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Clean-up Activity Fact Sheet:

Napa Pipe Facility 1025 Kaiser Road, Napa, CA

June 2007

INTRODUCTION

The San Francisco Bay Regional Water Quality Control Board (Water Board) has prepared this fact sheet to provide information about the proposed cleanup of the Napa Pipe Facility (Facility) located at 1025 Kaiser Road in Napa, California. This fact sheet summarizes information contained in project documents and is intended to facilitate community awareness.

FACILITY LOCATION AND BACKGROUND

The Facility is located about three miles south of downtown Napa along the east bank of the Napa River.



Since the late 1930s the Facility has been used for industry – first shipbuilding, and later pipe and other steel fabrication activities. Napa Pipe Corporation ceased steel pipe fabrication in 2005. The property is now used for warehousing with a limited amount of manufacturing. Plans are under way to redevelop the Facility into a mixture of residential, commercial and open space uses.

Industrial processes and operations at the Facility used a number of materials to fabricate the steel products, such as hydraulic oils, diesel and solvents. These materials have been found in soil and groundwater at

concentrations that require cleanup before the property can be redeveloped.

INVESTIGATION AND CLEANUP HISTORY

Environmental investigations of the Facility began in 1979 with Water Board oversight and approval. Over the years, the Water Board has issued orders to address cleanup. Currently, Orders No. 90-147 and R2-2005-0012 focus attention on seven areas within the Facility.

Prior to 2005, extensive environmental investigations designed to identify the sources and extent of the contamination in soil and groundwater were conducted. Numerous soil and groundwater samples were collected and cleanup was initiated at accessible areas. The prior cleanups (five in all) focused on activities that were feasible for an active industrial property while still being protective of human health and the environment. In many buildings, investigation/cleanup could not be started because the industrial equipment or operations limited access.

With oversight and approval by the Water Board, extensive additional sampling was completed in Fall 2006/Winter 2007 to find out if formerly inaccessible areas were contaminated, and to better understand the limits of the known contamination.

These various investigations have found that petroleum products such as diesel, motor oil and hydraulic oil; various volatile organic compounds such as solvents; and a handful of metals at a few locations, are present in soil and/or groundwater.

The results of the extensive site characterization process and the methods evaluated for cleaning up the identified areas of contamination are presented in a remedial investigation, feasibility study, and remedial action plan report (RI/FS/RAP), dated June 2007. This report is available at the Napa Library and on the internet (see below).

Volume 1 of the report provides an overview of the proposed cleanup and Volumes 2-5 give details about what was found and alternatives proposed to clean up the soil and groundwater in specific areas within the Facility.

PROPOSED REMEDIAL ACTION

Remedial action objectives for the proposed cleanup are:

- Reduce concentrations of chemicals in soil and groundwater to safe levels; and
- Minimize the use and reliance on institutional and/or engineering controls.

The Water Board's Environmental Screening Levels (ESLs) were used as the benchmark to evaluate the soil and groundwater data and as cleanup levels. ESLs are conservative indicators considered safe for human and environmental exposure.

Numerous possible remedial technologies for soil and groundwater cleanup were identified and evaluated against factors such as effectiveness, implementability, and cost. Based on this evaluation, one remedial alternative stood out: excavation and aboveground treatment of polluted soil and groundwater.

The proposed selected alternative includes excavation of 122,000 cubic yards of soil and extraction and treatment of groundwater that exceeds the cleanup levels based on Water Board ESLs. The excavated soil would be dried, segregated, and characterized to determine the most appropriate treatment/reuse/disposal option. The alternatives evaluation and proposed remedy are discussed in sections 9-11 of the June 2007 RI/FS/RAP.

Groundwater that seeps into the excavations would be collected and treated onsite using the facility's existing industrial wastewater treatment system. The excavations would be backfilled with soil following confirmation that cleanup levels have been met.

The proposed remedial action is anticipated to begin in early 2008 and continue, as needed, until all soil/groundwater is excavated, treated and properly managed. Water Board staff will provide regulatory oversight throughout the remediation.

The Water Board's oversight and public review process pertains to the cleanup plans only. Napa County is conducting a California Environmental Quality Act (CEQA) review process for the mixed residential/commercial/open space redevelopment project. The County's CEQA process will provide opportunity for public review and comment on the redevelopment project. Cleanup plans would not be implemented until after the County's CEQA review process for the redevelopment project is complete.

PUBLIC REVIEW OF CLEANUP PLANS

A 30-day public review period for the proposed clean-up plans is scheduled to begin on June 11, 2007. A public meeting regarding the proposed cleanup is scheduled for June 20, 2007 at 7:00 p.m. at the Napa Valley College, 2277 Napa-Vallejo Highway (Room 2240, Classroom Annex Building). Written comments (email preferred) should be sent to the Water Board project manager identified below before the close of the public comment period on July 13, 2007.

FOR MORE INFORMATION

Water Board staff is available to answer questions and discuss the Nape Pipe Facility Cleanup Project. Please contact the following Water Board staff:

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CLEANUP-RELATED DOCUMENTS

The June 2007 RI/FS/RAP and other relevant documents are available for review at:

Napa Library
580 Coombs Street
Napa, CA 94559
(707) 253-4241

Regional Water Quality Control Board San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

www.waterboards.ca.gov/sanfranciscobay/sitecleanupocs.htm

