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From: Commander, Western Division, Naval Facilities Engineering Command
To: Distribution

Subj: REMEDIAL INVESTIGATION/FEASIBILITY STUDY FOR NAVAL STATION
TREASURE ISLAND, SAN FRANCISCO

Encl: (1) Restoration Advisory Board (RAB) Meeting Minutes - February 15, 1994

1. Enclosure (1) is provided for your use and information.
2. Thank you for your guidance and involvement in this project. For further information, please contact Mr. Ernesto M. Galang, Code T4A2EG, at (415) 244-2560.

original signed by:

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By direction

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**Subj: REMEDIAL INVESTIGATION/FEASIBILITY STUDY FOR NAVAL STATION
TREASURE ISLAND, SAN FRANCISCO**

Copy to:

California Department of Toxic Substances Control (Attn: Diana Peebler)
California Department of Toxic Substances Control (Attn: Shirley Buford)
US Environmental Protection Agency, Region IX (Attn: Jane Diamond)
NAVSTA Treasure Island (Attn: Jim Sullivan)
NAVSTA Treasure Island (Attn: Eddie Sarmiento)
NAVSTA Treasure Island (Attn: LCDR Virginia Overstreet)
COMNAVBASE San Francisco (Attn: CDR Al Elkins)
San Francisco Department of Public Health (Attn: Scott Nakamura)
San Francisco Mayor's Office (Attn: Don Angus)
Michelle Dunne-Iverson, R.N., Residents Rep
ARC (Attn: Donald Meyers)
PRC Environmental Management, Inc. (Attn. Anne Ording)

Blind copy to:

T4A2, T4A2EG, T4CRG
Admin Records (3 copies)
Writer: E. Galang, T4A2EG, X-2560
File: NAVSTA Treasure Island
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**INSTALLATION RESTORATION PROGRAM
NAVAL STATION TREASURE ISLAND
RESTORATION ADVISORY BOARD MEETING MINUTES**

Tuesday, February 15, 1994

On February 15, 1994, at 9:30 a.m., the restoration advisory board (RAB) held a meeting for the remedial investigation/feasibility study (RI/FS) being conducted at Naval Station Treasure Island (NAVSTA TI). The meeting was held in the Building 369, Bachelor Officers Quarters dining room. A list of the participants and a copy of the meeting agenda and handouts are attached.

I. INTRODUCTION

Mr. James Sullivan (Navy) welcomed everyone and introductions were made. Mr. Sullivan provided a brief overview of the RAB development to date. The RAB co-chairs, Mr. Sullivan and Mr. Don Angus (City of San Francisco), will draft guidelines for the function of the RAB and ideas for increasing community involvement in the RAB's activities. These guidelines will be distributed prior to the next meeting.

II. REVIEW COMMENTS FOR TECHNICAL DOCUMENTS

The meeting was held in part to obtain comments from RAB participants who had not already submitted comments to the Navy on the draft Baseline Human Health Risk Assessment (BHHRA), the draft Ecological Risk Assessment (EA), and the draft Phase I RI Report. These documents were submitted in November 1993 and comments were due in January 1994. Comments were received from the California Environmental Protection Agency's Department of Toxic Substances Control (DTSC) and the San Francisco Regional Water Quality Control Board (RWQCB) on February 9, 1994.

The U.S. Environmental Protection Agency (EPA) is still reviewing the reports and has received copies of DTSC's comments. EPA intends to provide additional comments, but does not want to delay progress and asked when comments were needed so as to not cause any schedule delay. DTSC suggested that EPA focus on addressing any data gaps that will need investigation during the Phase II RI.

DTSC stated that it is important to finalize the Phase I RI Report. If it is not possible to address additional comments on the report before the final report is prepared, such comments can be considered in the development of the Phase II RI work plans. DTSC is concerned that comments on the Phase I RI report have not been considered in the development of the Phase II RI work plan.

The Navy is currently preparing the Phase IIA and Phase IIB RI work plans. The Phase IIA RI work plan, which includes groundwater monitoring of existing wells, should be issued for agency review in approximately 2 weeks. The Phase IIB RI work plan involves installation of additional monitoring wells and soil borings along with sample collection and analysis. It will be important to coordinate the Phase IIB RI work plan development with the comments obtained on the draft Phase I RI Report.

DTSC wants the Federal Facility Site Remediation Agreement (FFSRA) revised to incorporate schedules for investigation activities that are presented in the Base Realignment and Closure (BRAC) Cleanup Plan (BCP).

Mr. Sullivan reminded the RAB members that the RI/FS process looks at past activities and stated that an Environmental Baseline Survey (EBS) is also being prepared. The EBS and BCP documents both look at ongoing as well as past activities. The EBS is required within 18 months of base closure by the 1992 Community Environmental Response Facilitation Act (CERFA) amendment to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The goal of CERFA is to identify clean parcels that can be expedited for transfer and reuse. Additional studies to be conducted include a Resource Conservation and Recovery Act (RCRA) hazardous waste survey, a polychlorinated biphenyls (PCB) survey, a lead paint survey, and an asbestos survey. As these additional studies are completed, they will be incorporated into the EBS and the BCP.

The Navy believes it will be important to coordinate with the City to prioritize the investigation by parcel, taking into account possible reuse scenarios.

Mr. Angus stated that the Mayor's office has just formed a World's Fair Advisory Committee to look into the possibility of holding an event in 1999 on TI. He stated that a Mayor's Citizens Advisory Committee (CAC) on Reuse will be formed in the near future and that the City of San Francisco is moving forward with reuse planning.

Mr. Sullivan reported that the City has applied to the U.S. Department of Labor for consideration as a site for a Job Corps training center to be established at TI, using existing dormitory buildings. If San Francisco is selected, the training center may be on the base in 1996, prior to closure.

Ms. Michelle Dunne-Iverson (Base Resident's Representative) recommended close coordination with existing base residents regarding any interim reuse, such as the Job Corps training center, that will affect residents prior to closure of the base. She stated that past experience with nonmilitary residents on the base has included vandalism and property damage.

III. BASE CLOSURE

A summary outline of the BCP was distributed and a copy is attached. The BCP is a planning document that will be updated regularly and will be available to the public. Additional data are being compiled for inclusion in the BCP. The draft BCP is undergoing review by the Navy and regulatory agencies. Comments on the draft BCP are due on February 22, 1994. The BCP is of primary importance and is necessary to develop a schedule for parcel cleanup and transfer.

The inclusion of Yerba Buena Island in the BRAC process has not been decided, but will be resolved in the near future. The Navy is conducting a complete environmental investigation of YBI regardless of the final disposition of the property.

The City's reuse plan has not been finalized, but this should not significantly impede the process of investigation and cleanup. The Navy will work closely with the City's reuse planning entities.

Ms. Jane Diamond (EPA) stated that major issues related to cleanup and reuse should be made available for public comment. It was discussed that the RAB meetings would be an appropriate forum for exchanging information regarding reuse issues.

LCDR. V. Overstreet (Navy) provided information on current proposals for possible reuse. She stated that if the Job Corps training center proposal is approved, the U.S. Department of Labor may begin building renovation in 1996, before the Navy leaves the base. Other proposals being considered include use of the hangars for film production and use of the fire fighting school by the State Fire Marshall. The City's Film and Video Arts Commission is discussing the film production concept with the Navy.

Ms. Shirley Buford (DTSC) stated that the RAB needs to be used as a vehicle to consider and evaluate any reuse proposals. She stated that the Base Closure Team (BCT) needs to solicit more community involvement, so the RAB conforms to the intent of the President's 5-Point Plan. She suggested that public notices of future RAB meetings be issued, and the meetings be open to the general public. She stated that DTSC, in conjunction with EPA, has developed guidance for implementing RABs which will be adopted by the Department of Defense.

The community of NAVSTA TI needs to be better defined and may involve not only the City of San Francisco, but East Bay residents and environmental interest groups. The City of San Francisco wants the RAB to be open to all interested groups and noted that it is not the City's intention to exclude anyone from the RAB. The RAB membership needs to be expanded to involve more of the interested community. The City, the Navy, the BCT, and the RAB need to work closely together throughout the base closure process.

It was suggested that future RAB meeting agendas include updates on reuse planning developments.

DTSC expressed dissatisfaction with the RAB formation process at NAVSTA TI to date, and has concerns and questions about how the RAB would function, and how membership on the RAB would change and be determined in the future.

IV. DOCUMENT UNDERGOING REGULATORY/RAB REVIEW

The Draft Initial Screening of Technologies report was submitted to regulatory agencies on January 3, 1994. Comments on the report are due to the Navy by March 7, 1994.

The City of San Francisco had two comments on the draft Initial Screening of Technologies (IST) report. (1) Section 1.3.1 lists the sites included in the Installation Restoration Program (IRP), but there appears to be a site missing from this document. The Navy responded that Site 26, which includes all the underground storage tanks (UST), is not included in the report because the USTs are handled in another program. (2) The report states on page 1-36, and in several other places, that detected inorganic constituents may not be a result of Navy activities, and therefore should not be considered contamination. The City is concerned that such areas will not be addressed in the

investigation or cleanup. The Navy explained that the report was initially prepared for purposes of the IRP, not the BRAC program. The statements in the report may be due to the differences in the focus of the programs. The Navy further stated that each area will be looked into and requested the specific pages in the report that are of concern to the City.

V. SCHEDULE

A schedule of document submittal dates was distributed to all participants (copy attached). Discussions concerning the schedule took place throughout the meeting and it was agreed that this agenda item did not require further discussion.

VI. OPEN DISCUSSION

Any RAB member who would like a copy of DTSC's comments on the reports may contact Mr. Tom Lanphar (DTSC).

It was stated that some federal natural resource trustees have been involved in the RI process, but to a very limited extent.

VII. NEXT MEETING

The next RAB meeting will be held on Tuesday, March 15, 1994, at 9:30 a.m., in the Building 369 dining room. The meeting will primarily address the organization and membership of the RAB. Mr. Sullivan and Mr. Angus will hold an informal meeting with DTSC and EPA before the next RAB meeting, to discuss RAB formation and organizational and procedural issues.

Another RAB meeting is scheduled for Tuesday, April 12, 1994, at 9:30 a.m.

**NAVAL STATION TREASURE ISLAND
REMEDIAL INVESTIGATION/FEASIBILITY STUDY**

**RESTORATION ADVISORY BOARD MEETING
FEBRUARY 15, 1994
(NAVSTA TI @ 9:30 A.M.)**

PERSONNEL	ORGANIZATION	PHONE NO.
1. Ernie Galang	NAVY - WESTDIV	(415) 244-2560
2. Jane Diamond	USEPA	415/744-2384
3. LCDR U. Overstreet	NAVSTA TI	415/395-5049
4. Gina Kathuria	CalEPA - RWQCB	510/286-4267
5. ANNE ORDING	PRC	415-543-4880
6. Sharon Tobias	PRC	415-543-4880
7. Andrew Nisner	PRC	(415) 5434880
8. Thorsten Anderson	PRC	415 5434880
9. Donald Meyers	ARC	(415) 397 1452
10. Rachel Simons	USEPA	(415) 744-2405
11. Scott Nakamura	SF DPH	(415) 554-2782
12. EDDIE V. SARMIENTO	NSI	(415) 395-5452
13. EMILY ROGUSKI	BTC	415395-3919
14. Tom Lanphar	CAL EPA - DTSC	510 5403 809
15. Ruly Pimentel	PRC	415 543-4880
16. Marcel pasqua	WESTDIV - NAVY	415 244-2522
17. Mr. Bryan	SF - Mgmt	415 550-6032
18. Mitchell Dunne	PRC	415-986-5769
DIANA Peebler	CalEPA - DTSC	(916) 255-2015

NAVAL STATION TREASURE ISLAND
INSTALLATION RESTORATION PROGRAM
RESTORATION ADVISORY BOARD MEETING AGENDA
FEBRUARY 15, 1994, 9:30 A.M.
BUILDING 369, BACHELOR OFFICERS QUARTERS
DINING ROOM

I. INTRODUCTION

II. REVIEW COMMENTS FOR TECHNICAL DOCUMENTS

- Draft Baseline Human Health Risk Assessment
- Draft Ecological Risk Assessment
- Draft Remedial Investigation

III. BASE CLOSURE

Draft Base Realignment and Closure (BRAC) Cleanup Plan (BCP)

- Purpose
- Review Comments

IV. DOCUMENT UNDERGOING REGULATORY/RAB REVIEW

Draft Initial Screening of Technologies

V. SCHEDULE

VI. OPEN DISCUSSION

VII. NEXT MEETING

15 FEB 94

**NAVAL STATION TREASURE ISLAND
BASE REALIGNMENT AND CLOSURE
CLEANUP PLAN**

WHAT IS IT? A planning document to support the full cleanup of Treasure Island property to meet the requirements for property disposal and reuse.

Part of the President's Five-Point Plan.

A dynamic document that will be updated regularly to reflect the current plan. The BCP is a new document.

Still in draft form. Will become a public document when complete in April 1994.

OUTLINE:

- 1. Introduction and Summary: Background on the process, history of NS Treasure Island and organization of the BRAC Cleanup Team.**
- 2. Property Disposal and Reuse Plan:**

BCP includes both Treasure Island and Yerba Buena Island (a total of 575 acres). Disposal will require a Community Reuse Plan and an Environmental Impact Statement (EIS). The Coast Guard is not a part of the base closure and will retain its base on Yerba Buena.

A clean parcel map will be produced in FY94 as part of CERFA. Parcels will typically be defined by building or by city block.

Findings of Suitability to Lease (FOSL) and Findings of Suitability to Transfer (FOST) will be required for interim leases and final property transfers. FOSLs and FOSTs can be done by parcel.

There is no Community Reuse Plan yet. During a screening of the property for other Federal Agencies, there has been some interest in limited facilities.

The City has nominated a portion of Treasure Island for use as a Federal Job Corps Center. Decision expected in early 1994.

The City has also expressed interest in leasing several buildings for the film industry.

3. Installation-Wide Environmental Program Status:

3.1 Environmental Restoration: Investigations ongoing, several removal actions recommended.

3.2 Compliance: Underground storage tanks, hazardous materials and waste management, solid waste/recycling, PCBs, asbestos, radon, water and air pollution management, and lead based paint.

3.3 Natural and Cultural Resources: Few issues.

3.4 Environmental Condition of Property (CERFA): Investigation ongoing. Covers areas not included in Restoration program (which focused on past operations).

3.5 Community Involvement: In early phases.

4. Cleanup Strategy:

4.1 Environmental Restoration: Accelerated cleanup in priority of reuse where possible.

4.2 Compliance: Investigations scheduled for 94 and 95 with any required cleanup to follow.

4.3 Natural and Cultural Resources: Will be investigated during development of the EIS and factored into the reuse planning process.

4.4 Community Involvement: Will be expanded.

5. Schedules:

Naval Station Treasure Island is scheduled for operational closure in September of 1997. This is a tentative planning date. The Base Realignment and Closure Act requires closure within six years of the decision to close.

Upon closure, the Navy will continue to manage the property in a caretaker status until all the property is transferred.

Cleanup actions are currently scheduled to be completed in late 1999. It is hoped that most sites will be completed and transferred prior to this date.

6. Issues to be Resolved: The success of the BCP will depend on the resolution of a number of technical and administrative issues between the Navy, State and Federal EPA, the City of San Francisco and the Community.

NAVAL STATION TREASURE ISLAND
INSTALLATION RESTORATION PROGRAM
DOCUMENT SCHEDULE

<u>Document</u>	<u>Date Submitted to Regulatory Agencies</u>
Final BRAC Cleanup Plan	March 1994
Draft Underground Storage Tank Removal Report	February 1994
Draft Phase I Remedial Investigation	November 1993
Draft Final Phase I Remedial Investigation	April 1994
Draft Baseline Human Health Risk Assessment	November 1993
Draft Final Baseline Human Health Risk Assessment	April 1994
Draft Ecological Risk Assessment	November 1993
Draft Phase II Remedial Investigation	April 1995
Draft Final Phase II Remedial Investigation	July 1995
Draft Initial Screening of Technologies	January 1994
Draft Final Initial Screening of Technologies	June 1994
Draft Development of Alternatives	August 1994*
Draft Feasibility Study	July 1995*
Draft Final Feasibility Study	November 1995*

* Due to Phase II RI, this submittal date will require an extension.

Other activities include:

Phase II Ecological Assessment
Treatability Studies (Soil and Groundwater)
Engineering Evaluation/Cost Analysis (EE/CA) planned for sites 1, 6, 9, 14, and 22