

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name San Diego County Regional Airport Authority

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Contact Ted Anasis, AICP

The San Diego County Regional Airport Authority (SDCRAA or Authority) will be the California Environmental Quality Act (CEQA) Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Former Naval Training Center (NTC) Landfill Remediation project, described below. SDCRAA is requesting input from interested government and quasi-government agencies, other organizations, and private citizens regarding the scope and content of environmental information to be included in the EIR. Public agencies receiving this notice may need to use the EIR prepared by SDCRAA when considering their permits or other approvals for the proposed project. For agencies with statutory responsibilities in connection with the proposed project, the SDCRAA needs to know the views of your agency as to the scope and content of the environmental information that is germane to those statutory responsibilities.

Any public agencies that respond to this Notice of Preparation are requested, at a minimum, to:

1. Describe significant environmental issues, reasonable alternatives and mitigation measures that they would like to have addressed in the Draft EIR.
2. State whether they are a responsible or trustee agency for the project, explain why and note the specific project elements that are subject to their regulatory authority.
3. Provide the name, address and phone number of the person who will serve as their point of contact throughout the environmental review process for this project.

The project description, location and the potential environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.


Please send your response to Ted Anasis, AICP, at the mailing address shown above. We will need the name for a contact person in your agency and their telephone and email address.

Project Title: Former Naval Training Center Landfill Remediation

Project Location: San Diego International Airport, San Diego San Diego County
City (nearest) County

Project Description:

See the following description of the proposed project.

Date May 1, 2007 Signature 

Title Manager, Airport Planning

Telephone 619.400.2478

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

Former Naval Training Center Landfill Remediation Project Description

May 2007



The SDCRAA proposes to remediate the former Naval Training Center (NTC) Landfill located at San Diego International Airport (SDIA) in accordance with local, state and federal guidelines for landfill remediation. The Authority is proposing to remediate the former NTC landfill with oversight from the following agencies:

- Local Enforcement Agency (LEA) – City of San Diego
- Regional Water Quality Control Board;
- San Diego Air Pollution Control District (APCD); and
- The California Integrated Waste Management Board.

Background. SDIA is the smallest major airport site in the U.S., consisting of 661 acres. At the western edge of the Airport adjacent to Terminal 2 is the former NTC property. The location of the former NTC property on the airport is depicted in **Figure 1**. This 52-acre parcel was conveyed to the Port of San Diego in 2000 and is leased by the San Diego County Regional Airport Authority to be used for airport purposes. An inactive landfill, referred to as the former NTC landfill, covers approximately 32 acres of this property.

Purpose. The former NTC Landfill area is proposed for remediation and use for airport purposes. In order to provide a suitable area for airport uses, it is necessary to remove the municipal solid waste (MSW), burn ash (BA) and some surrounding soils associated with the landfill. The areas of the MSW and BA are depicted in **Figure 2**. Excavation of the solid waste and burn ash will remove a potential source of groundwater contaminants and reduce exposure to environmental and human receptors.

History of NTC Landfill. There have been a number of activities that have resulted in the disposal of material at the project site. Dredged material was placed on the project site during 1941 and 1942, and wastes were disposed of at the landfill between 1950 and 1971. The landfill was closed by the Navy in 1971 and the site was capped with imported material and used for recreational activities. Previous site studies determined that the materials placed in the landfill were those having a combination of household and commercial waste, with a lesser amount of industrial waste. Since it was historically used as a personnel training facility, the NTC was not reported to generate significant quantities of hazardous waste.

Project Description. The proposed remediation of the NTC landfill includes the following elements:

- Remove and stockpile approximately 163,000 cubic yards (cy) of clean soil (“overburden”) to reach the depths below surface grade at which MSW and BA are encountered
- Remove approximately 112,000 cy of MSW (consisting of household trash and debris) for disposal at landfill facilities located in San Diego County, including the Miramar, Otay and Sycamore landfills.
- Remove approximately 25,000 cy of BA material (consisting of material remaining after the burning of refuse and trash); BA material will be excavated from the site and

transported to appropriate regulated landfills in Arizona and Nevada in accordance with regulatory requirements.

- Remove approximately 38,000 cy of additional soil to a depth of one (1) foot below the limits of the MSW and BA materials; excavated soils will be disposed of as described for MSW and BA materials described above, as appropriate.
- Import of a maximum of 50,000 cy of clean fill to fill the excavated area.
- Replace stockpiled overburden material in the excavated area to prepare the site for future airport uses.
- Implement a community health and safety plan including construction monitoring to address any potential nuisances, including the spread of dust and odor.

Existing landfill site conditions are managed in a manner that protects public health and safety and the environment. The proposed action to remediate the landfill will remove the buried wastes and reduce future potential environmental effects to soil and groundwater. The landfill remediation would be conducted through a combination of visual screening and confirmation soil sampling and analysis. This method will be used to determine the specific locations and volumes of materials to be removed from throughout the site and to potentially comply with clean closure requirements. If the San Diego Regional Water Quality Control Board (RWQCB) determines that the remediation activities satisfy the requirement for “clean closure” under execution of the Title 27 Cal. Code Regs., then the Authority need no longer manage the site as a closed landfill.

Because trucks hauling material to/from the site would utilize McCain Road, the removal and/or trimming of ornamental street trees along McCain road may be required to implement the project.

The proposed project will not address any BA materials located under existing airport apron or runway areas. Excavation of BA materials under the runway/apron areas would disrupt airport operations and infrastructure.

Project Duration. The landfill remediation project will be conducted over a 9-month period involving site excavation and transport of materials to and from the site. The project elements will be concluded at the end of the landfill remediation.

Agency Participation. The Authority is proposing to remediate the former NTC landfill with oversight from the following agencies and associated actions.

- **Solid Waste Local Enforcement Agency (LEA) – City of San Diego.** The City of San Diego as the LEA will approve the landfill remediation plan. Pursuant to the California Code of Regulations, Title 27, Division 2, Chapter 3, Subchapter 5, Article 2, Section 21190, all proposed post-closure land use changes shall be submitted to the LEA for review and approval if the project involves structures within 1,000 feet of the disposal area, structures on top of waste, modifications of the low permeability layer, or irrigation over waste. All post-closure land use changes are to be designed and maintained to protect public health and safety and prevent damages to structures, roads, utilities and gas monitoring and control systems. The LEA review process also seeks to prevent public contact with waste, landfill gas and leachate, and to prevent landfill gas explosions.
- **Regional Water Quality Control Board (RWQCB)** will approve the landfill remediation

plan and may issue permit requirements (such as Waste Discharge Requirements). The RWQCB implements and enforces federal and State laws and regulations related to water quality and the environment at active and closed solid waste disposal sites throughout all of San Diego County and parts of Orange and Riverside Counties. The RWQCB approves landfill closure/remediation plans, issues permits as necessary to control remediation and closure activities, inspects sites being remediated and/or closed, and approves verification reports which document activities and final site conditions upon completion of remediation activities.

- **San Diego Air Pollution Control District (APCD)** will issue permits, as necessary, for the equipment to complete the landfill remediation plan. The APCD implements and enforces federal and State laws and regulations related to air quality and the environment at active and closed solid waste disposal sites throughout San Diego County. The APCD approves landfill closure/remediation activities, and inspects sites being remediated and/or closed.
- **California Integrated Waste Management Board (CIWMB)** will approve the landfill remediation plan. The CIWMB implements and enforces State laws and regulations related to public health and safety and the environment at active and closed solid waste disposal sites throughout the State of California. The CIWMB reviews/comments on or approves landfill closure/remediation plans, regularly inspects sites being remediated and/or closed, and reviews and comments on or approves verification reports which document activities and final site conditions upon completion of remediation activities.

Probable Environmental Effects of the Project

The EIR will include discussion on all CEQA environmental categories required for potential environmental effect determination. These categories include:

Aesthetic/Visual	Minerals	Traffic/Circulation
Agricultural Land	Noise	Vegetation
Air Quality	Public Services	Water Quality
Archaeological/Historical	Schools	Water Supply
Coastal Zone	Septic Systems	Wetland/Riparian
Economics	Sewer Capacity	Wildlife
Fire Hazard	Social	Growth Inducing
Flood/Drainage	Soil Erosion	Incompatible Land Use
Geologic/Seismic	Solid Waste	Cumulative Effects
Jobs/Housing Balance	Toxic/Hazardous	

Based on a preliminary review of the project site and in consideration of the proposed project activities, the SDCRAA has determined that potentially adverse effects may occur to the following environmental resources as a result of the project:

- Aesthetic/Visual;
- Air Quality;
- Toxic/Hazardous;
- Traffic/Circulation; and
- Water Quality.

These potential effects will be analyzed in detail in the Draft EIR. For topics/issue areas not being evaluated in detail, the Draft EIR will include a brief summary of the reasons why no significant impacts are expected.

ATTACHMENTS: Figure 1 – San Diego International Airport Location Map
 Figure 2 – NTC Landfill Remediation Plan