

CALIFORNIA ENVIRONMENTAL QUALITY ACT NEGATIVE DECLARATION

Department of Toxic Substances Control
Brownfields and Environmental Restoration Program
700 Heinz Avenue
Berkeley, CA 95710

Subject: DRAFT FINAL MITIGATED

Project Title: Investigation Area C2 Remedial Action Plan, Lennar Mare Island

State Clearinghouse No.:

Project Location: Investigation Area C2 (IA) C2 is an approximately 115-acre, irregularly shaped area on Mare Island in Vallejo. The northern end of IA C2 parallels but is south of 7th Street. The west side of IA C2 is bounded by several streets including Sundance Avenue and portions of Railroad Avenue, Walnut Avenue, Flagship Drive and Azuar Drive. The southern end of IA C2 is bordered by light industrial uses (no street). The east side of IA C2 is bounded by Nimitz Avenue, a portion of Waterfront Avenue and IA C3 (no street). Mare Island Strait lies to the east but does not border on IA C2. IA C2 is in the east-central portion of the Eastern Early Transfer Parcel (EETP), an area that was formerly part of Mare Island Naval Shipyard.

County: Solano

Project Description:

The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) is considering approval of a Remedial Action Plan (RAP) for IA C2 pursuant to Health and Safety Code, Division 20, Chapter 6.8. The RAP was prepared by ERM-West, Inc. on behalf of Lennar Mare Island, LLC (LMI), the responsible party for environmental cleanup of the EETP.

The IA C2 RAP describes remedial activities to address soil and/or groundwater contamination in IA C2 caused by historical operations of the United States Department of the Navy (Navy) at Mare Island Naval Shipyard, which closed in 1996. Contaminants of concern include petroleum hydrocarbons, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) and metals such as lead and chromium. Over 250 contaminated sites have been identified in IA C2. Two of these sites require further remediation to address contaminants of concern. Twenty-three sites require no further remediation and have met cleanup goals for unrestricted use. The remaining sites require no further remedial action except for institutional controls in the form of land use covenants. The IA C2 RAP summarizes the remedial actions performed or that need to be performed at these sites and presents the preferred remedial alternatives.

The RAP proposes cleanup actions for the two remaining remediation areas in IA C2: Buildings 206/208 Area and Building 116 Area. The Buildings 206/208 Area is approximately 1.4 acres and has soil contaminated with lead. The proposed remedy would excavate 8100 cubic yards (500 truckloads) of debris/soil to levels suitable for commercial/industrial use. Building 116 Area is approximately 1.2 acres and has building materials contaminated with polychlorinated biphenyls (PCBs). The proposed remedy would remove 450 cubic yards (30 truckloads) of contaminated flooring and other building materials to levels suitable for commercial/industrial use. For both sites, a land use covenant would be required to prohibit residences, hospitals for people, schools for persons under 18 years and day care centers for children.

Finding Of Significant Effect On Environment: None (*An Initial Study supporting this finding is attached.*)

Mitigation Measures: None

Branch Chief Signature

Date

Branch Chief Name

Branch Chief Title

Phone #