



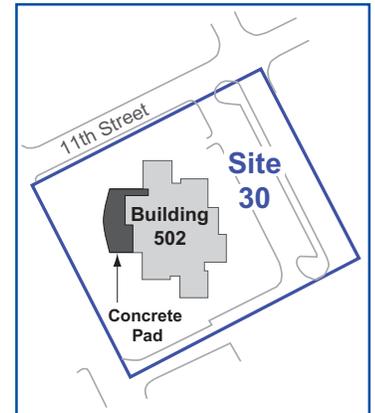
Environmental Cleanup Program Fact Sheet Installation Restoration Site 30 - Daycare Center Former Naval Station Treasure Island

June 2006

This fact sheet has been prepared to keep residents and interested parties updated about the U.S. Department of the Navy's (Navy) environmental investigations at Installation Restoration (IR) Site 30, the Daycare Center, on former Naval Station Treasure Island (NAVSTA TI). This fact sheet presents a summary of the results of recent investigations and cleanup actions at IR Site 30. The Navy will continue to provide future updates about this site in the *Island Times* newsletter, issued twice a year, and at Restoration Advisory Board (RAB) meetings, held every other month. The next RAB meeting will be held on **June 20, 2006, 7:00pm, at the Casa de la Vista on Treasure Island.**

HISTORY AND DESCRIPTION OF THE SITE

IR Site 30, the Daycare Center, is located south of the elementary school at the corner of Avenue D and 11th Street (see map below). The site was undeveloped until the former Navy Child Development Center was built in 1985. The daycare center property is fenced and consists of the daycare center building surrounded by paved or landscaped areas. After NAVSTA TI closed in 1997, the Treasure Island Daycare Center



**IR Site 30,
the Daycare Center**

was leased to the Treasure Island Development Authority (TIDA) on October 1, 2001. The current daycare center, Kidango, opened on March 17, 2003.

SOIL CHARACTERIZATION AND INTERIM ACTIONS

In early 2002, the Navy conducted a review of utilities drawings that identified areas of possible buried debris. In the summer of 2002, the Navy investigated the soil at IR Site 30 and removed about 650 cubic yards of soil that contained burned debris from areas north and south of 11th Street. Subsequent soil investigations identified burned debris adjacent to, and extending underneath, the daycare center building. Samples of the soil were analyzed and found to contain dioxins at concentrations that exceed the ambient levels for NAVSTA TI. Dioxins are chemicals formed as a result of combustion processes, such as waste incineration, manufacturing processes, energy generation, and forest fires.

In January 2003, with the concurrence of the regulatory agencies including the California EPA Department of Toxic Substances Control and U.S. EPA, the Navy installed a 6-inch-thick concrete pad covered with a 2-inch-thick asphalt layer adjacent to the daycare center building to cover the contaminated soil that was not already covered by the building. Currently, the only locations where soil contains dioxin at levels greater than the ambient level for NAVSTA TI are beneath the existing building and four- to five-feet below the concrete pad.



Daycare Center

TIMELINE OF THE DAYCARE CENTER

- Navy Child Development Center Built: 1985
- Property leased to TIDA: 2001
- Review of utilities drawings identifies possible buried debris: 2002
- Soil investigations: May – August 2002
- Soil Removal Action and concrete pad installed: July 2002 - January 2003
- Navy and regulatory agencies approve opening of current daycare center, Kidango: March 2003
- Remedial Investigation report finalized: February 2006

REMEDIAL INVESTIGATION AND RISK ASSESSMENT

NAVSTA TI has an environmental investigation and cleanup program that complies with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). IR Site 30 is in the Feasibility Study (FS) phase of the CERCLA process. The Final Remedial Investigation (RI) report, summarizing the environmental investigations and human health and ecological risk assessment results for IR Site 30, was issued in February 2006.

“Risk” is the likelihood or probability that a hazardous chemical, when released to the environment, will cause adverse effects on humans or plants and animals. **The Final RI report determined that the dioxins in the soil do not present an unacceptable health risk to individuals who currently use or work at the daycare center, including children and staff of the daycare center.** However, if the site use is changed in the future and the daycare center building is demolished, dioxins under the building may pose a potential health risk. In order to ensure long-term health protectiveness at the site, an FS report is currently being prepared to evaluate remedial action alternatives to be protective of hypothetical future alternative land uses at IR Site 30.

Per CERCLA requirements, the FS will evaluate cleanup alternatives for Site 30 based on effectiveness, ability to implement, and cost. Upon completion of the FS, the Navy will propose to the public a preferred cleanup alternative for Site 30 by issuing a Proposed Plan. Following regulatory agency and community comments on the Proposed Plan, the selected cleanup alternative will be documented in a Record of Decision.

DEVELOPMENT OF CLEANUP ALTERNATIVES

It is anticipated that IR Site 30 will continue to be used as a daycare center. However, hypothetical future alternative land uses could involve removal of the existing daycare center building and adjacent concrete pad.

The following Remedial Action Alternatives were developed as potential cleanup remedies for dioxin contaminated soil under the daycare center building and adjacent concrete pad at IR Site 30:

Alternative 1 – No Action

An evaluation of the No Action Alternative is required under CERCLA to provide a baseline against which other alternatives can be measured.

Alternative 2 – Engineering Controls Combined with Institutional Controls

The daycare building foundation slab is considered to be an effective engineering control as an exposure prevention barrier because it separates the building’s occupants from the potentially contaminated soil beneath. The building slab is assumed to not require maintenance to continue to function as an exposure prevention barrier. Institutional controls would be implemented to restrict removing or penetrating the surface of the building slab which acts as the exposure prevention barrier. This alternative includes periodic inspections of the building slab to ensure there have not been any activities that have penetrated the surface. The area under the adjacent concrete pad does not pose an unacceptable risk to receptors at the Daycare Center, even if the pad were removed. Therefore, this alternative includes institutional controls only for the building slab. Associated costs for this alternative include administrative fees for implementation of institutional controls, as well as long-term monitoring, annual reporting, and 5-year reviews to ensure the integrity of the exposure prevention barrier remains protective.

Alternative 3: - Demolition, Excavation, and Off-Site Waste Disposal

This alternative was developed to evaluate alternative future land uses in the event the building would no longer be used as a daycare center and torn down. It includes demolition of the daycare building and slab, characterization and disposal of soils adjacent to and beneath the daycare center building at a licensed landfill, and subsequent backfill with clean soil. Associated costs for this alternative include structural demolition, soil characterization and excavation, disposal, and backfill material costs, as well as any associated labor and oversight expenses.

ANALYSIS OF CLEANUP ALTERNATIVES

The remedial action alternatives described above will be evaluated using the nine criteria identified by the CERCLA process as specified in the National Contingency Plan. These evaluation criteria are as follows:

- ① Overall protection of human health and the environment
- ② Compliance with applicable or relevant and appropriate requirements (federal and state environmental laws)
- ③ Long-term effectiveness and permanence
- ④ Reduction of toxicity, mobility, or volume through treatment
- ⑤ Short-term effectiveness (the period of time needed to complete a cleanup alternative and any impacts the implementation of the cleanup alternative may have on remediation workers, the community, and the environment)
- ⑥ Implementability, or the technical and administrative feasibility of the remedy
- ⑦ Cost, including estimated capital and operation and maintenance costs over the life cycle of each alternative in comparison to other, equally protective measures
- ⑧ State acceptance
- ⑨ Community acceptance (not complete until public comments on the Proposed Plan are received)

Note: Criteria 1 and 2 must be satisfied for an alternative to be eligible. Criteria 3, 4, 5, 6, and 7 are used to evaluate the strengths or weaknesses of each alternative for comparison against each other. Criteria 8 and 9 address issues or concerns the State or the public may have regarding each of the alternatives and is documented in the final Record of Decision following issuance of the Proposed Plan to the public.

NEXT STEPS

The draft FS will be issued for regulatory agency and public 30-day review in July 2006. A copy will be included in both Information Repositories for NAVSTA TI. The Navy will present the evaluations of the three FS Remedial Action Alternatives at the August 2006 RAB meeting. The public is invited to attend, ask questions, and comment on the FS. In addition, when the Proposed Plan, which selects one of the alternatives evaluated in the FS, is issued, the Navy will hold a public meeting and solicit input.

OPPORTUNITIES FOR PUBLIC INVOLVEMENT

The Navy encourages the public to gain a more thorough understanding of CERCLA activities conducted at NAVSTA TI by attending the RAB meetings. Meetings are held on the third Tuesday of every other month on the island and are open to the public. The next RAB meeting will be held on June 20, 2006, 7:00pm, at the Casa de la Vista on Treasure Island. If you have any questions or concerns about the environmental activities at the NAVSTA TI Daycare Center, please contact:

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For more information on the information repository locations or RAB meeting dates and time, see our website at:
http://www.navybracpmo.org/bracbases/california/treasure_island



Daycare Center Facing East

NAVSTA TI MAILING COUPON

If you would like to be added to the TI/YBI mailing list and receive copies of future newsletters and fact sheets, please fill out the coupon below and mail it to:

James Sullivan
Navy BRAC Program Management Office West
410 Palm Avenue
Building 1, Room 161
Treasure Island, San Francisco, CA 94130-1806

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