

FOR MORE INFORMATION

If you have questions about the Draft Final for Public Review FS/RAW, please contact:

DTSC Public Participation Specialist

Mr. Richard Perry, (510) 540-3910
Email: rperry@dtsc.ca.gov

DTSC Project Manager

Mr. Henry Chui, (510) 540-3759
Email: hchui@dtsc.ca.gov

DTSC Public Information Officer

Ms. Claudia Loomis, (916) 255-6578
Email: cloomins@dtsc.ca.gov

ANUNCIO

Si prefiere hablar con alguien en español acerca de esta información, favor de llamar a Especialista en Participación Pública de el Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

INFORMATION REPOSITORIES

The Draft Final for Public Review FS/RAW and other project documents are available for review at:

John F. Kennedy Library
505 Santa Clara Street
Vallejo, CA 94590
Phone: (866) 572-7587

DTSC Berkeley Office
700 Heinz Avenue
Berkeley, CA 94710-2721

NOTICE TO HEARING-IMPAIRED INDIVIDUALS

TDD users can obtain information about the site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist.

MARE ISLAND RESTORATION ADVISORY BOARD (RAB)

Mare Island has a RAB that comprises interested community members and regulatory representatives. The RAB usually meets on the last Thursday of the month.

FACT SHEET, August 2009

Mare Island Draft Final for Public Review Feasibility Study/Removal Action Work Plan for Installation Restoration Program Site 21 and the Buildings 386, 388 and 390 Area Available for Public Comment

The Department of Toxic Substances Control (DTSC) is distributing this fact sheet to inform the community about the Draft Final for Public Review Feasibility Study/Removal Action Work Plan for Installation Restoration Program Site 21 and the Buildings 386, 388, and 390 Area, Lennar Mare Island, Vallejo, California (FS/RAW). The Draft Final for Public Review FS/RAW was prepared to address surface and sub surface soil, soil vapor, and groundwater contamination within the Installation Restoration Program Site 21 and the Buildings 386, 388, and 390 Area (the site). This fact sheet also provides information about the public involvement process available for the public to comment on the Draft Final for Public Review FS/RAW.

What is the Draft Final for Public Review FS/RAW?

The Draft Final for Public Review FS/RAW is a document outlining how contaminated soil and groundwater will be cleaned up and/or monitored at the site. It summarizes the applicable studies performed and reports developed for the site and presents possible remedial alternatives and the preferred remedial action. Remedial alternatives are screened and evaluated on the basis of their effectiveness, implementability, and cost. The Draft Final for Public Review FS/RAW

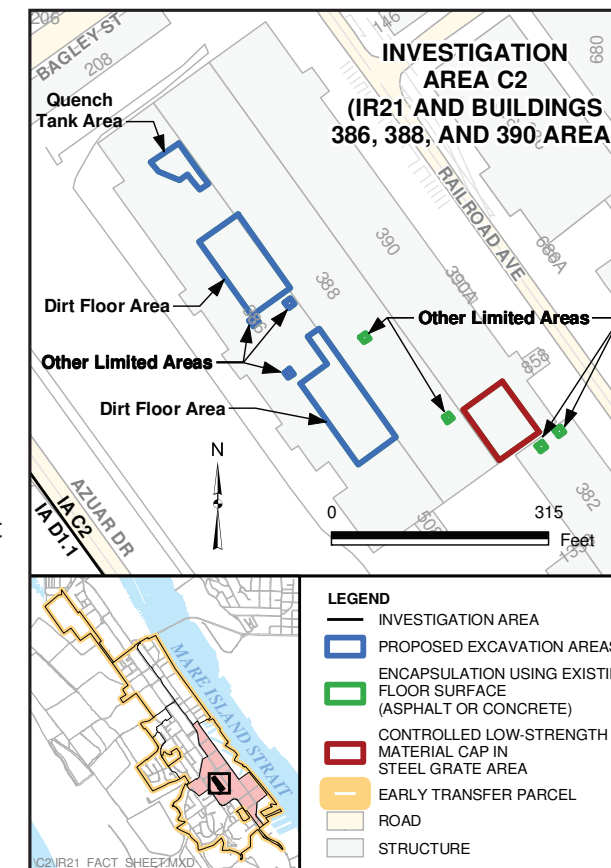
then identifies the preferred remedy, which DTSC recommends and believes is the most appropriate for the future use of the area.

Site Description

The site covers approximately 6 acres, mostly indoors, and consists of four buildings. Building 382, not identified in the formal name of the site, is included based on historical land use and, therefore, is considered part of the site for remediation purposes. The site has been used as a metalworking facility since its construction in the 1920s and was the site of aboveground storage tanks, vaults, concrete pits, quench tanks, and a plasma arc cutting table. Various steel forging activities were also conducted in these buildings.

What Was Found at the Site?

Approximately 262 soil samples, seven soil gas samples, and 110 groundwater samples were analyzed to characterize the soil, soil gas, and groundwater within the site. Concentrations of lead, total petroleum hydrocarbons as diesel and motor oil (TPH-diesel and TPH-motor-oil), and a PCB mixture (Aroclor-1254) are present in the soil at the site at levels that exceed the acceptable state-mandated levels for the current and planned



DTSC
700 Heinz Avenue
Berkeley, CA 94710-2721



What's inside:

- Mare Island Draft Final for Public Review FS/RAW for IR21/Building 386/388/390 Area
- Public Comment Announcement
- Community Outreach Information

30 DAY PUBLIC COMMENT PERIOD

A 30-day public comment period has been established to review the Draft Final for Public Review Feasibility Study/Removal Action Work Plan for Installation Restoration Program Site 21 and the Buildings 386, 388 and 390 Area (FS/RAW) and a proposed California Environmental Quality Act Negative Declaration. All public comments will be considered and responded to before making a final decision on this site. The Public Comment period is: **August 17, 2009 through September 15, 2009.**

DTSC may hold a public meeting for this project if there is significant public interest or a meeting is requested. Please submit your request to Mr. Richard Perry at 700 Heinz Avenue, Berkeley, CA 94710-2721 or via email to rperry@dtsc.ca.gov. If a meeting is held, a notice will be posted in local papers and at the JFK Library in Vallejo.

The complete Draft Final for Public Review FS/RAW and other related project documents are available at the local information repositories listed on this fact sheet. Please send comments, postmarked by **September 15, 2009** to Mr. Henry Chui, DTSC, 700 Heinz Avenue, Berkeley, CA 94710-2721 or email comments directly to Mr. Chui: hchui@dtsc.ca.gov.

commercial and industrial future land use for this area. Accordingly, cleanup alternatives were developed and evaluated to determine the most effective method to reduce the potential risk associated with exposure to the contaminants within the site.

Cleanup Alternatives Considered and Recommended

The Draft Final for Public Review FS/RAW discusses cleanup alternatives and presents a detailed analysis of each alternative to address the presence of contaminants in soil and groundwater. A detailed analysis was conducted to provide sufficient information to compare alternatives, recommend an appropriate cleanup action for the site, and demonstrate to the satisfaction of DTSC and other concerned parties that unacceptable health hazards at the site would be addressed through implementation of the recommended cleanup action. The alternatives evaluated for the site are:

Alternative 1 – No Action. Under this alternative, no remedial actions would be considered at the site. The no action alternative provides a baseline for comparing other alternatives. The no action alternative assumes that no land use covenant would be implemented.

Alternative 2 – Implementation of a Land Use Covenant (LUC) and Long term Groundwater Monitoring (as necessary). Under this alternative, contaminated soil would be left in place. In addition to an IA-wide LUC, a site-specific LUC would be implemented over the entire site to limit exposure pathways between human and ecological receptors and contamination present at the site. In addition, this alternative would include long-term groundwater monitoring downgradient of the site, as necessary.

Alternative 3 – Excavation/Offsite Disposal of the Steel Grate Area, Encapsulation (Asphalt Cap of the Dirt Floor Areas and Existing Floor), Long term Groundwater Monitoring (as necessary), and Implementation of an LUC. This alternative includes excavation and offsite disposal of lead- and PCB-impacted soils in the Steel Grate Area. It also includes encapsulation by installation of an asphalt cap over TPH-impacted soil in the Dirt Floor Areas of Building 386, encapsulation by the existing floor surfaces in the Quench Tank Area and other limited areas of the site, implementation of LUCs, and long-term groundwater monitoring downgradient of the site, as necessary.

Alternative 4 – Excavation/Offsite Disposal of the Steel Grate and Dirt Floor Areas, Encapsulation (Existing Floor), Long term Groundwater Monitoring (as necessary), and Implementation of an LUC. This alternative includes excavation and offsite disposal of lead- and PCB-impacted soils in the Steel Grate Area. It also includes excavation and



Interior of Building 386.

offsite disposal of TPH-impacted soil in the Dirt Floor Areas of Building 386, encapsulation by the existing floor surfaces in the Quench Tank Area and other limited areas of the site, implementation of LUCs, and long-term groundwater monitoring downgradient of the site, as necessary.

Alternative 5A – Excavation/Offsite Disposal of the Dirt Floor and Quench Tank Areas, Encapsulation (Low strength Material Cap of the Steel Grate Area and Existing Floor), Long term Groundwater Monitoring (as necessary), and Implementation of an LUC. This alternative includes excavation and offsite disposal of TPH- and lead-impacted soils in the Dirt Floor Areas of Building 386 and the Quench Tank Area at the northern end of Building 386. It also includes encapsulation by installation of a controlled low-strength material (CLSM) cap to mitigate exposure to soils beneath the Steel Grate Area, encapsulation by the existing floor surfaces in other limited areas of the site, implementation of LUCs, and long-term groundwater monitoring downgradient of the site, as necessary. A CLSM cap would be constructed over soil below the Steel Grate Area to reduce exposure to elevated concentrations of lead and PCBs in surface soil.

Alternative 5B – Excavation/Offsite Disposal of the Dirt Floor, Quench Tank, and Other Areas of Building 386, Encapsulation (Low strength Material Cap of the Steel Grate Area and Existing Floor), Long term Groundwater Monitoring (as necessary), and Implementation of an LUC. This alternative includes excavation and offsite disposal of TPH- and lead-impacted soils in the Dirt Floor Areas of Building 386, the Quench Tank Area at the northern end of Building 386, and the other areas of concern in Building 386. It also includes encapsulation by installation of a CLSM cap to mitigate exposure to soils beneath the Steel Grate Area, encapsulation by the existing floor surfaces in other limited areas in Buildings 382 and 388, implementation of LUCs, and long-term groundwater monitoring downgradient of the site, as necessary. A CLSM cap would be constructed over soil below the Steel Grate

Area to reduce exposure to elevated concentrations of lead and PCBs in surface soil.

Alternative 6 – Encapsulation (Asphalt Cap of the Dirt Floor Areas, Low strength Material Cap of the Steel Grate Area, and Existing Floor), Long term Groundwater Monitoring (as necessary), and Implementation of an LUC. This alternative includes encapsulation as the remedy for soil containing constituents at concentrations above their cleanup goals in all areas of the site. This alternative consists of encapsulation by installation of a CLSM cap to mitigate exposure to soils beneath the Steel Grate Area, encapsulation by installation of an asphalt cap over the existing floor surfaces at the Quench Tank Area and other limited areas of the site, implementation of LUCs, and long-term groundwater monitoring downgradient of the site, as necessary.

Alternative 7 – Excavation/Offsite Disposal of All Areas of the IR21/ Building 386/388/390 Area, Long term Groundwater Monitoring (as necessary), and Implementation of an LUC. Under this alternative, excavation and offsite disposal of soil at the site would be performed to reduce the risk to future receptors to levels acceptable for commercial/industrial land use. Excavation would include areas within the site to achieve commercial/ industrial land use cleanup goals for all constituents of concern. In addition, this alternative would include implementation of LUCs and long-term groundwater monitoring downgradient of the site, as necessary.

Recommended Alternative

The alternatives were evaluated based on effectiveness, implementability, and cost. The Draft Final for Public Review FS/RAW recommends Alternative 5B because it offers the greatest long-term effectiveness, is implementable, and is also cost effective. The main components of the recommended remedial action include:

- Excavation of soil in the Dirt Floor Areas, Quench Tank Area, and other limited areas of Building 386 containing constituent concentrations above their cleanup goals.
- Offsite disposal of excavated soils.
- Construction of a 1-foot-thick CLSM cap over the Steel Grate Area.
- Encapsulation using the existing floor surface in areas of Buildings 382 and 388.
- Recordation and implementation of institutional controls to prohibit sensitive uses of the site and to control activities that might damage the cap and floor surfaces.



The Exterior of Building 382/386/388/390 superstructure.

- Implementation of a long-term groundwater monitoring program, as necessary.

Future Activities

Before DTSC makes a final decision to approve, modify, or deny the Draft Final for Public Review FS/RAW, the document is made available for public comment during a 30-day public comment period. All comments received from the public during the comment period are reviewed and responded to before the Draft Final for Public Review FS/RAW is finalized and approved by DTSC.

DTSC may hold a public meeting for this project if there is significant public interest or a meeting is requested. Please submit your request to Mr. Richard Perry at 700 Heinz Avenue, Berkeley, CA 94710 or via email to rperry@dtsc.ca.gov. If a meeting is held, notice will be posted in local papers and at the JFK Library in Vallejo.

Once the Final FS/RAW is approved, the remedial action will begin. This remedial action is anticipated to start in early 2010. After the remedial action is complete, DTSC will approve that all cleanup activities have been properly implemented. The IA C2-wide LUC, which will prohibit sensitive uses of the site, and the site-specific LUC, which will prohibit disturbance of the encapsulating surfaces, will apply to IR21 and the Buildings 386, 388, and 390 Area site.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared an Initial Study to evaluate environmental impacts from the proposed actions in Installation Restoration Program Site 21 and the Buildings 386, 388, and 390 Area. DTSC concluded that the project will not have a significant impact on the environment and intends to issue a CEQA Negative Declaration. The Negative Declaration is part of the administrative record for this project and a copy will be placed in the information repositories listed in this fact sheet.