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CLEAN II Program
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4 March 1997

Commanding Officer
Naval Facilities Engineering Command
Southwest Division
Mr. Richard Selby, Code 0233
Building 127, Room 110
1220 Pacific Highway
San Diego, CA 92132-5187

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

Dear Mr. Selby:

Enclosed, please find the third revision of text for NTC Fact Sheet No. 6, Site Status Update. Based on a 26 February meeting and a 2 March teleconference with Ms. Content Arnold and Mr. Keith Forman, all comments have been incorporated. The draft layout will be available soon after comments on this version have been received. If you have any questions, 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. Arnold (SWDIV)
T. Macchiarella (SWDIV)
K. Forman (NTC)
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DCC File



INTRODUCTION

Construction of Naval Training Center (NTC) began in 1921. Since its commissioning in 1923, its purpose has been to provide primary, advanced, and/or specialized training for members of the regular U.S. Navy and Naval Reserve. In 1993, NTC was selected for closure. In accordance with the Base Closure and Realignment Act (BRAC) of 1990, NTC will be transferred to public and/or private sectors. This requires that environmental cleanup be implemented to prepare the property for transfer and reuse. This fact sheet provides a 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 of this fact sheet]. [BASE MAP HERE ILLUSTRATING SITES]

PARTNERS IN THE CLEANUP

The investigation and cleanup 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 at NTC:

U.S. EPA - provides federal oversight of Installation Restoration Program activities 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.

INSTALLATION RESTORATION AT NTC

The Installation Restoration (IR) Program was established 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. CERCLA, commonly referred to as "Superfund," and the Superfund Amendments and Reauthorization Act (SARA) of 1986, established requirements for the cleanup of hazardous waste disposal sites and spill sites nationwide.

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 1975, 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.

Investigation was initiated at Site 1 in 1986. 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 emission. Design for this soil cap (called the "Removal Action") is now underway. An Action Memorandum documenting this removal action will be finalized in mid 1997.

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SITE 2 - BUILDING NO. 227 UST SITE

Previous investigations detected 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. Regulatory agencies concurred on a decision of no further action 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. This site is scheduled to be transferred to the U.S. Marine Corps in 1997. Further action will be conducted by the Marine Corps.

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. Regulatory agencies concurred on a decision of no further action 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. Investigations conducted during 1995 and 1996 detected contamination and further action is required. Site 5 lies within a parcel of NTC that was transferred to Fleet Anti-Submarine Warfare (FASW) on 1 February 1997. Further investigation and cleanup will be conducted by FASW.

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 trace amounts of pesticides at levels considered no threat to human health and/or the environment. Regulatory agencies concurred on a decision for no further action 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 contamination had not reached groundwater. Contaminated soil was removed in 1996. Subsequent groundwater sampling indicated that cleanup goals were achieved for this site. Regulatory agencies concurred on a decision for no further action 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. Regulatory agencies concurred on a decision for no further action 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 confirmed the absence of contamination. 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 San Diego County guidelines. Each tank stored Stoddard solvent, a petroleum-based solvent used in dry cleaning. An investigation indicated that the surrounding soil was contaminated. 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 will continue to operate until cleanup goals are achieved. **[SVE PROFILE HERE]**

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. A work plan for the investigation is expected to be completed by spring 1997. **[SEDIMENT SAMPLING PROFILE HERE]**

SITE 13 - BUILDING 508 UST SITE

Site 13 was identified when a 2,000-gallon underground tank was found to be leaking fuel oil. The tank at this site has not been removed. Site 13 is scheduled to be transferred to the Marine Corps Recruit Depot 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 was transferred to Fleet Anti-Submarine Warfare (FASW) on 1 February 1997. Further investigation and cleanup will be conducted 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 property transfer. 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:

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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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