



INTRODUCTION

Naval Training Center (NTC) is slated to close in accordance with the Base Closure and Realignment Act of 1990 (BRAC III). The ultimate goal after closure of the facility is to dispose of the property to public and/or private sectors. This requires that environmental restoration programs be implemented to prepare the property for disposal and reuse. President Clinton's "Five-Part Program" for closing facilities includes the following steps: job-centered property disposal; easy access to help; fast-track cleanup; transition coordinators; and planning grants to communities. In order to transfer NTC property by 1999, cleanup under the Installation Restoration and Underground Storage Tank programs (see inside) is being pursued.

This fact sheet provides a summary of the location and history of NTC, information on sites undergoing investigation and cleanup at NTC, and the community involvement program designed to encourage public participation by interested parties (concerned citizens, community organizations, and public interest groups).

RESTORATION ADVISORY BOARD (RAB)

The Restoration Advisory Board (RAB) is an advisory body designed to act as a focal point for the exchange of information, between NTC and the local community, regarding the base environmental cleanup program. The RAB is intended to bring together community members who reflect the diverse interests within the local community, enabling the early

Site Location and Background

Construction at what is now Naval Training Center began in 1921. The Naval Training Station was commissioned on June 1, 1923 and originally consisted of 25 permanent buildings located on approximately 280 acres. In 1939 the station consisted of 59 buildings, 34 of which were permanent. The property expansion was made through the use of hydraulic fill, consisting of dredged material from San Diego Bay.

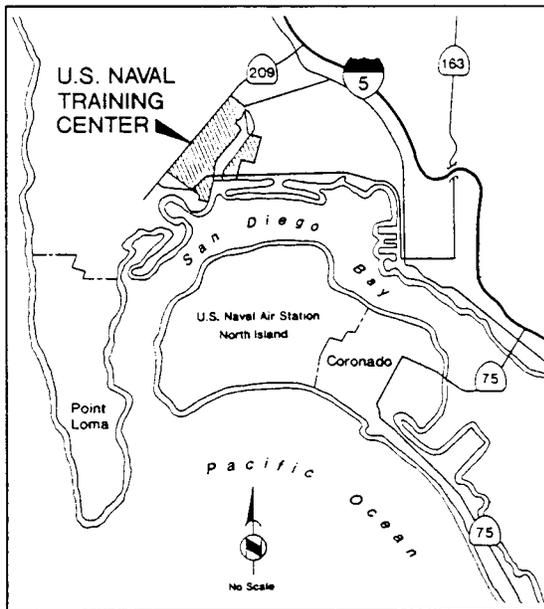
The station reached its wartime peak of 33,000 personnel in 1942. In April 1944, the Secretary of the Navy redesignated the station as Naval Training Center. Following a reduction

in activity in the post-World War II years, NTC was again operating at full capacity in 1950 as a result of the Korean conflict. Since the 1950s, personnel levels have declined. Immediately prior to the decision to close the facility, the population was

approximately 10,000, including staff, students, and tenant command personnel.

A transfer of property from Marine Corps Depot (MCRD) in 1975 brought the facility to its current area of approximately 545 acres. NTC currently leases 5.82 acres in the

southern part of the facility from the San Diego Port Authority. Land uses adjacent to NTC include MCRD, Fleet Anti-Submarine Warfare Training Center, Lindbergh Field, and residential and commercial areas.



and continued two-way flow of information, concerns, values, and needs between the affected community and the BRAC Cleanup Team (BCT).

The BCT is composed of Navy, Department of Toxic Substances Control (DTSC), and U.S. Environmental Protection Agency (EPA) representatives. The BCT meets to (1) conduct program reviews, (2) reach consensus on technical and administrative issues, and (3) provide communication between U.S. Navy and the regulatory agencies. The RAB will work in partnership with the BCT on

cleanup issues and related matters throughout NTC's cleanup and transition to civilian reuse. RAB members will be asked to review and comment on technical documents relating to the ongoing environmental studies at NTC.

The RAB meets regularly on the fourth Tuesday of every month, with additional meetings held as members feel they are needed. All meetings are open to the public. Meetings are announced in local papers, and agendas and locations for each upcoming meeting are mailed to everyone on the mailing list (see back).

Environmental Program Status

In 1986 the Navy conducted an Initial Assessment Study (IAS) to identify sites with possible environmental concerns. Together with aerial photo review, the IAS identified seven sites:

- Site 1: Inactive Landfill;
- Site 2: Building No. 227 UST site;
- Site 3: Navy Exchange (NEX) gas station;
- Site 4: Classified document incinerator;
- Site 5: Former fire-fighter training school;
- Site 6: Golf course maintenance shop; and
- Site 7: Building No. 49/50A UST site.

Sites 1, 4, 5, and 6 are being studied under the IR Program, and sites 2, 3, and 7 are being investigated under the UST Program. See map on this page for the location of each site. A brief summary of each site is presented below.

Site 1 - Inactive Landfill

Between the late 1940s and 1971, MCRD San Diego operated a municipal-type landfill of approximately 32 acres on 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. No records of the contents of the landfill exist. However, other possible sources of landfill refuse may have been the base maintenance operations, training schools, and medical facilities.

In 1975, this area was transferred to NTC. This site is now partially paved. Of the 32 acres that make up the site, 13.2 acres encompass a protected area for California Least Tern, an endangered species. This site is presently under study.

Site 2 - Building No. 22 UST Site

Petroleum contamination was found in the soil beneath four of six fuel oil USTs removed in 1991. A Site Assessment report, conducted under the UST Program to identify the extent of contamination, was completed in December 1991. The project to remove the contaminated soil is scheduled to begin by Fall 1994.

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, which lies approximately 300 feet northwest of the hotel construction project, was believed to be a potential source of the gasoline. Tests at the gas station identified gasoline floating upon the groundwater surface, which the Navy subsequently removed. A Site Inspection was completed on 12 December 1991 and a Phase I Investigation in November 1992. Beginning in the Fall of 1994 an Extended Site Assessment (Phase II) and Treatability Study will be conducted at the site to completely delineate the groundwater and soil contaminant plumes, as well as identify cost-effective remedial solutions.

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. Little information exists about this site. A Preliminary Assessment of this site began in April 1994.

Site 5 - Former Fire-Fighter Training School

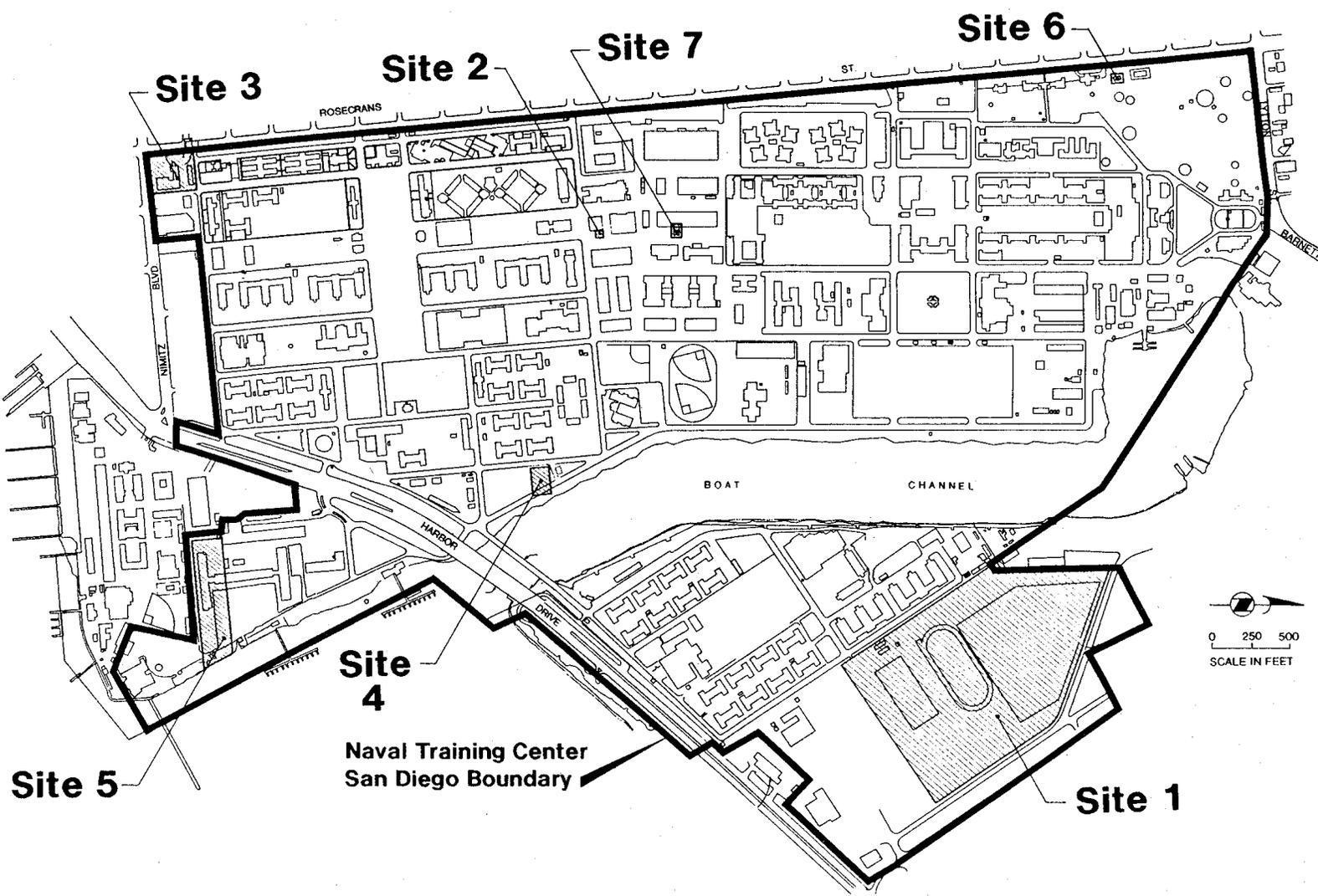
The fire-fighter training school was active from 1943 to the 1960s. The school was operated in the area where buildings No. 554 and No. 555 are presently located and served to train Navy personnel in controlling and extinguishing fires. Open pits and buildings were used to contain the fires and petroleum products were used as the fuel source. Little additional information is known about this site. A Preliminary Assessment began at this site in April 1994.

Site 6 - Golf Course Maintenance Shop (Bldg. 516)

This site, Building No. 516, has been used for golf course maintenance since the 1950s. Residual volumes of pesticides reportedly were disposed of adjacent to this building. Very limited information exists on this area. A Preliminary Assessment began at this site in April 1994.

Site 7 - Building 49/50A UST Site

Petroleum contamination was found in the soil at the site during the removal of a fuel oil UST in 1988. A Site Assessment was performed in November 1992. The report identified the extent of the soil contamination. The report findings suggest that groundwater has not been impacted beyond the vicinity of the former UST. The project to remove contaminated soil is scheduled to begin by Fall 1994.



Site 3

Site 2

Site 7

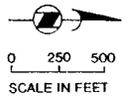
Site 6

Site 4

**Naval Training Center
San Diego Boundary**

Site 5

Site 1



Potential Areas of Concern

In addition to the seven sites discussed at left, 40 potential areas of concern have been identified.

These were identified in the Environmental Baseline Survey (EBS) released May 1994. These areas are primarily where storage of hazardous substances or petroleum products has occurred. Upon further study, each of the 40 potential areas of concern will be evaluated and the need for further work will be determined. The status of these sites will be updated in future fact sheets.

In addition to the EBS, a Base Realignment and Closure (BRAC) Cleanup Plan, or BCP, was released in March 1994. This plan describes the status, strategies, and action items for NTC's environmental restoration and compliance programs. It addresses the seven sites and 40 areas of concern in detail.

Further Community Involvement

A Community Relations Plan (CRP) was developed in December 1992. The Plan is a guide the Navy uses to better understand the concerns of the local community and how best to communicate with the public. Because NTC was not identified as a closing facility at the time the original CRP was prepared, an updated CRP will be developed and implemented which addresses the BRAC process and new concerns the community may have associated with cleanup of NTC as a closing facility. In order to develop the new CRP, 34 additional interviews recently were conducted with elected officials, RAB members, and other interested community members. The purpose of these interviews was to identify public concerns about the cleanup at NTC and how to best keep the community informed as cleanup progresses. The revised CRP will be available to the public by late Summer 1994.

Participating Government Agencies

The cleanup investigation at NTC involves a cooperative effort among various government agencies. Currently, the following agencies are working together on the IR and UST programs at NTC. Local agencies may become involved later as the projects progress.

Southwest Division, (SWDIV), Naval Facilities Engineering Command

The Department of the Navy is the lead agency for the IR Program. SWDIV manages and coordinates the IR and UST programs at NTC.

California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC)

Serves as the State's lead agency for military installation cleanup.

California Regional Water Quality Control Board (CRWQCB), Region 9

Provides oversight of IR and UST program activities involving ground and surface water.

San Diego County Hazardous Materials Management Division (HMMD)

Provides oversight of the UST and other environmental programs at NTC.

U.S. Environmental Protection Agency (EPA)

Serves as a member of the BRAC Cleanup Team.

UNDERGROUND STORAGE TANK (UST) PROGRAM

A second Navy program, the Underground Storage Tank (UST) Program, is underway at each Navy installation to manage USTs still in use and to investigate and clean up contaminated UST sites.

The Navy's UST Program policy is to comply with all federal, state, and local laws and regulations pertaining to USTs. As such, the overall Navy UST Program is complex and encompasses the whole

realm of tank management, including new tank design; tank operation and maintenance; tank upgrade, leak detection, and repair; and remedial action. Tank sites located at NTC requiring study and/or remedial action are discussed under "Environmental Program Status".

Installation Restoration (IR) Program

In response to environmental problems posed by past hazardous waste disposal methods, Congress directed the U.S. Environmental Protection Agency (EPA) to develop a program, commonly referred to as "Superfund", to manage and control past disposal sites. This program is outlined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 and Superfund Amendments and Reauthorization Act (SARA) of 1986, which establishes a series of programs for the cleanup of hazardous waste disposal sites and spill sites nationwide. An Installation Restoration (IR) Program was initially established in 1980 by the Department of Defense (DoD) to comply with CERCLA guidelines.

A key element of CERCLA and DoD guidance deals with improving public involvement opportunities in the base cleanup program. This includes establishing a Restoration Advisory Board (RAB) at each closing or realigning base where property will be available for transfer to the community.

The IR Program at NTC is being managed by the Southwest Division of the Naval Facilities Engineering Command in San Diego. The steps in the IR Program process are explained in Figure 1. IR Program sites under investigation at NTC are discussed under "Environmental Program Status".

Preliminary Assessment/ Site Inspection (PA/SI)

The Preliminary Assessment (PA) involves a record search to identify potentially contaminated areas and disposal sites caused by past hazardous substance storage, handling, or disposal practices. Site Inspection (SI), the next step, involves conducting a field inspection to determine if potentially hazardous materials identified are present. Soil, groundwater, and surface water sampling and analysis are performed. From this information, a determination is made as to which sites require further action or investigation.

Remedial Investigation/ Feasibility Study (RI/FS)

If contamination is verified and further examination is required, a Remedial Investigation/Feasibility Study (RI/FS) is conducted. During the RI, field investigations are performed to collect data necessary to fully characterize the sites and wastes present. This information is used for developing and evaluating effective remedial (cleanup) alternatives.

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 Decision (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.

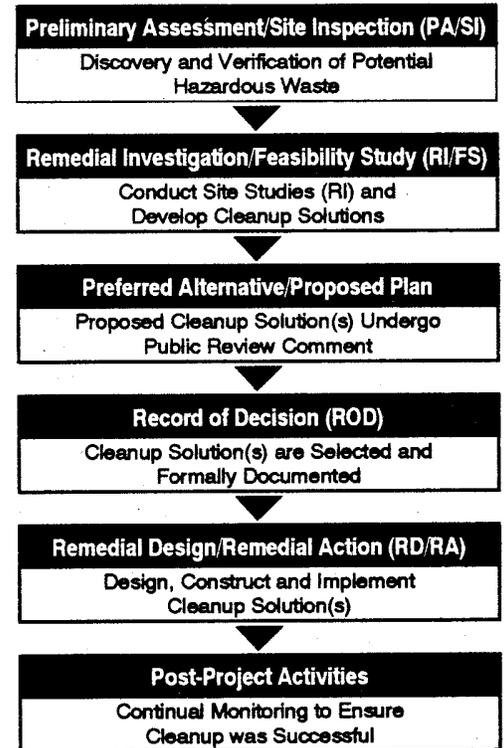


Figure 1 IR Program Process

Information Repositories

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

San Diego Library

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

Hours: Mon & Wed: 12 Noon - 8:00 p.m.
Tues, Thurs, Fri, Sat: 9:30 a.m. - 5:30 p.m.
Sun: 1:00 p.m. - 5:00 p.m.

Located at Front Desk

* This is an abbreviated information repository

San Diego City Library

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

Hours: Mon - Thurs: 10 a.m. - 9:00 p.m.
Fri - Sat: 9:30 a.m. - 5:30 p.m.
Sun: 1:00 p.m. - 5:00 p.m.

Science and Industry Desk

For More Information:

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MAILING LIST

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City: _____ State: _____

Affiliation: _____

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Thank You!

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