



Island Times

Environmental Investigation and Cleanup News Naval Station Treasure Island Spring 2006, Newsletter No. 11

www.navybracpmo.org/bracbases/california/treasure_island

The U.S. Department of the Navy (Navy) developed this newsletter to update the community on their environmental program at former Naval Station Treasure Island (NAVSTA TI). NAVSTA TI encompasses both Treasure Island (TI) and Yerba Buena Island (YBI). The Navy established the Installation Restoration (IR) Program in 1981 to investigate and cleanup sites under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Environmental investigations and cleanup under the IR Program and other programs began on NAVSTA TI in the mid-1980s and continue today. The Navy has identified 33 IR sites on TI and YBI and is following the regulatory process of investigating and cleaning up each site. Please share this information with members of your family, friends, and representatives from any local organizations that may benefit. Individuals, businesses, and organizations can receive future newsletters by completing and returning the mailing coupon on the back page of this newsletter. We also welcome your comments on the newsletter.

LEAD-BASED PAINT REEVALUATION OF YBI RESIDENTIAL UNITS

To comply with Department of Housing and Urban Development guidance and Department of Defense transfer policies for monitoring lead-based paint, a reevaluation of the residential units on YBI is scheduled for May 2006. The reevaluation will include a visual inspection of the interior and exterior of each unit and a dust-wipe sample from the inside window sills and floor. The John Stewart Company will be sending a letter to the appropriate residents with a scheduled date for the reevaluation. If you have any questions, please contact the Navy (contact information on page 6).

LEAD-BASED PAINT AND HOUSING AT TI AND YBI

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. All of the housing on YBI was constructed before 1978 when lead-based paint was still in use, with the last housing, the 300 Series, constructed in approximately 1968. Most of the housing on TI, the 1100, 1200 and 1300 Series, was also constructed before 1978. Only the 1400 Series, constructed in 1989, was built after the lead-based paint ban.

Exposure to lead can result from breathing or swallowing lead dust, or by eating soil or paint chips containing lead. Federal law requires that individuals receive information before renting pre-1978 housing. The U.S. Environmental Protection Agency (EPA) has prepared a pamphlet, "Protect Your Family from Lead in Your Home". A copy can be obtained from the EPA's website at <http://www.epa.gov/lead>.

In the mid 1990's before NAVSTA TI was closed, the Navy conducted lead-based paint inspections of painted surfaces and dust, and collected soil samples at TI and YBI housing. Soils that were determined to be affected by lead-based paint, all at older YBI housing, had soils removed and replaced with clean soil. Painted surfaces on the interior and exterior of housing constructed before 1960 (all on YBI), when lead content in paint was higher, was also abated. Lead-based paint abatement consisted of stripping paint from door and window surfaces that slide or bump, and sealing portions of other accessible surfaces with encapsulating paint. Some lead-based paint abatement methods may not completely remove lead-based paint. Painted surfaces at the remainder of housing on YBI and TI are managed through maintenance programs.



Workers wearing required protective clothing including Tyvek® jumpsuits

HOUSING AREA UPDATE

The Navy's contractor, Shaw Group, continues its field efforts within the housing area on TI, also known as IR Site 12 Old Bunker Area. The work includes maintaining interim ground cover measures, either sod or pavers, in the backyards of Buildings 1211 Bayside Drive, 1235 Northpoint Drive, and one backyard each at 1213 Bayside and 1237 Northpoint. In addition, the Navy also maintains all of the fencing around environmental areas still under investigation within the housing area (Site 12). Fences are inspected weekly.

Health and safety for all workers and residents are important to the Navy. Prior to any field work, contractors prepare a Health and Safety Plan (HSP) and the Navy and Regulatory Agencies review and approve it. The purpose of the HSP is to detail the potential hazards that may be encountered during field work, equipment used to conduct and monitor the field work, and the precautions to take to ensure a safe work environment. For example, safety glasses, a hard hat, an orange vest, and steel-toed boots are always required. To be protective when dealing with soil, a disposable jumpsuit of blue or white outerwear, known as Tyvek®, is worn over clothes along with gloves and shoe covers.

Although current ongoing field efforts do not involve disturbing soil, the Navy implements several protective measures when it is necessary to disturb soil. During soil disturbance, one of the biggest precautions contractors take is dust control. When necessary, soil is sprayed with water to prevent dust. On some projects where determined by the HSP, air particulate samplers are used and monitored during field work to ensure air borne soil are not spreading. Workers will make any adjustments to their field practices immediately to control dust.

The Navy is currently preparing the Draft Remedial Investigation Report for Site 12, which will detail the soil, groundwater, and air data collected and assess human health risks for residents and workers. The interim measures of fencing, signage, and groundcover, and the housing rules prohibiting soil disturbance by residents in all backyards at TI, protects current residents. Future cleanup, which may involve additional soil removal at Site 12, will provide long-term protection.

TI/YBI HISTORICAL FACT QUESTION

What ship was long a part of Naval Station Treasure Island, but never left dry land?



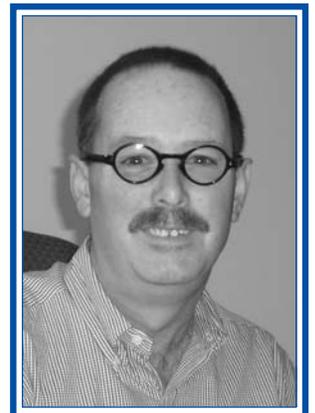
See page 3 for answer

BUILDING 293 PARTIAL DEMOLITION/ ASBESTOS ABATEMENT

Building 293 was formerly used as a storage warehouse, and is located near the corner of 4th Street and Avenue M, adjacent to the Little League Ball Field. A fire broke out in January 2005 that damaged a portion of the building. Beginning March 2006, the Navy will conduct asbestos abatement on the interior and then demolish the burnt part of the building.

TEAM MEMBER PROFILE

Richard Perry
California Environmental
Protection Agency
Department of Toxic
Substances Control



The NAVSTA TI BRAC Cleanup Team (BCT) recently welcomed its newest member, Richard Perry. Richard joins the team as a Public Participation Specialist for the California EPA, Department of Toxic Substances Control (Cal EPA DTSC). The Navy sat down with Richard to talk about his role as a Public Participation Specialist and his diverse experience.

continued on page 3

continued from page 2

Navy: How long have you been with Cal EPA DTSC?

Perry: Less than a year. I have about 40 projects, all in the Bay Area. In addition to NAVSTA TI, I work at sites such as Alameda and the Presidio.

Navy: What did you do prior to working for Cal EPA DTSC?

Perry: I spent 12 years as an Environmental Lobbyist for the Coastal Conservancy in Washington D.C. and in Sacramento. Before that, I was a Naval officer for 22 years. I retired in 1986 as a Naval Special Warfare instructor at the Naval War College in Rhode Island.

Navy: Wow, that is quite a diverse background. Tell us about your education.

Perry: I earned my undergraduate degree in Political Science from Dartmouth. I also earned a Masters in Natural Sciences from U.C. Berkeley. I attended Naval post graduate school in Monterey, California.

Navy: So now that you are on the NAVSTA TI project, what are your responsibilities?

Perry: My position is that of Public Participation Specialist. My main responsibility is to ensure that the public is informed. That means keeping public participation at the forefront of a project, and making it a priority. One of the key elements to my job is making sure that information sent to the public is easy to understand. In a way, I consider myself an interpreter. I take highly technical, scientific information and put it into plain English so that people without a science background can absorb it quickly and easily. My job is to facilitate the public participation process, manage tasks, and keep people on schedule.

Navy: What do you find challenging or rewarding about your job?

Perry: I'm really just getting busy with this position. I'm not sure what challenges there will be. With so many projects, timing can be an issue. Right now I'm just listening to what everyone is doing and getting up to speed.

Navy: What have you discovered about the NAVSTA TI project?

Perry: I like the fact that people really understand their responsibilities. I also appreciate that Jim Sullivan (Navy Base Realignment and Closure [BRAC] Environmental Coordinator for NAVSTA TI) has a strong desire to involve people. It's a very open process.

Navy: It sounds like your job keeps you busy. What do you do when you have free time?

Perry: I like to be outdoors. I'm a serious cyclist, ocean kayaker, and enjoy fly fishing. I'm a volunteer for the El Dorado County Search and Rescue. I also spent time with Project Hope; as a registered disaster worker I spent 60 days in Sri Lanka after the Tsunami last year.

If you have questions for Richard Perry, or any of the NAVSTA TI BCT members, about environmental work, we would like to hear from you. See the contact information on page 6.

THE NAVY ACHIEVES SITE CLOSURE AT INSTALLATION RESTORATION SITE 7

On November 1, 2005, the Cal EPA DTSC provided the Navy approval of a No Further Action decision and site closure for IR Site 7, the Pesticide Storage Area (See map on page 7). This site closure is based on a review of past and current investigations at Site 7 and at adjacent Sites 10, 32, and the Waste Water Treatment Plant. From 1955 until the early 1960's, pesticides and chlorinated herbicides were mixed and prepared for use in the northern portion of Building 62 located in Site 7. The most recent investigation conducted at Site 7 was the 2001 supplemental soil investigation. Based on the results of that investigation and recent information gained about the extent of contamination at adjacent Sites 10 and 32, the Navy concluded that there are no impacts at Site 7 that pose a risk to human health and requested the No Further Action decision. The completion of environmental investigations and site closure for Site 7 is a milestone for the BCT because it is a part of the overall goal to achieve closure for all NAVSTA TI IR sites. The BCT consists of the Navy and the regulatory agencies (Cal EPA DTSC and the U.S. EPA, with the Cal EPA Regional Water Quality Control Board [Water Board] San Francisco Bay Region providing oversight on groundwater issues.) The Supplemental Site Inspection Report for Site 7 contains the summary of data that provides the basis for the No Further Action determination. This document can be found at the Information Repositories, see page 6 for locations.

TI/YBI HISTORICAL FACT ANSWER

The USS Pandemonium was a training ship mock-up constructed from scrap metal in 1956. Despite the appearance of a Navy 173 foot patrol craft, it was not an actual ship and served only as a trainer for sailors. The mock-up rested in a sea of concrete. The Pandemonium was originally located in the northwest portion



of TI prior to the construction of the housing in the 1960's, along Gateview Avenue just north of the present day Westside Drive intersection. During 1969 and 1970, the Pandemonium was relocated to a new training complex at the northeast corner of the island near the Waste Water Treatment Plant. As part of the closedown of Naval Station operations, the USS Pandemonium was scrapped in approximately 1996. Names like "Pandemonium" were whimsically used for Navy training mock-ups.

REMEDIAL INVESTIGATIONS AND FEASIBILITY STUDIES AT NAVSTA TI

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is a law containing requirements for environmental cleanup. The Navy is following the CERCLA process to investigate and clean up the IR Program sites at NAVSTA TI. The steps to the CERCLA process are depicted in the chart to the right. For 2006, the Navy plans to prepare and deliver several Remedial Investigation Reports and Feasibility Studies. Read below for a further explanation of the Remedial Investigation and Feasibility Study, and for a listing of sites undergoing these two steps of the CERCLA process.

Remedial Investigations at NAVSTA TI

A Remedial Investigation (RI) follows the preliminary assessment step. The RI provides a closer look at a site including collection of further samples, soil and groundwater characterization, and assessments of risk to human health and the environment. Those samples, characterizations, and risk assessments will help the Navy and regulatory agencies determine whether any cleanup action needs to take place. The RI reports completed this year will summarize each site investigation and risk assessment result.

Feasibility Studies at NAVSTA TI

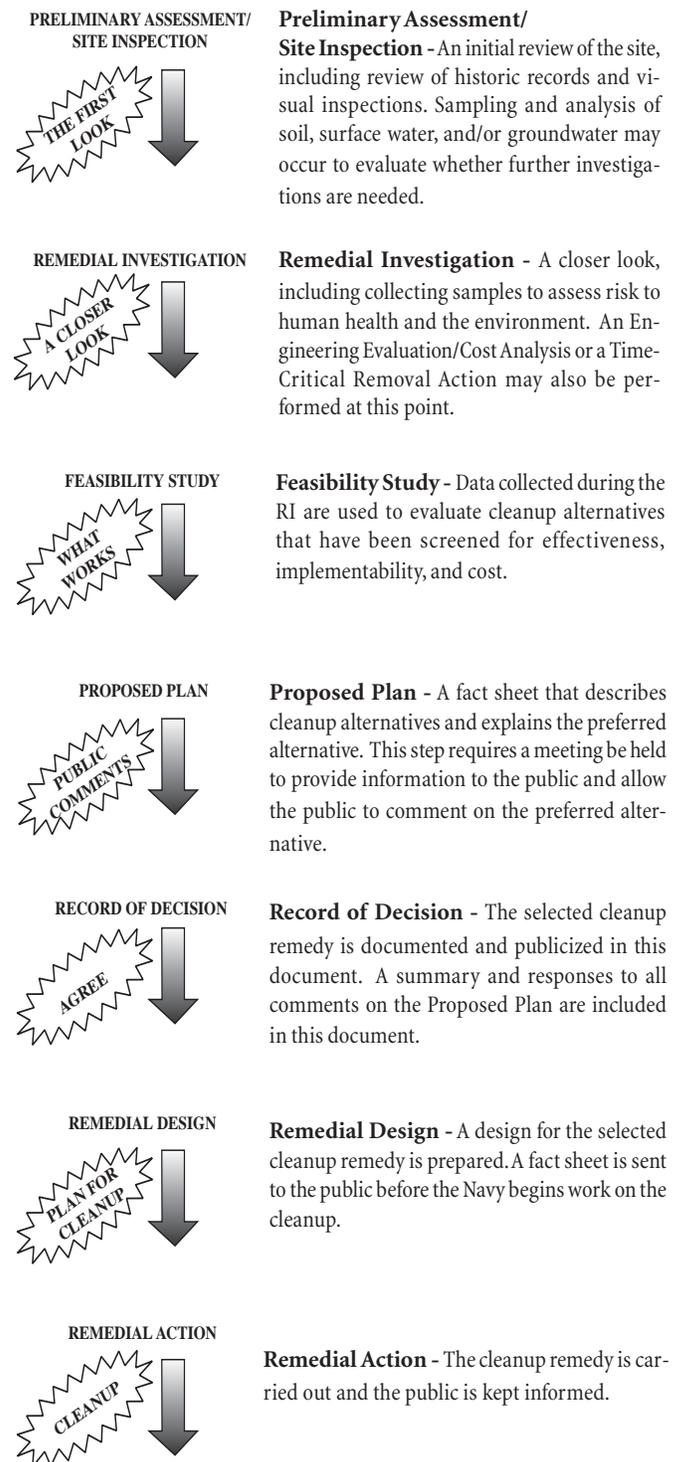
A Feasibility Study (FS) evaluates cleanup alternatives for a site based on criteria that are screened for effectiveness, implementability, and cost. When an FS is completed, samples have already been collected and analyzed (during the RI), and that data are used to help evaluate which alternatives can best address any human health and/or environmental risks at the site. The FS reports completed this year will evaluate site-specific cleanup alternatives. The FS does not recommend or select any particular cleanup alternative; that is done in the next CERCLA step, the Proposed Plan.

The Navy will prepare RI and FS reports for the following sites in 2006: (for site locations, see the map on page 7)

- Site 6** - Fire Training School
- Sites 8, 28, 29 on YBI** - (one document for all 3 sites combined)
- Site 11** - YBI Landfill (only the RI is scheduled for this year)
- Site 12** - Old Bunker Area/Present Day TI Housing Area (only the RI is scheduled for this year)
- Site 21** - Vessel Waste Oil Recovery Area (current Sailing Center)
- Site 24** - Dry Cleaning Facility
- Site 30** - Daycare Center
- Site 31** - Former South Storage Yard (current south Elementary School playground)
- Site 32** - Former Training and Storage Area
- Site 33** - Water Line Replacement Area

THE CERCLA PROCESS

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is a law containing requirements for environmental investigation and cleanup. The seven CERCLA steps are presented below.



THE STEPS TO PROPERTY TRANSFER

Question: Has the property at Treasure Island and Yerba Buena Island transferred to the Treasure Island Development Authority?

Answer: Not yet.

The majority of property at TI and YBI is still federal property under the custody of the Department of the Navy. The only former NAVSTA TI properties that have been transferred to date are (1) the Job Corps Center on TI; (2) portions of YBI transferred to the U.S. Coast Guard; and (3) portions of YBI transferred by the Federal Highway Administration to Caltrans for the San Francisco–Oakland Bay Bridge.

The goal of the Navy’s Environmental Cleanup Program is to protect human health and the environment. At closed bases, like former NAVSTA TI, this goal also includes the determination if land is suitable for transfer to public use under a Local Reuse Authority (LRA). In the case of NAVSTA TI, the LRA is the Treasure Island Development Authority (TIDA).

Several environmental documents must be completed to support transfer of the property. **These environmental documents do not actually transfer property.** The Navy has been working on the following environmental documents:

- The Supplemental Environmental Baseline Survey (SEBS),
- The Finding of Suitability to Transfer (FOST), and
- The Final Environmental Impact Statement (FEIS).

The SEBS was completed on July 8, 2005. The FEIS was completed in 2003 and a Record of Decision was signed for the FEIS on October 26, 2005. Potential impacts associated with implementation of the proposed action were analyzed in the Environmental Impact Statement (EIS). The Final EIS contains public comments received in response to the Draft EIS as well as responses to the comments.

A FOST is a document that states certain parcels of property are suitable for transfer in a manner that is protective of human health and the environment. The Navy prepared two Draft FOSTs in late 2005, one for parcels on YBI and one for parcels on TI. All residents received a notice and were given an opportunity to review the Draft FOST documents in November 2005. (See map at right)

The TI FOST was signed on February 15, 2006. The YBI FOST is also expected to be signed in Spring 2006. These FOSTs do not cover the entire Navy acreage at NAVSTA TI. The rest of the property will be covered in a future FOST or a Finding of Suitability for Early Transfer (FOSET). Property will not transfer until real estate documents are complete.

JOIN THE RESTORATION ADVISORY BOARD

The Restoration Advisory Board (RAB) is composed of members of the community who work with the Navy and regulatory agencies to provide input on the environmental restoration of former NAVSTA TI. The RAB is a committee of interested community members who review and comment on Navy documents prepared for the environmental cleanup at NAVSTA TI. Regular meetings are held to discuss the progress of the Environmental Cleanup Program. **It is a great opportunity to find out what is going on and to have your voice heard. RAB meetings are held at 7:00 p.m. on the third Tuesday of every other month and are open to everyone. RAB meetings are currently scheduled for April, June, and August 2006. For specific dates and location, see page 6. Stop by!**



For more information, see the website at:
www.navybracpmo.org/bracbases/california/treasure_island
 or call James Sullivan at (415) 743-4704.



Map of the FOST parcels at NAVSTA TI

INFORMATION REPOSITORIES

The following information repositories are provided for the community to review current documents related to environmental cleanup activities at NAVSTA TI:

Navy Base Realignment and Closure Program Management Office West

410 Palm Avenue, Building 1, Room 161
Treasure Island, San Francisco, California
(415) 743-4704
Monday - Friday
8:30 a.m. to 4:30 p.m.

San Francisco Public Library

Government Publications Section
100 Larkin Street, San Francisco, California
(415) 557-4400
Monday - 10:00 a.m. to 6 p.m.
T/W/Th - 9:00 a.m. to 8:00 p.m.
Friday - noon to 6:00 p.m.
Saturday - 10:00 a.m. to 6:00 p.m.
Sunday - noon to 5:00 p.m.

UPCOMING RESTORATION ADVISORY BOARD (RAB) MEETINGS

Date and Times:

Tuesday, April 18, 2006
7:00 p.m. - 8:30 p.m.

Tuesday, June 20, 2006
7:00 p.m. - 8:30 p.m.

Tuesday, August 15, 2006
7:00 p.m. - 8:30 p.m.



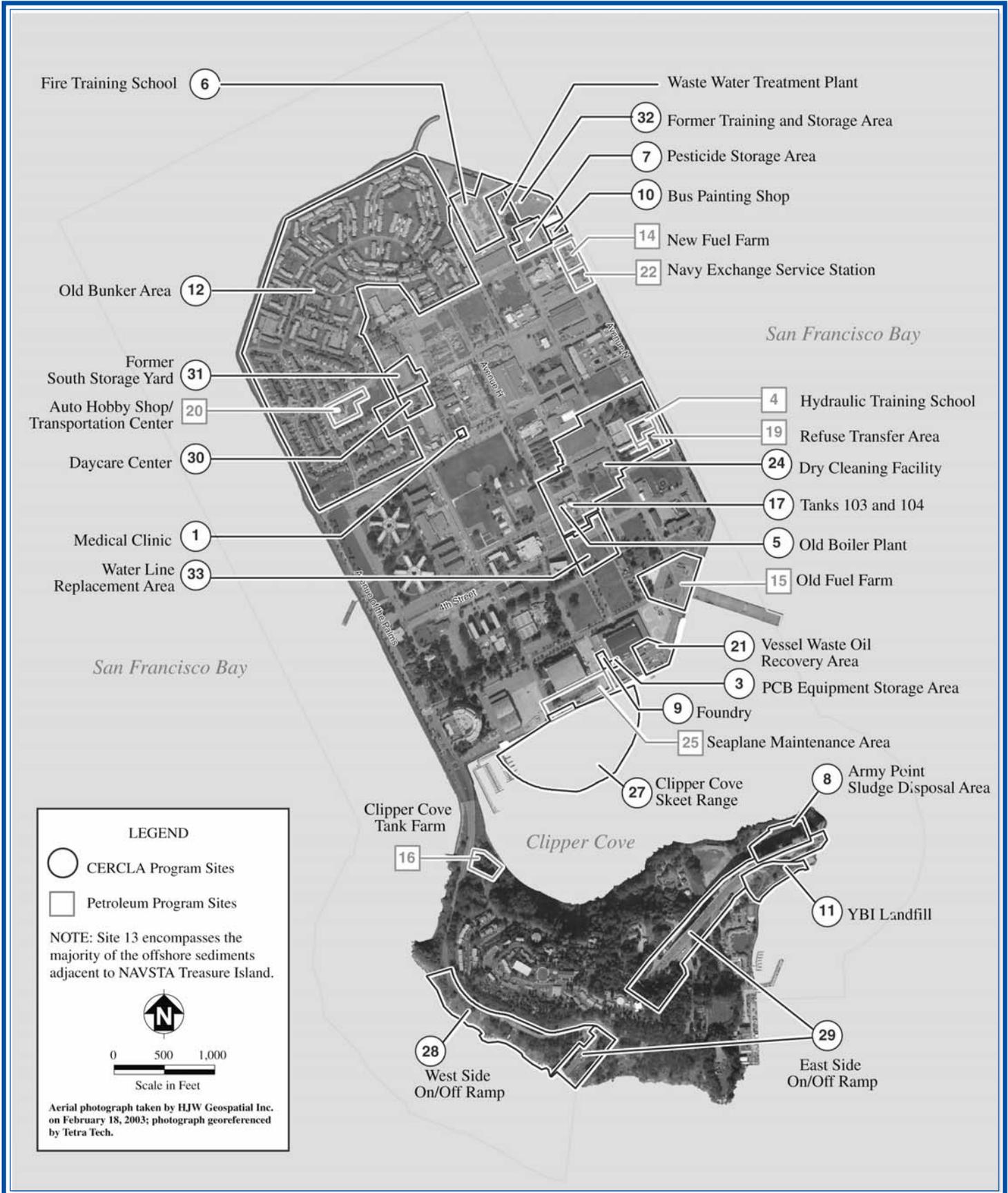
Place:

Casa de la Vista, Building 271, Treasure Island

BRAC CLEANUP TEAM CONTACT LIST

Name/Title	Organization	Phone/Fax	Address	E-mail
James Sullivan BRAC Environmental Coordinator	Navy BRAC Program Management Office West	(619) 532-0966 (415) 743-4704 Fax: (619) 532-0983	1455 Frazee Road Suite 900 San Diego, CA 92108	james.b.sullivan2@navy.mil
La Rae Landers Lead Remedial Project Manager	Navy BRAC Program Management Office West	(619) 532-0970 Fax: (619) 532-0983	1455 Frazee Road Suite 900 San Diego, CA 92108	larae.landernavy.mil
Jill Votaw Public Affairs Officer	Navy BRAC Program Management Office West	(619) 532-0941 Fax: (619) 532-0983	1455 Frazee Road Suite 900 San Diego, CA 92108	jill.votaw@navy.mil
Alan Friedman Remedial Project Manager	California EPA Regional Water Quality Control Board	(510) 622-2347 Fax: (510) 622-2460	1515 Clay St. Suite 1400 Oakland, CA 94612	afriedman@waterboards.ca.gov
David Rist Remedial Project Manager	California EPA Department of Toxic Substances Control	(510) 540-3763 Fax: (510) 849-5285	700 Heinz Ave. Suite 200 Berkeley, CA 94710	drist@dtsc.ca.gov
Richard Perry Public Participation Specialist	California EPA Department of Toxic Substances Control	(510) 540-3910 Fax: (510) 849-5285	700 Heinz Ave. Suite 200 Berkeley, CA 94710	rperry@dtsc.ca.gov

NAVSTA TI IR PROGRAM SITE MAP



NAVSTA TI Mailing Coupon

If you would like to be added to the NAVSTA TI 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 PMO West
410 Palm Avenue
Building 1, Room 161
Treasure Island, San Francisco, CA 94130-1806

Name _____

Address _____

City _____ State _____ Zip _____

E-mail Address _____

ADD MY NAME TO THE MAILING LIST

DELETE MY NAME FROM THE MAILING LIST



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