

2019119017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Investigation Area C2 Remedial Action Plan, Lennar Mare Island**Lead Agency:** Department of Toxic Substances Control**Contact Person:** Allan Fone**Mailing Address:** 700 Heinz Avenue**Phone:** 510-540-3836**City:** Berkeley**Zip:** 94710**County:** Alameda**Project Location:** County: Solano

City/Nearest Community: Vallejo

Cross Streets: 13th Street and Railroad Avenue

Zip Code: 94592

Longitude/Latitude (degrees, minutes and seconds): 38 ° 5 ' 30.60 " N / 122 ° 15 ' 56.30 " W Total Acres: 115

Assessor's Parcel No.: 0066-050-120-1

Section: Twp.: T3N

Range: R4W

Base: Mount Diablo Meridian

Within 2 Miles: State Hwy #: 37

Waterways: Mare Island Strait, San Pablo Bay, Carquinez Strait

Airports:

Railways: California Northern

Schools: Four elem. schools, Vallejo HS, Touro Univ

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

GOVERNOR'S Office of Planning & Research

Local Action Type:☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Haz. Substances Removal Action**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____☐ Commercial: Sq.ft. _____ Acres _____☐ Industrial: Sq.ft. _____ Acres _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____

Employees _____

Employees _____

Employees _____

Employees _____

☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Remediation**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Mixed use; industrial use

Project Description: (please use a separate page if necessary)

See attached sheet

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Bay Area Air Quality Management District</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2019 Ending Date December 20, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>ERM</u>	Applicant: <u>Lennar Mare Island, LLC</u>
Address: <u>1277 Treat Blvd., Suite 500</u>	Address: <u>690 Walnut Ave, Suite 100</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Vallejo, CA 94592</u>
Contact: <u>Jill Quillin</u>	Phone: <u>1-707-562-4000</u>
Phone: <u>1-925-946-0455</u>	

Signature of Lead Agency Representative: Allen Ford Date: 10/31/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Investigation Area C2 Remedial Action Plan, Lennar Mare Island Attachment to Notice of Completion and Environmental Document Transmittal

Project Description

Investigation Area C2 (IA C2) is an approximately 115-acre, irregularly shaped area on Mare Island in Vallejo. 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.

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.