

CLEAN II Program
Bechtel Job 22214
Contract No. N68711- N6871192-D-4670
File Code: 0221

Bechtel

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San Diego, CA 92101-8502

IN REPLY REFERENCE: CTO-0174/0053

June 14, 1999

Contracting Officer
Naval Facilities Engineering Command
Southwest Division
Mr. Richard Selby, Code 02R.RS
1220 Pacific Highway
Building 127, Room 112
San Diego, CA 92132-5190

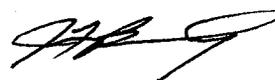
Subject: CTO-0174: Navy and Regulatory Comments on the Preliminary Draft Action
Memorandum for Installation Restoration Program Site 14, POI 29, Former Small Arms
Range No. 2, Former Naval Training Center

Dear Mr. Selby:

Enclosed is our submittal of the response to Navy and regulatory comments on the Preliminary Draft Action Memorandum for Installation Restoration Program Site 14, POI 29, former Small Arms Range No. 2, former Naval Training Center. Three copies of these response to comments are submitted for distribution within SWDIV.

If you have any questions, regarding this report please call me at (619) 744-3095 or Kathryn Parker at (619) 744-3046.

Very truly yours,



Jerald F. Bailey
Project Manager

JFB: mal
Enclosure



Bechtel National, Inc. Systems Engineers-Constructors



BECHTEL NATIONAL INC.

0546

CLEAN II TRANSMITTAL/DELIVERABLE RECEIPT

Contract No. N-68711-92-D-4670

Document Control No. CTO-0174/0053

TO: Contracting Officer
Naval Facilities Engineering Command
Southwest Division
Mr. Richard Selby, Code 02R.RS
Building 127, Room 112
1220 Pacific Highway
San Diego, CA. 92132-5190

DATE: June 14, 1999
CTO #: 0174
LOCATION: NTC San Diego

FROM: [Signature]
Project Manager

Program Manager

DESCRIPTION: Responses to Navy Comments on Preliminary Draft Action Memorandum for Installation Restoration Program Site 14, POI 29, Former Small Arms Range No. 2, Former Naval Training Center dated - 06/99

TYPE: Contract Deliverable CTO Deliverable Change Notice/Project Note
X Other

VERSION: N/A REVISION #: N/A
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ADMIN RECORD: Yes 1/ X No Category: Confidential:

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COPIES TO (Include Name, Navy Mail Code, and No. of Copies):

Table with 3 columns: SWDIV, BECHTEL, OTHER (Distribution done by Navy). Rows include names like L. Holloway, J. Bailey, M. Bennett, etc.

* Transmittal Only
1/ If "Yes" copy D. Silva

Date/Time Received

**COMMENTS ON THE PRELIMINARY DRAFT ACTION MEMORANDUM (AM)
NON-TIME-CRITICAL REMOVAL ACTION FOR IRP SITE 14, POI 29, FORMER SMALL ARMS RANGE NO. 2,
FORMER NAVAL TRAINING CENTER, SAN DIEGO
CTO-0174**

Comments from Content Arnold & Walt Kitchin

Written on 17 March 1999
Content Arnold & Walt Kitchin
Remedial Project Manager & Remedial Technical Manager

NOTE: These comments and responses refer to a version of the Action Memorandum that was subsequently revised.

SPECIFIC COMMENTS

Comment 1: Signature page: Good idea to have the signature block up front...definitely gives the document credibility; however, this is not consistent with the SWDIV format (herein after format). Please revise.

Response 1: The signature page was moved to reflect the SWDIV format.

Comment 2: Page i, Table of Contents: - Change II.A. 5. to "NPL Status." Change II. A.2 to "Physical Location."

Response 2: Section II.A.5 and Section II.A.2 was revised to state, "NPL Status" and "Physical Location," respectively.

Comment 3: Page 1: Add the NTC CERCLA ID # (CA2170023202).

Response 3: The CERCLA ID for former NTC was added.

Comment 4: Page 2, Section A.1: Format states that phase of CERCLA investigations must be noted in this section (i.e. ESI).

Response 4: CERCLA investigations conducted at former NTC have been included in Section A.1.

Comment 5: Page 4, Section 3: Per format describe current use of site (open graded vegetated field) and indicate whether this is the first removal action.).

Response 5: Section 3 was revised to include the current use of the site and to indicate that this was the first removal action performed at this site.

Comment 6: Page 5, Section 5: Must state if a Hazard Ranking System (HRS) rating was received and whether the site is being evaluated by ATSDR for the need to dissociate residents from threats.

Response 6: Section 5 was revised to include the following, "A hazard ranking system (HRS) rating has not been calculated for this site, and is not anticipated to take place for IRP Site 14. In addition, this site is not being evaluated by the Agency for Toxic Substances and Disease Registry for the need to separate residents from threats."

Comment 7: Page 6, Section B.2: Chris Potter doesn't work for SWDIV anymore. The new POC is Diana Silva her phone number is 532-3676.

Response 7: Section B.2 was updated to denote the new POC - Diana Silva.

Comment 8: Page 6, Section C: Add San Diego Region to RWQCB.

Response 8: Section C was revised to include San Diego Region.

Comment 9: Page 7, Section C.1: State that the RWQCB has determined that this site is categorically exempt from CEQA....not sure if that's phased the correct way. Revise CEQA wording per format.

Response 9: Section C.1 was revised to state, "The RWQCB, as the lead state agency, is responsible pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000, et seq.) in preparing appropriate documentation for the removal action at IRP Site 14. However, the RWQCB has determined that IRP Site 14 is categorically exempt from CEQA."

(table continues)

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Comment 10: Page 7, Section C.2: Funding is not provided by DERA. BRAC III funds are used.

Comment 11: Page 8, Section A: Per format, this section should include potential migration pathways (i.e. weather conditions that may cause hazardous substance or pollutants or contaminants to migrate or be released). Is dust generated from wind a factor or has this be omitted because the field is vegetated?

Comment 12: Page 9, Section B, First paragraph on page: Delete first of sentence...format doesn't mention threats involved during removal action activities.

Response 10: Section C.2 was revised to state, "It is expected that the DON BRAC III funds will continue to be the sole source of funding for cleanup at IRP Site 14."

Response 11: Section A was revised to state, "Former NTC is accessible to the general public, therefore, contact with contaminated soil by human receptors at IRP Site 14 is possible. Human and ecological receptors may come into contact with contaminated soil through the following exposure pathways: inadvertent ingestion; dermal contact; and inhalation of airborne particulates.

Contaminated soil could possibly migrate from the site to nearby areas (such as the Boat Channel) from wind erosion and surface-water runoff. Adverse weather conditions such as high winds and heavy rains may increase exposure to human and ecological receptors from IRP Site 14 contaminated soil.

Former NTC is presently decommissioned and awaiting final transfer of base property. IRP Site 14 is currently an overgrown field. If the site is disturbed or utilized (such as in the planned reuse), the exposure pathways become a greater concern for both human and ecological receptors. Property reuse at former NTC after closure is expected to be similar to current uses (civic, recreational, warehousing, residential, office/administrative, and training) (Rick Engineering Corp. 1998). Projected reuse for IRP Site 14 consists of open space in a waterfront/recreational area."

Response 12: Section B was revised to state, "IRP Site 14 currently exists as a vegetated field and is adjacent to the Boat Channel. Potential hazardous substance exposure to aquatic life in the Boat Channel is a concern because weather conditions may cause migration of contaminated soils through surface runoff into the Boat Channel. Another potential exposure scenario is the ingestion of contaminated soil or water by foraging animal populations."

(table continues)

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Comments from Content Arnold & Walt Kitchin

Comment 13: Page 10, Section C, 1st full paragraph, second sentence: Delete "however is not believe to be a COC."

Response 13: "however is not believe to be a COC," was deleted from Section C, 1st full paragraph.

Comment 14: Page 12- 14. Need to add benchmark blood lead concentration to table so reader can make comparison and see values that exceed benchmark. Let's discuss other changes to table.

Response 14: Table 2 was revised to include the benchmark blood lead concentration and other changes were also incorporated, such as vertical lines separating various columns.

Comment 15: Page 10, Risk Evaluation. Per format, section should include a summary of future threats to the environment and human population. Discussion of reuse would probably be appropriate here.

Response 15: Section C, Risk Evaluation, was revised to state, "Human contact with antimony and lead in the soil could occur through several exposure pathways including inadvertent ingestion, dermal contact, and inhalation of airborne particulates. Currently, former NTC is decommissioned and awaiting final transfer of base property. IRP Site 14 is currently an overgrown field. However, if the site is disturbed or more extensively utilized (as discussed in the planned recreational reuse or in the proposed removal action), the exposure pathways will become a greater concern for both human and ecological receptors. Property reuse at former NTC after closure is expected to be similar to current uses (civic, recreational, warehousing, residential, office/administrative, and training) (Rick Engineering Corp. 1998). Projected reuse for IRP Site 14 consist of open space in a waterfront/recreational area."

Comment 16: Page 15, Section A.1: General Statement: May not want to be specific on confirmation sampling techniques (XRF, # of confirmation samples) as well as other removal action details since the work plan has not been finalized.

Response 16: Section A.1, General Statement, was revised to state, "Alternative 1 will implement an excavation and disposal remedy. Because of the apparent limited extent of contaminated soil and the long-term objective of no further action for IRP Site 14, Alternative 1 is considered an effective means for addressing soil contamination. Alternative 1 proposes excavation of antimony and lead-contaminated soils that exceed 30 mg/kg and 100 mg/kg, respectively. Contaminated soil will be transported to a Class I landfill facility for disposal in accordance with 40 CFR 300.440."

Additionally, I was not under the impression that a traffic control plan was going to be prepared by the RAC contractor.

All references to the RAC preparing a traffic control plan were removed.

(table continues)

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Comments from Content Arnold & Walt Kitchin

Comment 17: Page 15, Section A.1: Has "lcy" been defined in text?

Response 17: Loose cubic yards (lcy) is defined in Section II.A.4.

Comment 18: Page 15, Section A.1 Reference to 10 mil plastic may not be correct. Delete reference and state that excavated soils will be stockpiled in compliance with all ARARs.

Response 18: All references to "10 mil plastic" were removed. Section A.1 was revised to state, "Excavated soils will be placed on plastic, bermed and covered in accordance with the associated ARARs until characterization sampling can occur."

Comment 19: Page 15, Section A.1: 2nd Paragraph, Last Sentence: Change sentence to read, "No COCs will remain in the removal area in concentrations that pose a threat to human health and the environment. Let's discuss this section."

Response 19: Section A.1 was revised to state, "Sampling and excavation will continue until analytical results are below the target action levels or only isolated occurrences of COCs which pose a low threat to human health and the environment remain in the soil. The lead state regulatory agency would also need to concur that they remain in place."

Comment 20: Page 16, Section 2: This removal action is the final action at this site and the removal action is intended to eliminate all exposure risk from antimony and lead at the site. The section indicates that this is the final action for eliminating exposure risk related to lead. Please strengthen section.

Response 20: Section 2 was revised to state, "This removal action is intended to be the final action at this site and should eliminate exposure risks to human health and the environment by excavating contaminated soil and properly disposing of it in an appropriate off-site licensed landfill facility. No further response action is anticipated to be required at this site."

Comment 21: Page 15 - 16, Section A.1: Per format this section is to include (1) a description of vulnerable or sensitive populations, habitats, or natural resources identified in Section II.A., and

Response 21: Section A.1 was revised to state, "No sensitive ecological or human populations currently live in or commonly frequent IRP Site 14 or the immediate vicinity. Former NTC is decommissioned and awaiting final transfer of base property. IRP Site 14 is currently an overgrown field. If the site is disturbed or more extensively utilized, which is consistent with future site planned reuse, exposure to COCs become a greater concern for both human and ecological receptors."

(table continues)

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(2) the intent to comply with off-site policy

Section A.1 was revised to state, "After the soil has been excavated and stockpiled, the stockpiled soil will be sampled and characterized for disposal. Based on the results of the characterization sampling, if the soil is characterized as either California non-RCRA hazardous or RCRA hazardous waste, the stockpiled soil will be disposed at a Class I landfill facility. If the stockpiled soil is found to be nonhazardous or classified as a designated waste, in accordance with 40 CFR §300.440 (also known as "off-site rule"), this material will also be managed at a Class I landfill facility. The off-site rule requires that excavated soils from a CERCLA response action be disposed at a U.S. EPA certified disposal facility, which is appropriate for the type or classification of waste being managed. In other words, wastes originating from a CERCLA action which would otherwise be accepted for disposal at either a Class II or Class III landfill facility, must go to a Class II or III landfill facility that has received U.S. EPA certification in accordance with 40 CFR §300.440. In the state of California, no Class III and only two Class II landfills (located in Northern California) have been approved by U.S. EPA for CERCLA wastes."

Comment 22: Page 14, Section 3: Pursuant to the off-site rule 100% of the soil will be disposed of at a class I facility.

Response 22: References to off-site disposal pursuant to the off-site rule were revised to indicate a Class I disposal facility.

Revise the following sentence in text as appropriate. Additionally, we are not sure if the site will be reseeded....don't really have alternative wording...restored?

All references to reseeded were revised to state "mulched or reseeded with similar vegetation."

Comment 23: Page 17, Section 4, First Paragraph Second Sentence: State number of removal action alternatives.

Response 23: Section 4 was revised to state, "An EE/CA has been developed for this removal action. Six removal action alternatives for the contaminated soil at IRP Site 14 were identified and four removal actions were evaluated in the EE/CA."

(table continues)

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Comment 24: Page 17, Section 4: The Draft EE/CA was available for public comment, not the Final EE/CA. State when EE/CA was finalized.

I believe the correct terminology for Appendix C is the "Responsiveness Summary."

Comment 25: Page 20, Section 5: Is Resolution 95-96 an ARAR or a TBC?

Comment 26: Page 20, Section 6: Revise the project schedule.

Response 24: Section 4 was revised to state, "The Draft EE/CA was released for public review and commented on 06 October 1998 (BNI 1998d). An Administrative Record has been developed and is also available for public review. The public comment period on the Draft EE/CA occurred from 06 October 1998 to 06 November 1998. A summary of the comments received and DON's response to those comments are provided in Appendix C. The EE/CA was finalized on 30 December 1998 (BNI 1998c). On 27 January 1999, a letter was received from the RWQCB concurring with the recommendation of Alternative 1, excavation and off-site disposal of contaminated soil associated with the former Small Arms Range No. 2 located at former NTC, San Diego (Appendix D)."

"Responsiveness Summary" is synonymous with feasibility studies and records of decision.

Response 25: Based on several discussions with the RTM, it was decided that Resolution 95-96 was a "to be considered" ARAR.

Response 26: The project schedule was revised to state, "The removal action activities at IRP Site 14 are scheduled to commence in July 1999.

The anticipated removal action schedule is as follows:

EE/CA issued for public comment	October 1998
Final EE/CA	December 1998
Final Action Memorandum	April 1999
Final Work Plan completion	July 1999
Removal action implementation	July 1999
Final Site Closure Report	December 1999

(table continues)

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Comments from Content Arnold & Walt Kitchin

Comment 27: Page 22, Section VII. All public involvement actions should be listed in this section including RAB meetings and RAB subcommittee meetings.

Response 27: Section VII was revised to state, "Several meetings were held with the public/RAB members. A presentation was given to the public at the 27 October 1998 NTC RAB meeting on the EE/CA for Site 14. Because of the extensive discussion that resulted, a subcommittee meeting was held for RAB members on 10 November 1998 to further address their questions about the preferred alternative, cost issues, and disposal of the contaminated soil. At the next regular RAB meeting on 26 January 1999, the technical presenter followed up with the RAB about issues that were raised at the November subcommittee meeting and provided further information to answer RAB member questions and concerns. Reclassification of the soil was discussed. It was decided that IRP Site 14 does not fall within the states requirements for reclassification of the soil. Another subcommittee meeting was held with the city of San Diego on 9 February 1999 to discuss the proposed reuse of IRP Site 14. It was agreed that the proposed removal action alternative is consistent with the proposed reuse of open space in a waterfront/recreational area.

Comment 28: Page 22: Section IX: Revise recommendation section per the format. Must name base, removal action, etc. Additionally provide 5-6 sentences discussing why alternative 1 is recommended.

Response 28: Section IX was revised to state, "This Action Memorandum was prepared in accordance with current U.S. EPA and U.S. Navy guidance documents for NTCRAs under CERCLA. The purpose of this Action Memorandum is to identify and analyze removal action alternatives to address a NTCRA at former NTC. The following four alternatives were identified, evaluated, and ranked.

- Alternative 1, excavation and off-site disposal
- Alternative 2, ex situ electrokinetic remediation
- Alternative 3, capping
- Alternative 6, no action

(table continues)

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The following two alternatives were evaluated but they did not meet the removal action objective, were not technically feasible, or were expected to have public and regulatory disapproval:

Alternative 4, *in situ* solidification/stabilization; and
Alternative 5, *in situ* soil vitrification.

Based on the comparative analysis of the removal action alternatives, the recommended action is Alternative 1, excavation and off-site disposal of contaminated soils at IRP Site 14. Alternative 1 was recommended because it meets the removal action objective by reducing antimony and lead contamination to an acceptable level, thereby reducing potential adverse effects to human health and the environment. This alternative is also technically and administratively feasible.

Alternative 1 was also recommended because the technology is commercially available, publicly acceptable, and cost-competitive. Alternative 1 has a high level of effectiveness and is easily implementable. Various landfill facilities are available for disposal and heavy equipment is easily attainable.

This decision document represents the selected removal action for IRP Site 14, POI 29 at former NTC, California, developed in accordance with CERCLA as amended, and is not inconsistent with the NCP. This decision is based on the Administrative Record for the site.”

Comment 29: Public Notice should be in Appendix.

Response 29: The EE/CA Public Notice was added as Appendix E.

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CTO-0174**

Comments from Armando Alvarez

Written on 2 April 1999
Armando Alvarez
Assist Counsel

SPECIFIC COMMENTS

Comment 1: How is POI 29 related to Site 14?

Response 1: Point of Interest (POI) 29 is IRP Site 14, former Small Arms Range No. 2. However, POI has remained attached to IRP Site 14 because of a misrepresentation of former IRP Site 14, which was an underground storage tank. For purposes of public awareness and understanding, IRP Site 14 is stated in the Purpose as "also known as POI 29."

Comment 2: Page 1: Cites to the United States Code should be as follows: 42 U.S.C. § 9604

Response 2: Page 1, Section I: A global change has been made to update all "USC" to "U.S.C."

Comment 3: Page 1, paragraph 2: Poorly written and confusing regarding hazardous substances and chemicals of concern (COCs). Text leads reader to understand hazardous substances and COCs are not the same. Also, how are you eliminating identified pathways? Your cleanup goal is poorly stated. How will you remove soil to reach the cleanup goal? Do you mean soil remaining on site? Also, why is your cleanup goal proposed? This Action Memorandum (AM) is the decision document and any proposed actions in the EE/CA should be explained as actions to be taken.

Response 3: Page 1, Section I, paragraph 2: Hazardous substances and COCs are listed as part of the Navy's Model Action Memorandum. The text has been revised to state, "The proposed NTCRA would reduce antimony and lead contamination (the hazardous substances) at IRP Site 14 to an acceptable level of 30 milligrams per kilogram (mg/kg) and 100 mg/kg, respectively, by excavation and off-site disposal of the contaminated soil to an appropriate United States Environmental Protection Agency (U.S. EPA) certified disposal facility. This proposed action would substantially eliminate the identified pathways (ingestion, dermal contact, inhalation) of exposure to the hazardous substances (i.e., the chemicals of concern [COCs], antimony and lead) for future site users. The proposed NTCRA addresses only soil contamination since groundwater at IRP Site 14 has not been affected by the COCs. This NTRCA is anticipated to pursue no further action status and site closure for soil at IRP Site 14."

Comment 4: Page 1, paragraph 3: The discussion of groundwater is poorly stated. What does "potential" impacts mean? Was the groundwater contaminated by the COCs? Should be a clear yes or no explanation.

Response 4: Page 1, Section I, paragraph 3: This paragraph was revised and included in the paragraph found in Response 3.

(table continues)

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Comments from Armando Alvarez

Comment 5: Page 1, paragraph 4: How is the proposed removal action "consistent" with the factors in the NCP? The NCP directs that the factors "...be considered in determining the appropriateness of a removal action..." 40 CFR 300.415(b)(2). How is a removal action consistent with "[a]ctual or potential exposure to nearby human populations, animals or the food chain from hazardous substances or pollutants or contaminants."? 40 CFR § 300.415.

Comment 6: Page 3, paragraph 1: Discussion of geographic boundaries should reference a map.

Comment 7: Page 3, paragraph 6: How is stormwater runoff related to physical location? I see no need for a detailed discussion of stormwater runoff.

Comment 8: Page 3, paragraph 8: What stormwater runoff do we have from site 14? Is it paved? Ongoing discussion of stormwater flows directly into Boat Channel raises the issue of compliance with the Clean Water Act and the General Industrial Stormwater Permit. Sounds like a SWPPP would be appropriate and the Stormwater Permit may be an ARAR

Comment 9: Page 4, paragraph 4: Delete "uncontaminated" from line 4. The goal of base closure is not to transfer uncontaminated property.

How can property reuse be similar to current use if the base is closed? Should discuss anticipated future use in more detail.

Response 5: Page 1, Section I, paragraph 4: This text was originally taken directly from the Navy's Model Action Memorandum. The paragraph has been revised to state, "The proposed removal action for IRP Site 14 is deemed consistent with the following applicable factors set forth within the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) 40 *Code of Federal Regulations* (CFR) (1998) Part 300:"

Response 6: Page 3, Section II.A.2, paragraph 1: Figure 1 has been revised to show the on-site boundary and areal extent of contamination.

Response 7: Page 3, Section II.A.2, paragraph 6: All references to stormwater run-off have been removed.

Response 8: Page 3, Section II.A.2, paragraph 8: All references to stormwater run-off have been removed.

Response 9: Page 4, Section II.A.3, paragraph 4: "uncontaminated" has been deleted from line 4.

This paragraph has been revised to state, "Property reuse at former NTC after closure is expected to be similar to current uses (civic, recreational, warehousing, residential, office/administrative, and training) (Rick Engineering Corp. 1998). Based on the Reuse Plan, much of the open space at former NTC, including IRP Site 14, could be used as passive park land suitable for picnics, strolling, reading, and other traditional open space activities. Development adjacent to the Boat Channel is proposed for water-related activities, with consideration given to achieving a "soft edge" along some or all of the waterfront. Sand beaches along the edge of the water remain an option, as does the creation of wildlife and habitat opportunities (Rick Engineering Corp. 1998). Projected reuse for IRP Site 14 consists of open space in a waterfront/recreational area which includes pedestrian access to the Boat Channel."

(table continues)

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Comments from Armando Alvarez

Comment 10: Page 4, paragraph 5: Why are contaminants "potential"? At this point all contaminants should be identified. What about copper? Discussion includes copper in identified COCs, yet no mention is ever made in removal action objectives.

Comment 11: Page 5, paragraph 2: Cite to 40 CFR requires a section to be identified.

Comment 12: Page 5, paragraph 3: The removal action should be based on anticipated future use of the property for BRAC properties. Use of remaining base personnel as risk group is not advised. Your risk analysis should be redone using likely human and ecological receptors during anticipated reuse.

Comment 13: Page 5, paragraph 4: Identify ATSDR as a federal agency e.g. U.S. ATSDR.

Response 10: Page 4, Section II.A.4, paragraph 5: The reference to "potential" and "copper" has been deleted. Copper is not a listed COC.

Response 11: Page 5, Section II.A.4, paragraph 2: Section 302.4 has been added to the citation.

Response 12: Page 5, Section II.A.4, paragraph 3, has been revised to state, "Former NTC is currently accessible to the general public, therefore, contact with contaminated soil by human receptors at IRP Site 14 is possible. Human and ecological receptors may come into contact with contaminated soil through the following exposure pathways: inadvertent ingestion; dermal contact; and inhalation of airborne particulates.

Contaminated soil could possibly migrate from the site to nearby areas (such as the Boat Channel) from wind erosion and surface-water runoff. During normal rainfall events, off-site migration of soil is minimal. However, severe weather conditions such as high winds and heavy rains may increase exposure to human and ecological receptors from IRP Site 14 contaminated soil.

The Local Redevelopment Authority (LRA) has developed a Reuse Plan for former NTC. Property reuse at former NTC after closure is expected to be similar to current uses (civic, recreational, warehousing, residential, office/administrative, and training) (Rick Engineering Corp. 1998). Projected reuse for IRP Site 14 consists of open space in a waterfront/recreational area which includes passive park land suitable for picnics, strolling, reading, and other traditional open space activities."

Response 13: Page 5, Section II.A.5, paragraph 4: ATSDR has been identified as a federal agency, "United States Agency for Toxic Substances and Disease Registry."

(table continues)

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Comments from Armando Alvarez

Comment 14: Page 6, paragraph 3: Copper is identified as a COPC, yet is not addressed by the removal action.

Response 14: Page 6, Section II.B.1, paragraph 3: Antimony, copper, and lead were identified as COPCs. The removal action addresses excavation of the antimony- and lead-contaminated soil. However, once the contaminated soil has been excavated and disposed accordingly, confirmation samples will be collected and analyzed for all three COPCs. This will ensure that all three COPCs are below cleanup goals and the site no longer poses a threat to human health and environment.

Copper was further discussed in Section III.C, paragraph 5. The text has been revised to state, "Based on the results of the risk evaluation (Table 1) and Cal-EPA pharmacokinetic model (Table 2), the dominant risk drivers for IRP Site 14 are antimony and lead. Based on the data shown in Tables 1 and 2, antimony and lead concentrations at IRP Site 14 could result in potential adverse human-health effects. Copper, also shown in Table 1, is considered a COPC. Copper was expected to be found at IRP Site 14 because of its use in copper jackets and bullet casings. However, the copper present at IRP Site 14 was not reported at concentrations in the soil that would cause significant risk to human health; therefore, copper is not listed as a COC. Copper will, however, be included in the final confirmation sampling performed at IRP Site 14 to ensure that site closure documentation is complete."

Comment 15: Page 5, paragraph 5: Community relations for removal actions are addressed in 40 CFR § 300.415(m). Navy's community relations efforts should meet the requirements of this section of the NCP.

Response 15: This comment refers to page 6, Section II.B.2, paragraph 5: Community relations for removal actions are addressed in 40 CFR Section 300.415(n). Navy's community relations efforts should meet the requirements of this section of the NCP. – This paragraph has been revised to include NCP requirement 40 CFR Section 300.415(n).

(table continues)

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CTO-0174**

Comments from Armando Alvarez

Comment 16: Page 7, paragraph 3: Discuss the organizational structure of the BCT in explaining the role of US EPA at this site.

Response 16: Page 7, Section II.C, paragraph 3: This section has been revised to state, "This section discusses the role of state and local regulatory agencies with potential involvement at IRP Site 14. Since former NTC is a closing base, a three-person BRAC Cleanup Team (BCT) was organized by the DON in 1993. The BCT includes the BRAC Environmental Coordinator, representatives of the California Regional Water Quality Control Board (RWQCB), San Diego Region, who are also the lead state regulatory agency, and the United States Environmental Protection Agency (U.S. EPA)."

Comment 17: Page 4, paragraph 4: Stating the requirement of CERCLA Section 120(a)(4) to apply state removal and remedial action laws is out of context. I advise you add: Navy incorporates state removal and remedial action laws as applicable or relevant and appropriate requirements.

Response 17: This comment refers to page 7, Section II.C, paragraph 3: "Applicable or relevant and appropriate requirements" has been added to the text. Note – This is a change to the Navy's Model Action Memorandum.

Comment 18: Page 5, paragraph 6: Insert "planning" before "documentation" in line 4.

Response 18: This comment refers to page 7, Section II.C.1, paragraph 6: "planning" has been inserted before "documentation."

Comment 19: Page 9, paragraph 3: See comment 12 regarding use of remaining base personnel to assess exposure pathways.

Response 19: Page 9, Section III.A, paragraph 3: See Response 12 for revised text.

Also, the AM states IRP Site 14 is a field overgrown with weeds although earlier the AM describes the site as landscaped. Description should be consistent.

The site description has been revised throughout the document to state, "field overgrown with weeds."

Comment 20: Page 11, paragraph 4: The AM is based on the EE/CA.

Response 20: Page 11, Section V, paragraph 4: This section has been revised to reflect the fact that the AM is based on the EE/CA.

(table continues)

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Comments from Armando Alvarez

Comment 21: Page 11, paragraph 5: AM is the decision document; accordingly decision are made not recommended. Alternatives were not selected. Rejection of Alternative 3 and 6 should not be based on reluctance to impose institutional controls or land use restrictions. Navy is presently imposing ICs and LUC when appropriate in the transfer of BRAC properties. Rejection of Alternative 3 and 6 should be based on factors to be considered in evaluating alternatives e.g. cost. I advise you carefully justify cleaning up to unrestricted use as you may have to justify ICs and LUCs in similar circumstances to the City of San Diego.

Comment 22: Page 17, paragraph 4: Discussion of characterization sampling does not make sense. The AM states that both non-RCRA and RCRA HW will be disposed at a Class I landfill. If so, why characterize? The AM implies that disposal in California is our only option - I find no legal reason such conclusion.

Comment 23: Page 18, paragraph 1: On what basis do we use "sensitive" as a qualifier for human populations. The NCP requires that we take into consideration actual or potential exposure to "nearby human populations, animals or the food chain." 40 CFR § 300.415(b)(2). Sensitive ecosystems are addressed in factor (b)(2)(ii) of 40 CFR § 300.415. On what basis does the AM conclude no sensitive ecosystems are present? Also, discussion of future use of the site is inadequate based on information known to date.

Comment 24: Page 18, paragraph 3: See comment 4.

Comment 25: Page 18/19, bullets: Description of alternative technologies is not accordance with US EPA guidance. Focus is on alternative technologies considered and selected not a mere recitation of the alternatives studies in the EE/CA.

Response 21: Page 11, Section V.A, paragraph 5: This section has been revised to state, "The proposed action at IRP Site 14 focuses on removal of soils impacted by antimony and lead in order to mitigate the potential threat to human health. Four removal alternatives, including a no action alternative, were considered in the EE/CA for this proposed action. These alternatives were evaluated in terms of cost effectiveness, protection of human health and the environment, time required for treatment, feasibility, and overall effectiveness of technology. Overall, Alternative 1, Excavation and Off-Site Disposal of Contaminated Soils, ranks as the most favorable solution relative to the other three alternatives that were considered."

Response 22: Page 17, Section V.A.1, paragraph 4: All references to waste characterization and landfill disposal have been generalized to state, "soil will be disposed based on characterization sampling and disposed in an appropriate off-site licensed landfill facility, accordingly."

Response 23: Page 18, Section V.A.1, paragraph 1: This paragraph has been revised to state, "No sensitive ecological or human populations (children or elderly) currently live in or commonly frequent IRP Site 14 or the immediate vicinity. Former NTC is decommissioned and awaiting final transfer of base property. IRP Site 14 is currently an unused field overgrown with weeds. If the site is disturbed or more extensively utilized (consistent with planned reuse), exposure to COCs becomes a greater concern for both human and ecological receptors. Projected reuse for IRP Site 14 consists of open space in a waterfront/recreational area that includes passive parkland suitable for picnics, strolling, reading, and other traditional open space activities."

Response 24: Page 18, Section V.A.3, paragraph 3: See Response 4.

Response 25: Page 18/19, Section V.A.3, bullets: Alternative 2 has been revised to state that it is an innovative technology.

(table continues)

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Comments from Armando Alvarez

Comment 26: Page 19, paragraph 5: The ARARs presented in the AM must be those valid ARARs selected for the removal action. Repeat of the ARARs analysis presented in the EE/CA is unacceptable.

Comment 27: Page 21, paragraph 4: Discussion of waste determination does not make sense. Also, Title 22 CCR provisions are generally used by this command in lieu of Title 27 CCR where Title 27 CCR is no more stringent than Title 22 CCR. See Thomas Macchiarella for assistance with this ARAR issue.

Also, why is SWRCB Resolution 95-96 a chemical specific ARAR?

Comment 28: Page 21, paragraph 6: Stormwater discharges from construction activities are regulated where the construction area is greater than 5 acres. Is Site 14 greater than 5 acres? The Industrial Activity Stormwater General Permit would be an ARAR since you are storing HW upon removal prior to transportation to the offsite facility. In this case you should meet the substantive requirements of a SWPPP.

Comment 29: Page 22, paragraph 5: Public involvement discussion is not correct for discussion of AM - refers to document as proposed EE/CA.

Response 26: Page 19, Section V.A.5, paragraph 5: The state ARARs have been included in the document in accordance with Comment 4 from Walt Sandza.

Response 27: Page 21, Section V.A.5, paragraph 4: Comment noted.

RWQCB Resolution 95-96 is not a chemical specific ARAR and has been placed appropriately under action-specific ARAR.

Response 28: Page 21, Section V.A.5, paragraph 6: Site 14 is less than 5 acres, and thus stormwater discharges from removal action construction activities are not regulated by the general permit. Excavated soil will be stockpiled prior to off-site shipment. As noted in the Action Memorandum, substantive requirements of 22 CCR (essentially best management practices pertaining to the control of run-on and runoff and closure of the temporary stockpiles) are relevant and appropriate requirements for the removal action.

Response 29: Page 22, Section VII, paragraph 5, has been revised to state, "In accordance with federal and state public participation requirements, a proposed EE/CA document is subject to a 30-day public review and comment period. The 30-day public review and comment period for the draft EE/CA was held from 06 October to 06 November 1998 (Appendix F).

(table continues)

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Comments from Armando Alvarez

The proposed IRP Site 14 removal action was presented to the RAB and copies of site-related documents have been made available for public review in local public information repositories. Several meetings were held with the public/RAB members. A presentation on the EE/CA for IRP Site 14 was given to the public at the 27 October 1998 NTC RAB meeting. Because of the resulting extensive discussion, a subcommittee meeting was held for RAB members on 10 November 1998 to further address their questions about the preferred alternative, cost issues, and disposal of the contaminated soil. At the next regular RAB meeting on 26 January 1999, the technical presenter followed up with the RAB about issues that were raised at the November subcommittee meeting and provided further information to answer RAB member questions and concerns. Reclassification of the soil was discussed. It was decided that IRP Site 14 does not fall within the states requirements for reclassification of the soil. Another subcommittee meeting was held with the city of San Diego on 09 February 1999 to discuss the proposed reuse of IRP Site 14. It was agreed that the proposed removal action alternative is consistent with the proposed reuse of open space in a waterfront/recreational area."

Comment 30: Page 24, paragraph 4: I do not find the purpose of the AM to "identify and analyze the removal actions." Identification and analysis of the alternative removal actions is the purpose of the EE/CA. See 40 CFR § 300.415(b)(4)(i).

Comment 31: Appendix C: Page 4: Comment 3: Response to comment regarding recovery of spent ammunition should clarify that there is not spent ammunition present. Without this conclusion, Navy may be required to follow the Munitions Rule.

Response 30: Page 24, Section IX, paragraph 4 has been revised to state, "This Action Memorandum was prepared in accordance with current U.S. EPA and U.S. Navy guidance documents for NTCRAs under CERCLA. The purpose of this Action Memorandum is to serve as the primary decision document substantiating the need for a removal response, identifying the proposed action, and explaining the rationale for the removal."

Response 31: As stated in Appendix C, page 4, Response to Comment 3, "Based on the investigation conducted by LeRoy Crandall in 1991, screening was periodically performed on the sand trap to remove spent ammunition. However, the condition of the sand trap prior to demolition of Building 192 is unknown." No definite conclusion can be made regarding the recovery of the spent ammunition because there is no known documentation.

(table continues)

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Comments from Armando Alvarez

<p>Comment 32: Appendix C: Page 4: Comment 4: Response does not address comment regarding "large sum of tax dollars". All comments should be addressed in full in the AM as this forms the Administrative Record.</p>	<p>Response 32: A subcommittee meeting was held for the RAB members on 10 November 1998 to further address their questions about the preferred alternative, cost issues including the "large sum of tax dollars", and disposal of the contaminated soil. This has been stated in the Public Involvement section of the Action Memorandum.</p>
<p>Comment 33: Appendix C: Page 5: Comment 4: Why would we add 1 year of M&M if we are cleanup to unrestricted residential use?</p>	<p>Response 33: These comments were received from U.S. EPA and only comments from the public have been included in the Final Action Memorandum.</p>
<p>Comment 34: Appendix C: Page 7: Comment 1: As discussed, cleanup to residential where not required by cleanup standards associated with anticipated future reuse is extremely politically and policy sensitive. I advise you to carefully explain why cleanup to residential is the best value for dollars spent.</p>	<p>Response 34: These comments were received from RWQCB and only comments from the public have been included in the Final Action Memorandum.</p>
<p>Comment 35: Appendix C: Page 8: Comment 1(continued): Response to comment is not correct. Removal action categorically exempt from CEQA. Provide citation to CCR.</p>	<p>Response 35: Refer to response 34.</p>
<p>Comment 36: Appendix C: Page 10: Comment 6: Response to comment is not on point. Human receptor population should be based on anticipated future use.</p>	<p>Response 36: Refer to response 34.</p>
<p>Comment 37: Appendix C: Page 11: Comment 7: I am not clear on whether or not soil will be piled/stored on-site. Response to comment states that soil will be loaded directly onto trucks. This contradicts the facts you provided to me during our meeting of 29 March 1999. Please resolve comment or text of AM.</p>	<p>Response 37: Refer to response 34.</p>
<p>Comment 38: Appendix C: General: It is difficult to understand what document is being revised when the response indicates a revision. Are we revising the EE/CA and if so is the corresponding text in the AM revised as well?</p>	<p>Response 38: Refer to response 34.</p>

(table continues)

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Comments from Armando Alvarez

Comment 39: With regard to our discussion on site during our meeting of 29 March 1999. On site is defined in the NCP to include "the areal [three dimensional - geographic] extent of contamination and all suitable areas in very close proximity to the contamination necessary for the implementation of the response action. See, 40 CFR §§ 300.5 and 300.400(e)(1). Accordingly, soil removed and piled in close proximity to the contamination which is necessary to implement the removal is part of the site. It is important for the CERCLA on-site permit exemption that Site 14 include the area necessary for piling the soil.

Comment 40: I did not review the ARAR discussion or tables as it is simply a repeat of the EE/CA ARARs analysis. The AM should finalize the selection of ARARs. I will review the ARAR discussion and tables when final ARARs are selected for the removal action. The AM is legally insufficient until final ARAR selections are made.

Comment 41: Please contact me if I may be of further assistance or should you need explanation of my comments.

Response 39: The site boundary has been changed to correspond with the definition of on-site. Also, the text (Section V.A.1) has been revised to state, "According to the NCP, on-site is defined as the areal extent of contamination and all suitable areas in very close proximity to the contamination used to implement the removal action. Based on this definition, the approximate areal extent of soil contamination proposed for excavation at IRP Site 14 is 1.35 acres (Appendix A, Figure 1). The adjacent asphalt parking lot located northwest of IRP Site 14 will be used for stockpiling purposes. Therefore, the site boundary, or total on-site area, will be approximately 2.0 acres (Figure 1, Appendix A)."

Response 40: The state ARARs have been included in the document in accordance with Comment 4 from Walt Sandza.

Response 41: Comment noted.

27 May1999

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Comments from Corey Walsh and Frances McChesney

Written on 03 May 1999
Corey Walsh and Frances McChesney
California Regional Water Quality Control Board

GENERAL COMMENTS

Comment 1: After the paragraph under Purpose in the Action Memo include the following: "In accordance with CERCLA Section 120 and 121 this Action Memorandum documents compliance with state requirements."

Comment 2: Add in State and Local Authorities Role Section: California Water Code Section 13304 is the basis for state's authority for oversight of the selected removal action, Alternative 1, since Water Code Section 13304(a) and 13050(k) and (l) require cleanup and abatement actions to protect public health from the affects of contamination whether or not waters of the state are affected.

Response 1: The statement, "In accordance with CERCLA Section 120 and 121 this Action Memorandum documents compliance with state requirements." has been included in the AM under Purpose.

Response 2: The statement, "California Water Code Section 13304 is the basis for state's authority for oversight of the selected removal action, Alternative 1, since Water Code Section 13304(a) and 13050(k) and (l) require cleanup and abatement actions to protect public health from the affects of contamination whether or not waters of the state are affected." has been included in the State and Local Authorities Role section of the AM.

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Comments from Walt Sandza

Written on 10 May 1999
Walt Sandza
ESS Technical Team Leader

GENERAL COMMENTS

Comment 1: Please reduce the size of the AR Index to include only those docs relied on for this particular action at Site 14. Docs from other sites are listed.

Response 1: The Administrative Record Index has been reduced to include only those documents associated with Site 14.

Comment 2: The discussion of the offsite rule doesn't agree with my understanding and reading of it. Not all Class 1 facilities meet the "Off-site Rule." The rule requires that the permitted facility be certified as in compliance w its permit. EPA keeps a list of such facilities. Contact Kandice Bellamy, Offsite Rule Coordinator, EPA Region 9, for the list (415-744-2091). You'll find the list is pretty short!

Response 2: The discussion of the off-site rule has been revised in the text to read, "According to the NCP, on-site is defined as the areal extent of contamination and all suitable areas in very close proximity to the contamination used to implement the removal action. Based on this definition, the approximate areal extent of soil contamination proposed for excavation at IRP Site 14 is 1.35 acres (Appendix A, Figure 1). The adjacent asphalt parking lot located northwest of IRP Site 14 will be used for stockpiling purposes. Therefore, the site boundary, or total on-site area, will be approximately 2.0 acres (Figure 1, Appendix A)."

You may need to adjust your cost estimate for disposal as a result.

Original cost estimates were made using information provided from a U.S. EPA certified Class I disposal facility.

Comment 3: Mention should be made of what treatment method is likely to be used at the disposal facility.

Response 3: The paragraph has been revised to state, "Any soils classified as RCRA hazardous waste will be managed by the appropriate disposal facility and stabilized accordingly. All other soil classifications will be managed in appropriate landfill biocells."

Comment 4: Discuss ARAR's consultation process and attach table listing ALL ARAR's that the state provided, along with our acceptance or decline of each.

Response 4: The state ARAR's have been provided in Appendix E.