

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
Brownfields and Environmental Restoration Program
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
Attn: Henry Chui

Project Title: Feasibility Study/Removal Action Work Plan for the Building 461 Area, Investigation Area C1, Lennar Mare Island, Vallejo, California.

Project Location: Building 461, east of the intersection of Nimitz Avenue and E Street, Former Mare Island Naval Shipyard, Eastern Early Transfer Parcel, Vallejo, Solano County, California 94592.

County: Solano County

Project Description: Approval of the *Draft Final for Public Review Feasibility Study/Removal Action Work Plan for the Building 461 Area, Investigation Area C1, Mare Island, Vallejo, California* (Building 461 FS/RAW) (CH2M Hill, August 2009) by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) pursuant to the requirements of Chapter 6.8, Division 20, California Health and Safety Code. The purpose of the project is to protect human health by reducing the potential for exposure to soil and lead battery-acid precipitate under Building 461, which contain concentrations of lead that would result in significant risk to human health or the environment.

Building 461 (the Site) served as the shipyard's battery shop until the mid-1980s. It was built in 1932 and was used for battery charging and scraping operations. Battery shop activities included manufacturing, disassembling, reassembling, draining, rinsing, recharging, cleaning, and removing plates from lead, antimony, and silver-plated batteries. Chemicals spilled during the manufacturing process were released to floor drains and then traveled through the wastewater pipes under the floor in the crawl space of Building 461. It is believed that chemicals leaked from the floor drains and wastewater pipes to surface soil within the crawl space.

The Building 461 FS/RAW proposes removal of lead battery-acid precipitate through vacuum extraction and excavation of lead-contaminated soil in the crawl space under Building 461. The floor overlying the portions of the crawl space planned for excavation would be removed prior to the removal of the precipitate and soil. The estimated volume of impacted soil and precipitate is approximately 360 cubic yards. The proposed area to be excavated is approximately 7,000 square feet or 20% of the building footprint to a depth of 2 feet. The depth to groundwater in the area is approximately 6 feet below ground surface. The proposed cleanup level for lead in soil is the United States Environmental Protection Agency (USEPA) Region 9 regional screening level under a construction/industrial scenario (800 milligrams per kilogram [mg/kg]). Building 461 Area will be included in a forthcoming Investigation Area (IA) C1-wide land use covenant prohibiting sensitive uses (e.g., residences, hospitals, day-care facilities, and schools for persons under age 18) that will be executed and recorded to implement the forthcoming IA-wide O&M activities in accordance with an approved O&M Plan under DTSC oversight.

Waste Management (Treatment and Disposal) Measures: Prior to initiation of excavation, the precipitate and soil to be removed will be chemically analyzed to determine treatment and disposal requirements. Because of the lead concentrations present in soil in the Building 461 crawl space, a Class I hazardous waste landfill is the likely disposal option for precipitate and soil. Further, it is assumed that the lead battery-acid precipitate and lead-contaminated soil are Resource Conservation and Recovery Act (RCRA) hazardous wastes and will require treatment through a solidification/stabilization process prior to disposal at the Class I hazardous waste landfill. Non-hazardous soils will be separated and transported to an approved facility or Class 3 landfill.

Transportation Measures: All hazardous soils will be shipped by a registered hazardous waste hauler under manifests to an approved Class 1 landfill for disposal. All hazardous and non-hazardous waste soils will be shipped offsite in trucks covered with tarps. Vehicles will be decontaminated and inspected prior to leaving the work area to ensure that their loads are secure and contaminated soil is not tracked offsite. Transportation of contaminated soils from the Building 461 Area will be on arterial streets (e.g., Nimitz Avenue to "G" Street to Railroad Avenue to Highway 37) and will be in accordance with a Traffic Control Plan to minimize any potential impact to the local community. Approximately 20 to 25 twenty-cubic-yard truckloads of material will be removed from the Building 461 Area, and a similar quantity of clean fill material will be brought onsite. Loading and transportation of material offsite will occur over a period of several days, and it is estimated that approximately 5 to 10 trucks per day will be required. Traffic controls during excavation, transportation of soil on and off Mare Island, backfilling, and grading activities will be used to provide for the efficient completion of the work activities in

a safe working environment. All traffic control activities will conform to the applicable specifications of the *Manual of Traffic Controls for Construction and Maintenance Work Zones* (Caltrans 1996).

Confirmation Sampling: During and after completion of excavation activities, confirmation soil samples will be collected in accordance with an approved sampling and analysis plan from the base and sidewalls of the excavation to verify that the remaining concentrations of lead in soil meet the cleanup goal. Initial field screening will be performed during the excavation operations using an X-ray fluorescence (XRF) field screening instrument to determine if additional excavation is required. If, according to the results from XRF field screening, the remedial action objective (RAO) for lead has been achieved, confirmation samples will be collected and submitted to a laboratory for analysis. However, if field screening results exceed the RAO for lead, excavation activities may continue laterally, vertically, or both until field screening results are below the RAO for lead or a decision is made to stop excavation without achieving the RAO after conferring with the regulatory agencies. Confirmation soil samples will undergo laboratory analysis in a State-certified laboratory for total lead by USEPA Method 6020.

Site Restoration: After the removal of contaminated soil, the excavation void will be backfilled with import fill material to return the Building 461 crawl space to existing grade. The building floor will not be restored to its original condition as Building 461 is scheduled to be demolished.

Project activities will commence in October 2009 and are expected to take approximately six weeks to complete.

Specific environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval to ensure that impacts to the environment will be less than significant are included in the FS/RAW. In the event resources of biological, cultural, or historical significance are found in the course of project activities, work will be suspended while a qualified biological, cultural, or historical resources specialist makes an assessment of the area and arrangements are made to protect or preserve any resources that are located. If human remains are discovered at the Site, 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 section 7050.5. The Coroner will determine disposition within 48-hours (Public Resources Code, section 5097.98).

An analysis of the impacts of project activities in the context of existing environmental conditions indicates that implementation of environmental safeguards and monitoring procedures are enforceable conditions of the project and that the project cannot have a significant effect on the environment. As a result, DTSC finds that the project is exempt from further environmental review under CEQA.

1. Most of the proposed remedial action activities will take place within the building, and access to the building will be restricted by locked doors. During proposed remedial action activities, no unauthorized persons will be allowed in the working exclusion and control zones of the site, and the entire site will be secured.
2. The site is fully developed for commercial/industrial uses. The closest residence is over 0.25 miles away from the Site. There are no endangered species, either plant or animal, on the Site or in the site vicinity.
3. Shallow groundwater has not been impacted by the Site and is not used for drinking water at the Site or in the Site vicinity. Drinking water to this area and on Mare Island is provided by the City of Vallejo.
4. The proposed remedial action activities will be completed by properly trained and equipped hazardous waste workers. Site workers will comply with the health and safety requirements of Title 8, California Code of Regulations and 29 Code of Federal Regulations, section 1910.120 during the remedial activities.
5. During the remedial action, best management practices will be employed to lessen potential air quality impacts resulting from fugitive dust and air-borne particulates.
6. At the staging area, excavated soil will be placed on an impermeable barrier and will be covered with tarps or other proper materials to prevent any run-on and/or dust generation.
7. All hazardous soils will be shipped by a registered hazardous waste hauler under manifests to an approved Class 1 landfill for disposal. All hazardous and non-hazardous waste soils will be shipped offsite in trucks covered with tarps. Vehicles will be decontaminated and inspected prior to leaving the work area to ensure that their loads are secure and contaminated soil is not tracked offsite.
8. A site-specific Health and Safety Plan, Excavation Plan, Traffic Control Plan, and other remedial action implementation-related plans will be in place prior to the remedial activities.
9. The remedial activities work will be conducted Monday through Friday between 8 a.m. and 8 p.m.

Name of Public Agency Approving Project:

Department of Toxic Substances Control
Brownfields and Environmental Restoration Program

Name of Person or Agency Carrying Out Project:

Lennar Mare Island
690 Walnut Avenue, Suite 100
Vallejo, CA 94592
Attn: Mr. Neal Siler

Exemption Status: (check one)

- Class 30 Categorical Exemption: Cal. Code Regs., tit. 14, §15330
- General Rule: Cal. Code Regs., tit. 14, §15061(b)(3)

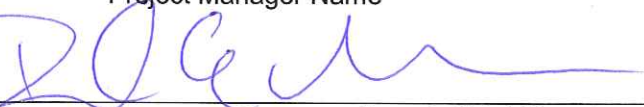
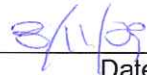
Exemption Title:

Title 14, California Code of Regulations, Section 15061(b)(3), With Certainty, no possibility of a significant environmental effect.

Reasons Why Project is Exempt:

DTSC has determined that the project is exempt from the application of the California Environmental Quality Act (CEQA) and the Guidelines for the following reasons:

1. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. The project activity is covered by the general exemption rule (as provided in California Code of Regulations, title 14, section 15061(b)(3)) that the California Environmental Quality Act (CEQA) applies only to projects which have potential for causing a significant effect on the environment.

Henry Chui, P.E.	Hazardous Substance Engineer	510-540-3759
Project Manager Name	Project Manager Title	Phone #
		
Branch Chief Signature		Date
<i>for</i> Barbara J. Cook, P.E.	Performance Manager	510-540-3843
Branch Chief Name	Branch Chief Title	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: