.

San Diego Library
Point Loma Branch
2130 Poinsettia Drive
San Diego, CA
(619) 531-1539

Hours: Mon & Wed: noon - 8 p.m.
Tues, Thurs, Fri, Sat: 9:30 am - 5:30 p.m.
Sun: 1 p.m. - 5 p.m.

Restoration Advisory Board Update

The NTC Restoration Advisory Board, or RAB, has been meeting for three years. The RAB consists of about 20 community representatives who meet to review and comment on reports and documents prepared as part of the environmental restoration programs underway at NTC. Representatives from the regulatory agencies also attend the meetings and provide answers to questions and comments from the community. Meetings are held bimonthly, in the evening of the fourth Tuesday, or as needed. Meetings are advertised in local newspapers and agendas are mailed to all those on the NTC mailing list.

Presentations on topics related to the cleanup are given by the various agency representatives. These presentations have included overviews of CERCLA and SARA, the risk assessment process, and the reuse planning process for NTC following base closure and transfer of property to the City of San Diego. More recent presentations have included updates on the progress of work underway at Site 1 (Inactive Landfill) and Site 12 (Boat Channel Sediments). Each meeting is very informative and the public is always invited to attend.

If you would like to get on the NTC mailing list or would like more information on the NTC Restoration Advisory Board, please contact:

Mr. Keith Forman
BRAC Environmental Coordinator
Naval Training Center
33502 Decatur Road, Suite 120
San Diego, CA 92133-1449
(619) 524-1022

Ms. Jennifer Rich
Public Participation Specialist
California EPA
Department of Toxic Substances Control
245 West Broadway, Suite 350
Long Beach, CA 90802-4444
(310) 590-4914

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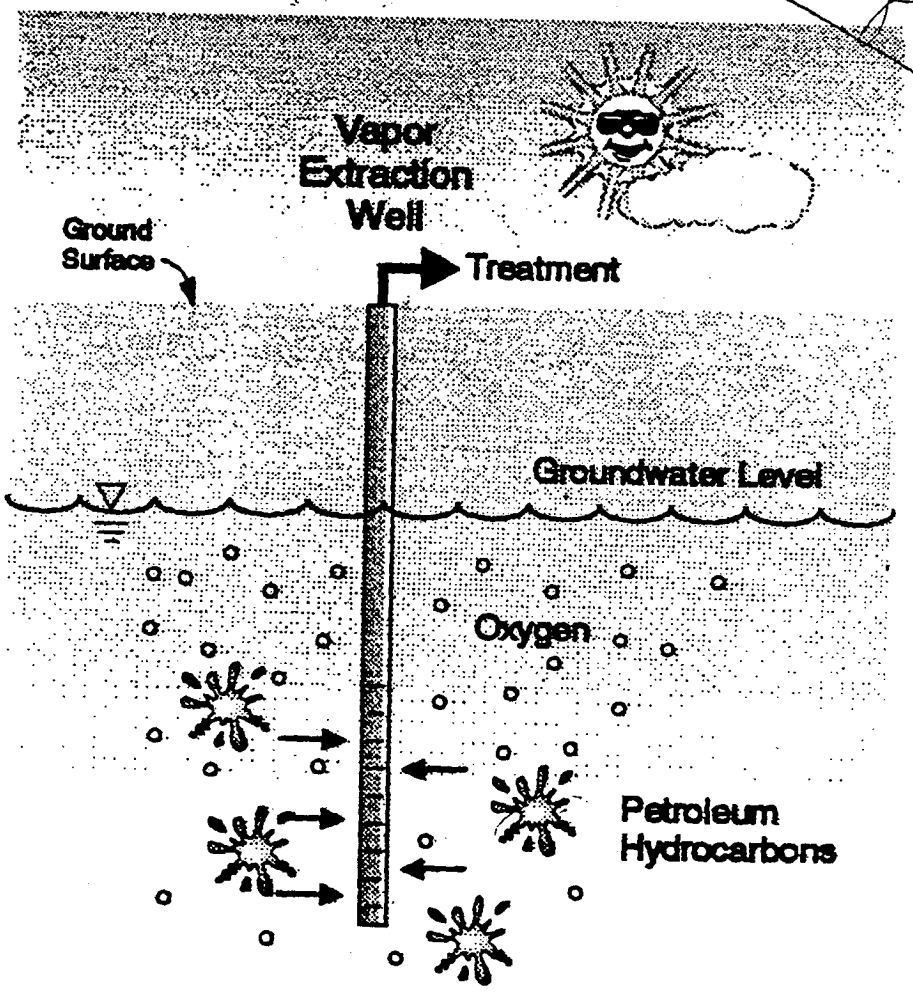
To KAREN [illegible]	From RON CARBONE
Co. S.D. BECHTEL	Co. 5924
Dept.	Phone # 0012-80
Fax #	Fax #

Draft



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program is outlined in the Comprehensive
ıpensation and Liability Act (CERCLA) of 1980
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ns for the cleanup of hazardous waste disposal sites
ı Installation Restoration (IR) Program was initially
Department of Defense (DoD) to comply with

ı and DoD guidance deals with improving public
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Data collected during the RI provide input to the Feasibility Study (FS), which consists of the development, evaluation, and comparison of appropriate remedial alternatives. In the FS, the effectiveness of potential cleanup alternatives to remove contaminants or reduce them to levels that present little risk to human health or the environment are compared. The technical feasibility and cost effectiveness of implementing various alternatives are also evaluated. The RI/FS process may require performing a treatability investigation to test the effectiveness of treatment technologies and to evaluate treatment costs.

Preferred Alternative/ Proposed Plan

Upon completion of the FS, a preferred alternative from those evaluated in the FS is identified which meets various evaluation criteria. Next, a proposed plan will be developed that summarizes each alternative and explains why the preferred alternative was selected. The public and various regulatory agencies will be provided an opportunity to comment on the proposed plan.

Record of Desision (ROD)

The Record of Decision (ROD) will be prepared to document the selection process for the chosen cleanup remedy. All information and analysis to support the selected remedy is included. Comments received from the public and regulatory agencies will be addressed in a Responsiveness Summary.

Remedial Design/Remedial Action (RD/RA)

After the ROD is approved, the Remedial Design (RD) is prepared. The purpose of the Remedial Design is to convert the conceptual design of the selected remedy into a final engineering design that can be implemented. Upon completion of the RD, Remedial Action (RA) work begins.

Response Actions

Throughout the various steps of the IR Program, response actions such as removal of wastes or other materials may need to be done at any time. Such actions are necessary if it is determined that there is a potential threat to human health or the environment that needs to be promptly addressed.

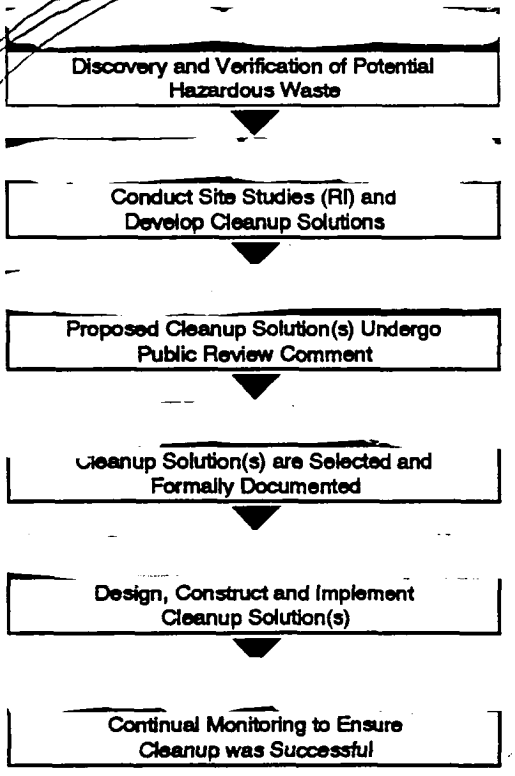

Figure 1 IR Program Process

Rough Diagram

SCHEDULE FOR PREPARATION OF FACT SHEETS
CTO-093, COMMUNITY RELATIONS
NAVAL TRAINING CENTER

Fact Sheet No. 6 /Topic (s) Site Status Update

Activity	Duration in Calendar Days	Calendar Date
1. BNI sends fact sheet text to Navy * for internal review; CA distributes (KF, etc.)	0	1-6-97
2. CA receives internal comments on text	7	1-3-97
3. CA consolidates comments on text and returns to BNI	na	2-6-97
4. BNI revises text, returns to Navy (CA)	na	2-12-97
5. CA forwards text to DTSC and KF for review	same day	2-12-97
6. CA receives and consolidates KF and DTSC text comments	7	2-19-97
7. BNI receives Navy and DTSC text comments	7	2-26-97
8. BNI revises, completes layout and graphics	6	3-4-97
9. BNI sends fact sheet w/graphics to CA, KF for layout check**	2	3-6-97
10. CA gives approval to print	1	3-7-97
TOTAL DAYS	na - schedule redone at phase 3	

* "Navy" is Content Arnold (CA); KF at Navy is Keith Forman
** No changes are expected to fact sheet text at this point; this visual check is for appearance only

FACT SHEET NO. 6
SITE STATUS UPDATE

THIS DOCUMENT WAS NOT SUBMITTED TO THE RESTORATION RECORD FILE.

FOR ADDITIONAL INFORMATION, CONTACT:

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