



PROPOSED PLAN/ DRAFT REMEDIAL ACTION PLAN

Defense Reutilization and Marketing Office
Former Mare Island Naval Shipyard, Vallejo, California



July 18, 2014

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U.S. NAVY ANNOUNCES PROPOSED PLAN/ DRAFT REMEDIAL ACTION PLAN

The U.S. Department of the Navy Base Realignment and Closure Program Management Office West encourages the public to provide comments on its proposed cleanup plan for the Defense Reutilization and Marketing Office located in Transfer Parcel XVII on the former **Mare Island Naval Shipyard (MINS)**, Vallejo, California (Figure 1). The public comment period and meeting information are found at the bottom of this page. The Navy has worked with the **California Environmental Protection Agency Department of Toxic Substances Control (DTSC)**, the **San Francisco Bay Regional Water Quality Control Board (Water Board)**, and the **U.S. Environmental Protection Agency (EPA)** to evaluate cleanup options for the DRMO including the proposed cleanup plan.

INTRODUCTION

This **Proposed Plan (PP)/Draft Remedial Action Plan (RAP)** announces the recommended cleanup plan for the **Defense Reutilization and Marketing Office (DRMO)**. Contaminants and hazards from former activities at the DRMO that impacted soil above standards appropriate for future unrestricted use have been removed; therefore no further action is required for soil. Groundwater beneath the site does not meet California's minimum water quality criteria for a domestic or municipal freshwater supply due to salinity. On this basis, the Water Board granted an exception to the drinking water policy for shallow groundwater at the DRMO under State Water Resources Control Board Resolution 88-63 (Resolution 88-63). Although the future use of the site will be industrial/commercial, the proposed cleanup plan involves institutional controls to prevent hypothetical future residents from being exposed to unacceptable risk associated with the residual concentration of chemicals in site groundwater.

This PP/Draft RAP details the Navy's cleanup plan for groundwater and summarizes the site history, environmental investigations, and removal actions performed to date at the DRMO (Figure 1). As required by the **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)**, this PP/Draft RAP

– NOTICE –

PUBLIC COMMENT PERIOD

July 21, 2014
through
August 20, 2014

For more information:
<http://bracpmo.navy.mil>

– PUBLIC MEETING –

July 31, 2014

Mare Island Conference Center
375 G Street, Vallejo, California

7:00 PM

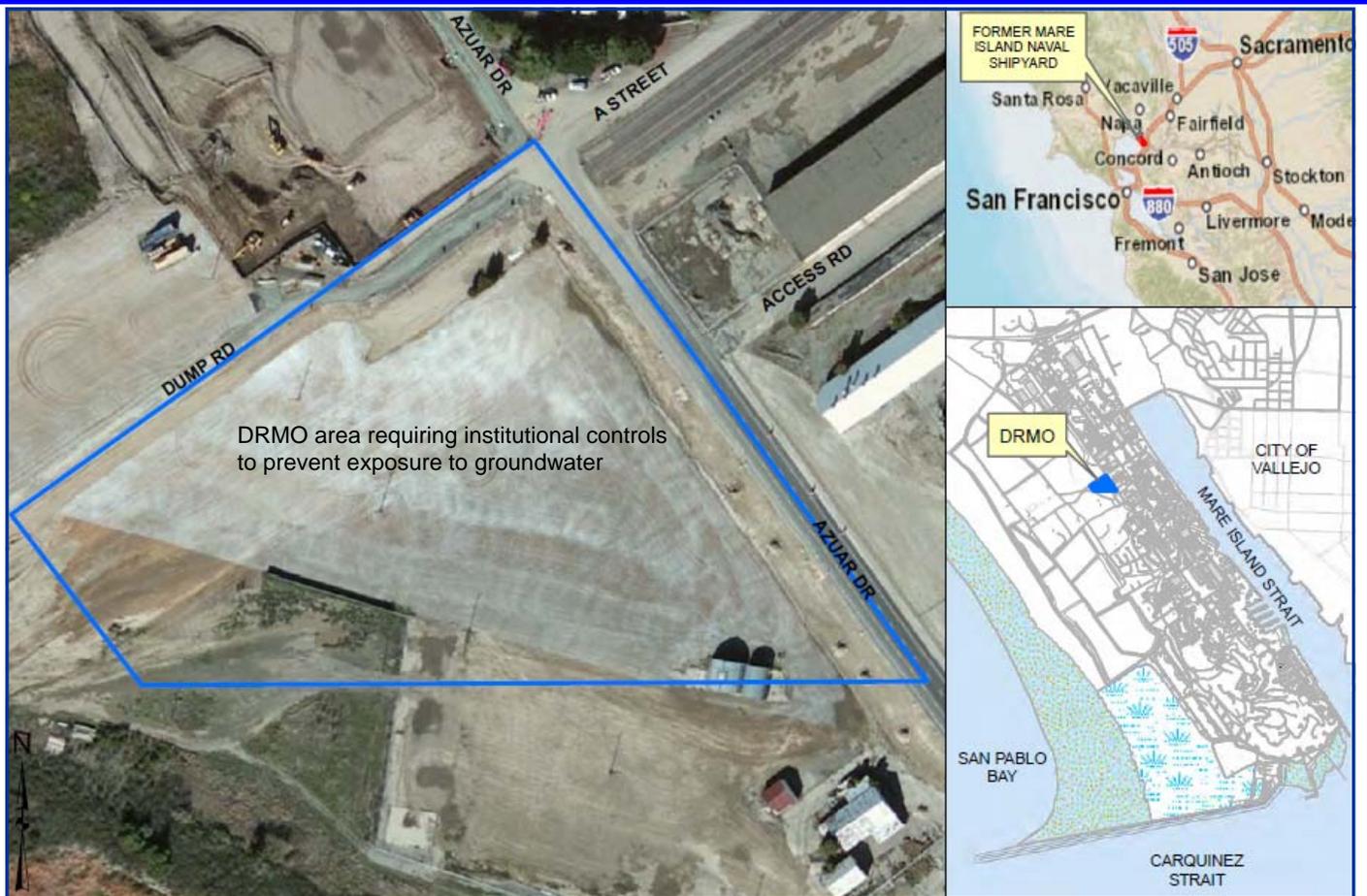


Figure 1. Site Location Map

explains the basis for the proposed cleanup plan. The Navy will take into consideration public comments on this PP/Draft RAP before making a final cleanup decision.

THE CERCLA PROCESS

The Navy is issuing this PP/Draft RAP as part of its public participation responsibilities under CERCLA and the **National Oil and Hazardous Substance Pollution Contingency Plan (NCP)** to ensure that the public has the opportunity to comment. Figure 2 shows the steps in the CERCLA process and the current phase of the DRMO site within the CERCLA process.

The proposed cleanup plan presented in this PP/Draft RAP is based on the numerous studies, including investigations, removal actions and risk assessments, performed to date. Documents describing the previous activities at the DRMO can be found at the John F. Kennedy Library located at 505 Santa Clara Street in Vallejo, California. Some documents may also be available online at the Navy website: <http://bracpmo.navy.mil>.

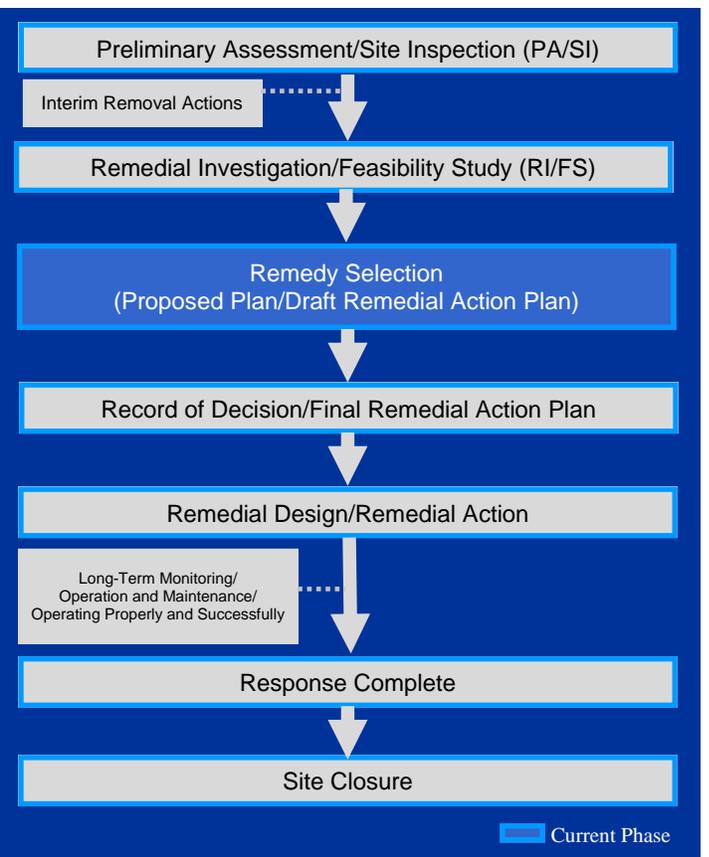


Figure 2. DRMO CERCLA Process

THE CERCLA PROCESS (Continued)

In response to feedback from the community or new information, and in consultation with regulatory agencies, the Navy may modify the cleanup plan or select different remedies. Therefore, the community is encouraged to review and comment on this PP/Draft RAP. A final cleanup decision, documented in the Record of Decision/Final Remedial Action Plan, will not be made until all community comments are considered.

SITE DESCRIPTION AND HISTORY

The Mare Island peninsula is located in Solano County, California, approximately 25 miles northeast of San Francisco in Vallejo (Figure 1). The Napa River (Mare Island Strait) lies to the east and separates the peninsula from the City of Vallejo; the remainder of the peninsula is bounded by Highway 37 to the north, the Carquinez Strait to the south, and San Pablo Bay to the west. The original Mare Island consisted of approximately 1,000 acres of dry land and 300 acres of wetlands. Over time, the placement of various fill materials and dredged sediments have increased the size of Mare Island to approximately 5,600 acres.

The Navy acquired Mare Island in 1853 and started shipbuilding operations the following year. The primary ship construction and maintenance area of the former MINS was established along the northeastern shore of the original island adjacent to Mare Island Strait. During World War II, the Former MINS reached peak capacity for shipbuilding, repair, overhaul, and maintenance. Due to the decreasing Navy needs in the postwar environment, shipyard activity decreased, and the Former MINS was closed on April 1, 1996, after 142 years of operation.

The DRMO is located at the southwest corner of the intersection of Dump Road (an extension of A Street) and Azuar Drive (formerly Cedar Avenue) on the north-central portion of the former MINS (Figure 1). The site consists of approximately 8.5 acres of land: 4.6 acres in the former **fenced scrapyard area (FSA)** and the remaining 3.9 acres outside of the FSA.

Initial development of the DRMO began in 1942 with the construction of railroad spurs, scrap bins, and a warehouse storage building, Building 661. Except for the two steel Quonset huts of unknown use and construction timeframe, additional structures built in 1942-1943 at the DRMO include the following:

- ◆ Building 675 used as a railroad scale house
- ◆ Building 679 used as a warehouse

- ◆ Building 691 used as a scrapyard office
- ◆ Building 715 used as a steel fabrication building until 1946 when its use was revised to a storehouse

As shown on the aerial photograph of the site in Figure 1, the only remaining structures at the DRMO are the two unnumbered steel Quonset huts located in the southeast corner of the site.

Historical use of the DRMO included storage of transformers, batteries, metal scrap, paper bailing, and handling of petroleum oils. The scrapyard handled surplus material and scrap from the shipyard and other military facilities until mid-1995, when the remaining inventory was removed. Although munitions items were not typically processed at the DRMO, several emergency removal actions were completed between 1987 and 1995 to remove material potentially presenting an explosive hazard encountered in scrap materials submitted to the facility for processing. Radiological work was not conducted at the DRMO; however, some of the equipment, material, and scrap processed through the yard contained radioactive material in the form of radioluminescent dials and deck markers.

RCRA SOLID WASTE MANAGEMENT UNITS

The 4.6 acre FSA, including Building 661, was established as **Solid Waste Management Unit (SWMU) 129** under the historical **Resource Conservation and Recovery Act (RCRA)** permit for Mare Island. Portions of SWMU 93, the Storm Sewer System, and SWMU 106, the Sanitary Sewer System, were also formerly located within the DRMO boundaries. The entire area designated as SWMU 129 and the portions of SWMUs 93 and 106 located within the DRMO have been investigated and excavated through a series of removal actions under the CERCLA and petroleum programs. Once the final remedy is implemented, DTSC will issue a RCRA Corrective Action Complete Determination closing SWMU 129 and portions of SWMUs 93 and 106 within the DRMO and remove the DRMO from the facility permit boundaries.

SITE INVESTIGATIONS

Various environmental investigations have been performed for soil and groundwater at the DRMO. These studies have included investigating contamination as required under CERCLA, RCRA, petroleum, and polychlorinated biphenyl cleanup programs.

SITE INVESTIGATIONS (Continued)

Key investigations and reports for the DRMO are as follows:

- ◆ Initial Assessment Study (1983)
- ◆ Preliminary Investigation of Lead Contamination (1985)
- ◆ Phase I Remedial Investigation (1990-1992)
- ◆ Lead Oxide Study (1992)
- ◆ Phase II Remedial Investigation (1993-1996)
- ◆ Basewide Environmental Baseline Survey, Supplement for Zone 02 (1996)
- ◆ Onshore Ecological Risk Assessment (1996-1999)
- ◆ Basewide Polychlorinated Biphenyl Confirmation Sampling (1998)
- ◆ Investigation Area H, Unexploded Ordnance Preliminary Assessment (1998)
- ◆ Remedial Investigation of Investigation Area H2 (1999-2000)
- ◆ Ambient Analyses of Metals in Soil and Groundwater (1995-2002)
- ◆ Railroad Track Corridor Sampling and Analysis (2004)
- ◆ Oil Sump Box Investigation (2005-2006)
- ◆ Geophysical Survey and Follow-on Total Petroleum Hydrocarbons Investigation of the DRMO Vicinity (2007-2009)
- ◆ Groundwater Sampling and Analysis (2012)

SITE REMOVAL ACTIONS

A variety of removal actions have been conducted to address environmental concerns at the DRMO. These actions are addressed in the following reports:

- ◆ General Radioactive Material Radiological Final Release Report Supplement to address radiological contaminants (1996)
- ◆ Non-Time Critical Removal Action to address **munitions and explosives of concern (MEC)** and chemical constituents (2005-2008)
- ◆ Petroleum Corrective Action to address petroleum contamination (2009-2010)

Reports describing the investigation and removal actions at the DRMO can be found at the information repositories listed on page 10. Some documents may also be available online at the Navy website: <http://bracpmo.navy.mil>.

CURRENT AND FUTURE SITE USE

The DRMO is currently inactive and remains property of the Navy. The site is planned for transfer to the City of Vallejo for commercial/

industrial land use.

EXCEPTION TO SOURCES OF DRINKING WATER POLICY

Shallow groundwater beneath the site does not meet California's minimum water quality criteria for a domestic or municipal freshwater supply due to salinity. On this basis, the Water Board granted an exception to the drinking water policy for shallow groundwater at the DRMO under State Water Resources Control Board Resolution 88-63.

SUMMARY OF CONTAMINANTS AND HAZARDS OF CONCERN

Agency concurrence for unrestricted release with respect to radiological materials at the DRMO was provided in April 1997, following site clearance for radiological materials as documented in the General Radioactive Material Radiological Final Release Report Supplement. Based on results of the Non-Time Critical Removal Action (2005-2008) and further soil removal performed during the Petroleum Corrective Action (2009-2010), there are no residual MEC hazards at the DRMO.

Soil and groundwater samples collected from the DRMO were analyzed for contaminants consistent with the historical uses of the site. Chemicals of potential concern include:

- ◆ Metals (Inorganic Constituents)
- ◆ Pesticides
- ◆ Polychlorinated Biphenyls
- ◆ Semivolatile Organic Compounds
- ◆ Volatile Organic Compounds
- ◆ Total Petroleum Hydrocarbons

RISK ASSESSMENT PROCESS

A human health risk assessment was conducted to estimate the theoretical levels of risk to humans from contamination remaining at the DRMO. Regulatory requirements were used to define what is considered acceptable and unacceptable risk.

The Onshore Ecological Risk Assessment (1996-1999) concluded that the DRMO posed a potential risk to ecological receptors from the presence of several metals. Excavation of soil performed during the Non-Time Critical Removal Action (2005-2008) and the Petroleum Corrective Action (2009-2010) have removed the majority of surface soil, including all soil within the FSA, to a minimum of 18 inches below ground surface.

RISK ASSESSMENT PROCESS (Continued)

Given the extensive excavation and the backfill soil results, which were generally less than the naturally occurring metal concentrations for Mare Island, the potential ecological risks have been eliminated at the DRMO. In addition, the planned reuse of the DRMO is commercial/industrial and future ecological habitat is not anticipated.

HUMAN HEALTH RISK ASSESSMENT

A human health risk assessment estimates the theoretical risk to humans based on conservative assumptions. The conservative assumptions are designed to overestimate risk and result in conservative risk assessments that are protective of human health.

The human health risk assessment evaluated cancer risks and adverse non-cancer health effects associated with chemicals of potential concern in soil and groundwater for both current and future users. Based on the planned use of the site, anticipated future users include industrial/commercial workers and construction workers. Although residential use is not anticipated, potential risk to a hypothetical future resident was also evaluated.

Industrial/Commercial User. The most likely receptor at the DRMO is an industrial/commercial user. The risk to the industrial/commercial user was evaluated based on exposure to soil from soil ingestion, skin contact, and inhalation of dust in outdoor air.

Shallow groundwater beneath the site does not meet California's minimum water quality criteria for a domestic or municipal freshwater supply due to salinity; therefore, contact with groundwater was not considered a potential exposure route for the industrial/commercial user.

Construction Worker. The estimated potential risks/hazards for the construction worker scenario were evaluated to determine if workers need to take precautionary measures when working at the site. The potential routes of exposure to soil included soil ingestion, skin contact, and inhalation of dust in outdoor air.

A construction worker could be exposed to groundwater via incidental ingestion, skin contact, and inhalation of vapors during potential trenching/excavation activities. However these potential exposure routes did not pose a significant risk to human health.

Residential User. Risks were comprehensively evaluated for a residential user to assist in making risk management decisions. The potential routes of exposure to soil included soil ingestion, skin contact, and inhalation of dust in outdoor air.

Shallow groundwater beneath the site does not meet California's minimum water quality criteria for a domestic or municipal freshwater supply due to salinity. However to assist in making risk management decisions, risk to the residential user was evaluated assuming incidental groundwater ingestion, inhalation of vapors in indoor air, as well as skin contact and inhalation during showering.

Recreational User. Because the land adjacent to the DRMO is planned for potential recreational use, risk to the recreational user was evaluated assuming exposure through inhalation of vapors in outdoor air.

HUMAN HEALTH RISK ASSESSMENT RESULTS

Chemicals of concern posing a risk were identified based on results of the human health risk assessment and the planned future reuse of the DRMO. There were no chemicals of concern identified in soil for the industrial/commercial user, construction worker, or residential user scenarios. There were no chemicals of concern identified in groundwater for the industrial/commercial user, construction worker, or recreational user scenarios.

The evaluation for a hypothetical resident assumed the shallow groundwater was suitable for domestic use and that the resident would be in direct contact with the groundwater. The evaluation resulted in an unacceptable risk to a hypothetical resident assuming domestic use of the groundwater. Chemicals of concern in groundwater for the hypothetical residential scenario included manganese, 1-methylnaphthalene, benzene, and vinyl chloride.

FOCUSED FEASIBILITY STUDY SUMMARY

The purpose of the Focused Feasibility Study Report is to ensure the development and evaluation of the appropriate **remedial alternatives** to address risks at a site. Remedial alternatives are cleanup options available to contain, remove, or treat hazardous waste to protect human health and/or the environment. Because previous actions have removed the principle risks, including radiological and MEC hazards and chemical constituents in soil, the focused feasibility study was streamlined to accelerate the cleanup process. Steps associated with the identification and screening of remedial technologies and development of screening alternatives normally included in a feasibility study were not required.

The remedial alternatives developed in the focused feasibility study were evaluated against seven of the nine CERCLA criteria, which are described in Figure 3. The comparison of the remedial alternatives against the first seven criteria (the threshold criteria and the primary balancing criteria) was presented in the Focused Feasibility Study Report. The two final criteria (modifying criteria) are State Acceptance and Community Acceptance. Although the State recommends the preferred groundwater remedy, presented in this PP/Draft RAP, State and community acceptance will be evaluated following the close of the public comment period.

REMEDIAL ACTION OBJECTIVE

Remedial action objectives are statements containing a cleanup goal for the protection of human or ecological receptors from contaminants in specific media, such as soil, groundwater, or air. The remedial action objective for the DRMO is to prevent unacceptable risk resulting from domestic use of site groundwater.

REMEDIAL ALTERNATIVE EVALUATION

Remedial alternatives are evaluated to provide decision-makers with adequate information to allow appropriate selection of a remedy for a site. Based on the numerous investigations and extensive removal activities at the DRMO to date, only two remedial alternatives were considered; no action and **institutional controls**.

Alternative 1—No Action

The No Action Alternative provides a baseline for comparing other alternatives. There are no remedial actions, monitoring, or reporting associated with this alternative.

Alternative 2—Institutional Controls

The Institutional Controls Alternative would implement legal and administrative mechanisms to restrict installation of groundwater wells and/or domestic use of groundwater unless approved by the Navy and DTSC. Upon conveyance of the property from Navy possession, the subsequent property owner will be responsible for enforcing the institutional controls. Proprietary controls in the form of deed restrictions and a **land use covenant** will be implemented to legally enforce the institutional controls.

COMPARISON OF ALTERNATIVES

Both alternatives were compared using the nine criteria shown in Figure 3, which are categorized into three groups: threshold criteria, primary balancing criteria, and modifying criteria. Threshold criteria are requirements that each alternative must meet to be eligible for selection as the preferred alternative and include overall protection of human health and the environment and compliance with **Applicable or Relevant and Appropriate Requirements (ARARs)**. Primary balancing criteria are used to weigh effectiveness and cost tradeoffs among alternatives. The primary balancing criteria include long-term effectiveness and permanence; reduction of toxicity, mobility, or volume through treatment; short-term effectiveness; implementability; and cost. The primary balancing criteria represent the main technical criteria upon which the alternative evaluation is based.

Modifying criteria include state acceptance and community acceptance, and may be used to modify aspects of the preferred alternative when preparing the Record of Decision/Final Remedial Action Plan. The modifying criteria will be evaluated after the public comment period discussed in this PP/Draft RAP.

Overall Protection of Human Health and the Environment

Under Alternative 2—Institutional Controls, groundwater wells would not be installed and/or groundwater would not be used for domestic purposes without regulatory approval. Therefore, Alternative 2 achieves a higher level of protection than Alternative 1—No Action by ensuring that the exposure pathway to groundwater is controlled.

COMPARISON OF ALTERNATIVES (Continued)

Compliance with ARARs

Alternative 1—No Action is not evaluated for this criterion because ARARs are applicable only when a response action is taken. Alternative 2—Institutional Controls is compliant with all identified ARARs.

Long-term Effectiveness and Permanence

Under Alternative 2, risks to human health would be addressed through institutional controls. Implementation of this alternative would restrict domestic use of site groundwater and, in doing so, would ensure site conditions are protective. Ongoing effectiveness of institutional controls would be verified through annual inspections and the 5-year review process. Alternative 2 would be effective in the long term at mitigating risk, and mechanisms would be in place to ensure its continued effectiveness.

Reduction of Toxicity, Mobility, or Volume through Treatment

Neither of the proposed alternatives would reduce the toxicity, mobility, or volume of potential groundwater contamination through treatment, because treatment is not a component of either alternative. Contaminants and hazards from former activities at the DRMO that impacted soil above standards appropriate for future unrestricted use have been removed.

Short-Term Effectiveness

The short-term effectiveness evaluation addresses protection of human health and the environment during remedy implementation. Alternative 1 has no effect on human health or the environment in the short term because no action would be performed. Under Alternative 2, the only action is implementation of institutional controls to restrict use and it would be effective in short term.

Implementability

Both alternatives are straightforward to implement. Alternative 2—Institutional Controls can be readily prepared and implemented because the Navy currently retains ownership of the property. As the property owner, the Navy can implement land use controls and incorporate property controls in the deed when the land is transferred to a new owner.

Threshold Criteria

Overall Protection of Human Health and the Environment

How the risks are eliminated, reduced, or controlled through treatment, engineering, or institutional controls.



Compliance with Applicable or Relevant and Appropriate Requirements

Federal and state environmental statutes met or grounds for waiver provided.



Primary Balancing Criteria

Long-term Effectiveness

Maintain reliable protection of human health and the environment over time, and once cleanup goals are met.



Reduction of Toxicity, Mobility, or Volume Through Treatment

Ability of a remedy to reduce the toxicity, mobility, and volume of the hazardous contaminants present at the site through treatment.

Short-term Effectiveness



Protection of human health and the environment during construction and implementation period including times to meet cleanup objectives.

Implementability

Technical and administrative feasibility of a remedy, including the availability of materials and services needed to carry it out.

Cost

Estimated capital, operation, and maintenance costs of each alternative.



Modifying Criteria

State Acceptance

State concurs with, opposes, or has no comment on the preferred alternative.



Community Acceptance

Community concerns addressed and community preferences considered.



Figure 3. Criteria for Comparison of Cleanup Alternatives

COMPARISON OF ALTERNATIVES (Continued)

Costs

No active construction or operational activities would occur under Alternative 1—No Action; therefore, there are no associated costs. The capital costs associated with Alternative 2—Institutional Controls include preparation of a remedial design to describe the institutional controls and administrative requirements that are assumed to occur in the first year of the operation and maintenance period. The operation and maintenance costs include annual compliance monitoring and 5-year reviews. The cost for Alternative 2—Institutional Controls is estimated to be \$350,000 over a 30-year period.

SUMMARY OF PREFERRED ALTERNATIVE

Based on an analysis of the alternatives, Alternative 2—Institutional Controls achieves an overall higher level of protectiveness than Alternative 1—No Action. Under Alternative 2, installation of groundwater wells and domestic use of groundwater are restricted through institutional controls. Alternative 2 would serve as an effective means to ensure site conditions at DRMO are protective.

REGULATORY SUMMARY

California Health and Safety Code

This PP/Draft RAP has been prepared to meet the requirements of the California Health and Safety Code section 25356.1 for hazardous substance release sites. The California Health and Safety Code requires preparation of a RAP for sites that are not listed on the ***National Priorities List (NPL)***, such as the former MINS. Therefore, this document also serves as a Draft RAP to fulfill the public notice and comment requirement of the California Health and Safety Code. The Final RAP will be incorporated in the Record of Decision for the DRMO.

California Environmental Quality Act

As required by California state law (the California Environmental Quality Act or CEQA), DTSC has studied the risks associated with the residual chemical concentrations at the DRMO and possible effects of the proposed cleanup on human health and the environment. The findings of the study can be reviewed in a document called a ***Notice of Exemption (NOE)***. The NOE is prepared by DTSC and documents that the proposed cleanup will have no negative impact on human health or the environment.

Nonbinding Allocation of Responsibility

California Health and Safety Code section 25356.1(e) requires DTSC to prepare a preliminary nonbinding allocation of responsibility among all identifiable potentially responsible parties. California Health and Safety Code section 25356.3(a) allows potentially responsible parties with an aggregate allocation in excess of 50 percent to convene an arbitration proceeding by submitting to binding arbitration before an arbitration panel. Based on the available information regarding the former MINS, DTSC determines that the Navy is a responsible party with aggregate alleged liability in excess of 50 percent of the costs of removal and remedial action pursuant to California Health and Safety Code section 25356.3. The Navy may convene arbitration if it so chooses.

COMMUNITY PARTICIPATION

The Navy is issuing this PP/Draft RAP as part of its public participation responsibilities under CERCLA and the NCP to ensure that the public has the opportunity to comment. This PP/Draft RAP summarizes information detailed in the documents, including the Remedial Investigation/Focused Feasibility Study available in the Administrative Record for the DRMO. The Navy encourages the public to review these documents to gain an understanding of the environmental investigations, removal actions, and risk assessments that have been conducted. Key documents generated for the DRMO are listed on page 4 and are available for public review at the information repositories listed on page 10.

There are two ways for you to provide comments on this PP/Draft RAP:

1. Public Comment Period



During the 30-day public comment period from July 21 to August 20, 2014, you may use the comment form included with this PP/Draft RAP to send written comments to the **Base Realignment and Closure (BRAC)** Environmental Coordinator, Navy BRAC Program Management Office West at 1455 Frazee Road, Suite 900, San Diego, California 92108-4310. You may also submit comments electronically via email to the BRAC Environmental Coordinator (janet.lear@navy.mil) or via fax to (619) 532-0780.

2. Public Meeting

You may provide written or oral comments during the public meeting at 7:00 PM on July 31, 2014, which will be held in the Mare Island Conference Center at 375 G Street, Vallejo, California. A stenographer will be at the meeting to record all public comments.



After the public comment period is over, the Navy will review and consider the comments and in consultation with the regulatory agencies, the Navy may modify the proposed cleanup plan based on feedback from the community or on new information. Therefore, the community is strongly encouraged to review and comment.

A final decision will not be made until all comments are considered. Community acceptance will be evaluated after the public comment period for this PP/Draft RAP. The Navy will address any comments in a responsiveness summary presented in the Record of Decision/Final Remedial Action Plan. A Public Notice will be published in the Vallejo Times-Herald announcing when the Record of Decision/Final Remedial Action Plan is available to the public in the information repositories.

INFORMATION REPOSITORIES

The John F. Kennedy Library provides public access to technical reports and other former MINS environmental information that supports this PP/Draft RAP. The administrative record file is a collection of reports and historical documents used in the selection of cleanup or remedial alternatives.

John F. Kennedy Library

505 Santa Clara Street, Vallejo, California 94590
(866) 572-7587

Hours: Mon & Wed 10:00am - 9:00pm
Tues & Thurs 10:00am - 6:00pm
Fri & Sat 10:00am - 5:00pm
Sun 1:00pm - 5:00pm

Administrative Record File

Contact: Ms. Diane Silva, Records Manager
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Multi-Agency Environmental Team Concurs with DRMO Preferred Remedy

The **BRAC Cleanup Team (BCT)**, composed of representatives from the Navy, DTSC, Water Board, and EPA, was established with the primary goals of protecting human health and the environment, expediting the environmental cleanup, and coordinating the environmental investigation and cleanup at the installation.

The BCT obtains a consensus on issues regarding the installation's environmental activities and makes a concerted effort to integrate current and potential future uses into the cleanup decisions. The BCT has reviewed all major documents and activities associated with the DRMO. This review included the Removal Action Completion Reports and the Remedial Investigation and Focused Feasibility Study Report.

Based on reviews and discussions of key documents and activities, the multi-agency BCT recommends Alternative 2—Institutional Controls for the DRMO as stated in this PP/Draft RAP.

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Glossary of Terms

Applicable or Relevant and Appropriate Requirements (ARARs):

Federal, state, and local regulations and standards determined to be legally applicable or relevant and appropriate to remedial (cleanup) actions at a Comprehensive Environmental Response, Compensation, and Liability Act site.

Base Realignment and Closure (BRAC):

The process designed to realign, close, and dispose of military properties.

BRAC Cleanup Team (BCT):

The team of Navy, California Department of Toxic Substances Control, San Francisco Bay Regional Water Quality Control Board, and U.S. Environmental Protection Agency representatives coordinating the environmental investigations and cleanup at the installation.

California Environmental Protection Agency Department of Toxic Substances Control (DTSC):

A part of the California Environmental Protection Agency and California's lead environmental regulatory agency. Its mission is to protect public health and the environment from toxic substances. DTSC is represented on the BCT for the former MINS.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA):

Also known as "Superfund," this federal law was passed in 1980 and regulates environmental investigation and cleanup of sites identified as possibly posing a risk to human health and/or the environment.

Defense Reutilization and Marketing Office (DRMO):

The trapezoidal area encompassing approximately 8.5 acres of land in the southwestern corner of the intersection of Dump Road (an extension of A Street) and Azuar Drive (formerly Cedar Avenue).

Fenced Scrapyard Area (FSA):

A 4.6-acre fenced area of the DRMO that was formerly used as a scrapyard.

Institutional Controls:

Non-engineering mechanisms established to limit human exposure to contaminated soil, sediment, and/or groundwater.

Land Use Covenants:

Proprietary controls that specify requirements or limit the use of real property and affect the title of the property.

Mare Island Naval Shipyard (MINS):

A naval shipyard established by the Navy in 1854 and closed in April 1996. The former MINS is located on a peninsula in Solano County, California, about 25 miles northeast of San Francisco.

Munitions and Explosives of Concern (MEC):

Discarded military munitions and munitions constituents present in high enough concentrations to pose an explosive hazard.

National Oil and Hazardous Substance Pollution Contingency Plan (NCP):

The federal regulation that guides determination of the sites to be corrected under both the Superfund Program and the program to prevent or control spills into surface waters or elsewhere.

National Priorities List (NPL):

The list of national priority sites among the known releases or threatened releases of hazardous substances, pollutants, or contaminants.

Notice of Exemption (NOE):

A form prepared by DTSC to document the site does not have potential impacts on the environment.

Proposed Plan (PP)/Draft Remedial Action Plan (RAP):

The document that reviews the remedial alternatives presented in the Feasibility Study, summarizes the proposed preferred remedial alternative, explains the reasons for recommending the alternative, and notifies the community of the preferred alternative.

Remedial Alternatives:

The cleanup options available to contain, remove, or treat hazardous waste to protect human health and/or the environment.

Resource Conservation and Recovery Act (RCRA):

A federal law passed in 1976 that established the framework for treatment, storage, transportation, and disposal of solid and hazardous wastes.

San Francisco Bay Regional Water Quality Control Board (Water Board):

The San Francisco Bay Regional Water Quality Control Board is part of the California Environmental Protection Agency. Its mission is to preserve, enhance, and restore California's water resources. The Water Board is represented on the BCT for the former MINS.

Solid Waste Management Unit (SWMU):

Any discernible area where solid waste may have been placed at any time, irrespective of whether the area was intended for the management of solid or hazardous waste

U.S. Environmental Protection Agency (EPA):

The federal agency that is charged with protecting human health and the environment. The EPA is represented on the BCT for the former MINS.

INVITATION TO COMMENT

On the Proposed Remedial Action for the
Defense Reutilization and Marketing Office,
Former Mare Island Naval Shipyard, Vallejo, California



IMPORTANT DATES TO REMEMBER

PUBLIC COMMENT PERIOD

July 21, 2014 to August 20, 2014

PUBLIC MEETING

July 31, 2014 at 7:00 PM

Mare Island Conference Center

375 G Street, Vallejo, California

See details inside.

Mail Merge Information
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