

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Project Title: Naval Base Point Loma, Old Town, San Diego Focused Feasibility Study, Installation Restoration Sites 3, 4,7

Project Location: 4297 Pacific Coast Highway, San Diego, CA 92186

County: San Diego

Project Applicant: Department of the Navy

Approval Action Under Consideration by DTSC: Focused Feasibility Study

Statutory Authority: National Oil and Hazardous Substances Pollution Contingency Plan (Title 40, CFR, Part 300)

Project Description: The Department of Toxic Substances Control (DTSC) approved the Naval Base Point Loma, Old Town, San Diego Focused Feasibility Study (FS), Installation Restoration (IR) Sites 3, 4,7 dated February 2024. The cleanup document, referred to as FS, evaluated remedial action alternatives to address potential human health risks associated with exposure to hexavalent chromium in soil at IR Sites 3 and 7 and volatile organic compounds (VOC) in groundwater at IR Sites 3 and 4.

Project activities from the selected alternative consist of Institutional Controls to prevent exposure to contaminants remaining in soil and groundwater. A Soil and Groundwater Management Plan approved by the Department of the Navy (Navy), Department of Toxic Substances Control (DTSC), and the Regional Water Quality Control Board (Water Board) will be required before land-disturbing construction or maintenance activities occur at any of the sites.

Background: The Naval Base Point Loma (NBPL) Old Town has been used in the past for aircraft manufacture and assembly since the Facility since 1942. From 1948 to 1956 the property was owned and used in the private sector for moving and storage facilities and commercial electrical applications. NBPL spans approximately 50 acres in San Diego County and is almost completely developed with over 95 percent of the area covered with buildings and pavement and little vegetation. NBPL Old Town comprises three large buildings, designated as Buildings 1, 2, and 3, and five smaller buildings, designated as Buildings 4, 7, 8, 27, and 28. In general, historical records indicate that Buildings 1, 2, 3, 7, and 8 were used for aircraft manufacturing with Buildings 2, 3, and 8 used for subassembly operations. Buildings 1 and 7 were used for housing processing areas (such as painting, etching, cleaning, and plating).

IR Site 3 Location and History - IR Site 3 consisted of one large concrete pit and two smaller concrete pits, each approximately 10 to 12 feet deep, which previously housed hydraulic presses located inside of Building 8. The hydraulic presses were in operation from the early 1940s until they were removed from the facility in 1995. The pits were filled with clean soil to grade in 2005 and covered with concrete in 2007.

IR Site 4 Location and History- IR Site 4 consisted of a hydraulic press pit (constructed in 1940), two pipeline corridors, and an 8-foot-deep hydraulic fluid tank (HFT) pit. The IR Site 4 hydraulic press was in operation beginning in the early 1940s and was used for metal-stretching and molding operations. The pits were filled with clean soil to grade in 2005 and covered with concrete in 2007.

IR Site 7 Location and History - IR Site 7 consisted of an approximate 1-inch-diameter pipe that exited the southeastern side of Building 2 and a 3-foot-square catch basin located approximately 5 feet southeast of the former pipe terminus outside of the building. The Navy inspected the pipe in November 2001 and determined that it was connected to a functioning eyewash station inside Building 2. After the clean out of the catch basin, the building pipeline was removed for installation of interior modular office space and the catch basin was backfilled and covered with asphalt paving; the catch basin pipeline out to the railroad spur remains within the elevated railroad siding area.

Building 2 is currently being used for storage of equipment and supplies, computer, and electronics laboratories, with some modular office space down the center of the building and on the second floor.

Project Activities: The Project activities consist of Institutional Controls (ICs) for IR Sites 3,4 and 7. ICs are non-engineered, legal and administrative instruments, such as the recordation of a Land Use Covenant (LUC), that help to minimize the potential for human exposure to contamination and protect the integrity of the IC. ICs are typically designed to work by limiting land use, restricting land-disturbing activities, or providing information, such as signs, that helps modify or guide human behavior at a site.

A soil and groundwater management plan approved by the Navy, DTSC, and Water Board will be required before land-disturbing construction or maintenance activities occurs on one or more of the IR sites. The soil and groundwater management plan will contain requirements to protect construction workers in a trench, if necessary, health and safety procedures to be followed for the handling soil and groundwater, and requirements for the characterization and appropriate disposal of soil and groundwater generated during construction or maintenance activities.

In the event biological, cultural, or historical resources are discovered during project activities, work will be suspended while a qualified biologist, cultural or historical specialist assesses the area, and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to Health and Safety Code Chapter 2, Section 7050.5.

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: Department of the Navy

Exempt Status: Categorical Exemption: Categorical Exemption: Class 30 Cal. Code Regs., Title 14, §15330

Reasons Why Project is Exempt

1. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.
2. The project will not exceed \$1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District.)
7. The exceptions pursuant to California Code of Regulations, Title 14, Section 15300.2 have been addressed as follows:
 - a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term final remedy that would not lead to a succession of projects of the same type in the same place over time.
 - b. Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
 - c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within a highway officially designated as a state scenic highway.
 - d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. (<http://calepa.ca.gov/sitecleanup/corteselist/default.htm>)
 - e. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource as there are none on the Project Site.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=37970022&mytab=activities

Contact Person
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714-484-5428

Approver's Signature:



Date:

December 12, 2024

Approver's Name
Eileen Mananian

Approver's Title
Branch Chief

Approver's Phone Number
714-484-5349

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: