



Department of Toxic Substances Control



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Secretary for
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February 18, 2020

Governor's Office of Planning & Research

FEB 19 2020

STATE CLEARINGHOUSE

Mr. Ron Bochenek
Naval Facilities Engineering Command Southwest
Navy OTC Revitalization EIS Project Manager
1220 Pacific Highway (Code: EV21.RB)
San Diego, California 92132-5101

ENVIRONMENTAL IMPACT STATEMENT FOR THE NAVY OLD TOWN CAMPUS REVITALIZATION AT NAVAL BASE POINT LOMA, CALIFORNIA

Dear Mr. Bochenek:

The Department of Toxic Substances Control (DTSC) has received your Notice of Intent to prepare an Environmental Impact Statement (EIS) for the Navy Old Town Campus (OTC) revitalization project. The project is located within the Naval Base Point Loma at 4279 Pacific Highway, San Diego.

The project proposes demolition and construction of new buildings, utilities and infrastructures at two areas identified as Site 1 and Site 2 (Project Site). Site 1 is being investigated under DTSC's oversight.

DTSC recommends the following items be addressed in the EIS:

1. Discuss current or historic uses of the Project Site that may have resulted in a release of hazardous wastes/substances.
2. Identify any known or potentially releases, investigations and/or contamination within the Project Site and evaluate whether conditions at the Project Site may pose a threat to human health or the environment.
3. Identify the mechanism to initiate any required investigation and/or remediation, if needed, and the government agency to provide appropriate regulatory oversight. Please note that DTSC is the oversight agency for Site 1.

4. Discuss potential presence of hazardous chemicals related to building materials, such as lead-based paints, mercury, asbestos containing materials, and polychlorinated biphenyl caulking materials. If these chemicals are identified, removal and disposal should be conducted in accordance with applicable local, state and federal regulations and policies.
5. Discuss whether project may require soil excavation or filling in certain areas. If soil is contaminated, it must be properly characterized and disposed of. If the project proposes to import soil to backfill the areas excavated, DTSC recommends sampling be conducted in accordance with DTSC's Information Advisory Clean Imported Fill Material (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)
6. Discuss procedures to be taken if the soil and/or groundwater contamination is suspected during construction/demolition of the project.

DTSC appreciates the opportunity to provide scoping comments for EIS. Should you have any questions related to the Site investigation and remediation, please contact Mr. Daniel Cordero, DTSC Project Manager, at (714) 484-5428 or by email at Daniel.Cordero@dtsc.ca.gov.

Should you have any questions regarding this letter, please contact me at (714) 484-5392 or by email at ChiaRin.Yen@dtsc.ca.gov.

Sincerely,



Chia Rin Yen
Environmental Scientist
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/cy/yg

cc: See next page

cc: (via e-mail)

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Brownfields Restoration and School Evaluation Branch Reading File