California Environmental Quality Act

NOTICE OF PREPARATION OF A DRAFT FOCUSED SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

Mare Island Building 84/84A Demolition Project

DATE: December 4, 2015

TO: State Clearinghouse, Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: City of Vallejo
Community and Economic Development Department
Planning Division
555 Santa Clara Street
Vallejo, CA  94590

SUBJECT: Notice of Notice of Preparation (NOP) of a Draft Focused Supplemental Environmental Impact Report (FSEIR) and Scoping Meeting for the Mare Island Building 84/84A Demolition Project (Project)

The City of Vallejo (City) will be the lead agency under the California Environmental Quality Act (CEQA) and will prepare a FSEIR for the project identified below.

AGENCIES: The City requests review from public agencies as to the scope and content of the environmental information that is germane to the agency’s statutory responsibilities in connection with the proposed project, in accordance with the California Code of Regulations, Title 14, Section 15092(b), if the agency will need to use the FSEIR prepared by the City when considering any permit or other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests comments and concerns from organizations and interested parties regarding the environmental issues associated with the proposed project.

PROJECT TITLE: Mare Island Building 84/84A Demolition Project

PROJECT APPLICANT: Lennar Mare Island, LLC

PROJECT LOCATION: Building 84/84A - Flagship Drive, Mare Island
The proposed project is located on the west side of Flagship Drive on Mare Island, a former Naval Shipyard. The building is within the boundaries of Reuse Area 8 of the Mare Island Specific Plan (Specific Plan), adopted by the Vallejo City Council on March 30, 1999, Amended and Restated in December 2005, and subsequently amended in 2007, 2008, and 2013. The building is also located within the Mare Island Historic District.
PROJECT DESCRIPTION: The proposed project involves the demolition of Building 84/84A, a two-story structure that totals approximately 36,378 square feet. The building was originally used as a prison for the Mare Island Naval Shipyard from approximately 1895 until 1945 when it was expanded and converted to warehouse use. Building 84/84A is classified as a “Notable Contributing Resource” to the Mare Island Historic District and is subject to the Mare Island Historic Project Guidelines, Appendix B.1 to the Specific Plan (Historic Guidelines) which require special demolition findings. The Historic Guidelines describe all Notable Resources as having “noteworthy historical or architectural significance”, although no determination on individual eligibility for the National or California Registers is made for individual buildings.

The Specific Plan’s land use designation for Building 84/84A is residential, with rehabilitation and reuse as a 22-unit multi-family residence. In April 2005, the City approved a subdivision map that included the creation of a parcel/lot for the building’s future residential reuse.

Polychlorinated biphenyls (PCBs)¹ have been known to be present in the building since the Navy’s discovery of the contamination in 1995. The Navy’s remediation efforts to remove the PCBs were initiated in 1995, and the applicant has performed multiple remediation activities to remove the PCBs since 2004. These activities were conducted under the supervision of the California Environmental Protection Agency, Department of Toxic and Substances Control (DTSC), the state’s lead regulatory oversight agency. After extensive remediation efforts, PCBs in soils and other solid media have been remediated and meet residential reuse goals set by Region IX of the United States Environmental Protection Agency (EPA); however, PCB concentrations in indoor air samples exceed residential goals by more than order of magnitude (4.3 ng/m³ (goal) vs. 46.8-51.8 ng/m³ [actual]). DTSC’s final determination regarding the remediation efforts is that the PCB levels in indoor air remain above levels that would allow Building 84/84A or any portion thereof to be safe for residential use. Should additional remediation efforts be pursued, destruction of structural elements of the building will be necessary, and such efforts do not assure that PCB levels would ever be reduced to goal levels. As a result, the applicant has proposed to demolish the building and replace it with a 22 - 24 unit multi-family residential development designed in a manner that complements the existing structure.

The 2005 Subsequent Environmental Impact Report prepared for the Specific Plan, Amended and Restated (2005 SEIR) assumed the rehabilitation and reuse of Building 84/84A as a 22-unit multi-family residence. Because the proposed project involves demolition of the subject building and replacement construction, further environmental review is required to address this change. No other changes to the Specific Plan’s project description, as provided in the 2005 SEIR, are proposed.

POTENTIAL ENVIRONMENTAL EFFECTS: The following areas of potentially significant environmental impacts will be analyzed in the Draft FSEIR: Historic Architectural Resources and Hazards and Hazardous Materials. An Initial Study will not be prepared for this project.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to the California Code of Regulations, Title 14, Section 15082(b) for 30 days. The comment period for the NOP begins December 17, 2015 and ends January 17, 2015. Due to the limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency and send your responses and comments to:

¹PCBs are a group of man-made compounds that were widely used in the past, mainly in electrical equipment, but which were banned at the end of the 1970s in many countries because of environmental concerns.
SCOPING MEETING: The City will hold a scoping meeting on Thursday, December 17, 2015 during the regularly scheduled meeting of the Architectural Heritage and Landmarks Commission (AHLC), held at 7:00 pm at the Vallejo City Hall Council Chambers, 555 Santa Clara Street, Vallejo, CA 94590. Interested parties are welcomed to attend and present environmental information or concerns that you believe should be addressed in the FSEIR. Members of the public are invited to provide written comments during the meeting.

The NOP, attachments and other documentation for this project will be available for review on the following web site:

http://www.cityofvallejo.net

If you require additional project information, please contact Michelle Hightower, Senior Planner at 707.648.4506.

ATTACHMENTS:
1. Regional and Vicinity Maps
2. Existing Site Plan Illustrating Construction Periods
3. Building Photographs
4. Building 84/84A Replacement Concepts
Building 84/84A Demolition Project
Mare Island, Vallejo, CA
Regional and Vicinity Maps
B-84 & 84A
EXISTING SITE PLAN

LEGEND
- BUILDING STR. DATING TO 1985 (B-84)
- BUILDING STR. DATING TO 1900 (B-84)
- BUILDING STR. DATING TO 1901 (B-84)
- BUILDING STR. DATING TO 1909 (B-84A)
- BUILDING STR. DATING TO 1939 (B-84A)
- BUILDING STR. DATING TO LATER PERIOD (B-84A)
- TO BE DEMOLISHED
Building 84/84A
View From Flagship Drive
Building 84 Replacement Concept - Scheme 1

Based on the Choudhary & Assoc. Inc., Vesting Tentative Map approved by the Planning Commission on April 18, 2005

Building 84, Mare Island, CA    June 19, 2015
Building 84 Replacement Concept - Scheme 2

Based on the Chaudhary & Assoc, Inc, Vesting Tentative Map
approved by the Planning Commission on April 18, 2005

Building 84, Mare Island, CA       June 19, 2015
Building 84 Replacement Concept - Scheme 3
Based on the Chaudhary & Assoc., Inc., Vesting Tentative Map
approved by the Planning Commission on April 18, 2005

Building 84, Mare Island, CA       June 19, 2015