

# **Five-Year Review Process Former Naval Station Treasure Island San Francisco, California**

## **218th Restoration Advisory Board Meeting**

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# Discussion Topics



- Purpose and objectives of Former Naval Station Treasure Island (NSTI) Third Five-Year Review (FYR)
- Components of an FYR Process
- Installation Restoration Program (IRP) sites being reviewed
- Projected Schedule
- Comments/Questions



**Focus of the FYR:** For NSTI sites with remedies currently in place, the objective includes evaluating the implementation and performance of the remedies to determine whether they are, or will be, protective of human health and the environment.

# Purpose/Objectives



Evaluate implementation and performance of remedies in-place to ensure continued protection of human health and the environment



Document the methods, findings, and conclusions



Identify issues and make recommendations to address them



Required under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

# Five-Year Review Policy

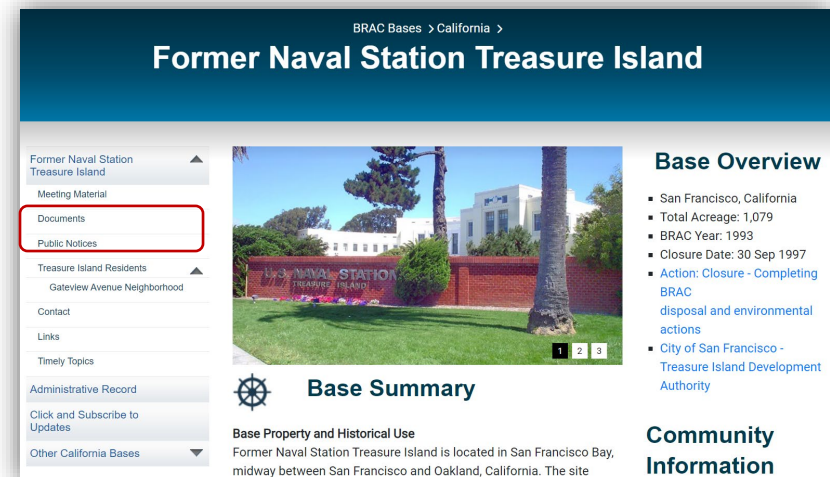


## Prepared in accordance with guidance and policy:

- **Navy/Marine Corps Policy for Conducting CERCLA Statutory Five-Year Reviews (Navy/Marine Corps, 2011)**
  - Navy Toolkit for Preparing Five-Year Reviews (Navy, 2013)
- **EPA Comprehensive Five-Year Review Guidance (U.S. Environmental Protection Agency [EPA], 2001)**
  - Recommended template (EPA, 2016)
  - Addenda to the EPA guidance
- **Required schedule**
  - Five years from the initiation of the first remedial action and no later than five years from the signature date of the previous review

# Five-Year Review Process

- Incorporate all sites that have implemented a remedial action
- Perform a Document Review to evaluate continued protectiveness of human health and the environment
  - **Record of Decision (ROD)**
    - Remedial Action Objectives
    - Selected Remedy
    - Applicable or Relevant and Appropriate Requirements (ARARs)
  - **Post-remedy documents and findings**
    - Remedial Design, completion reports, monitoring reports, site inspection reports, etc
    - Review emerging contaminants and changes in toxicity criteria
- **Conduct Site Inspections**
  - Verify land use controls (fencing/signs/land use) are in place and no violations are occurring
- **Community Involvement**
  - Stakeholder Interviews
  - Publish Public Notice/Fact Sheets
  - RAB Meeting
- **Five-Year Review Report**



<https://www.bracpmo.navy.mil/BRAC-Bases/California/Former-Naval-Station-Treasure-Island/>

# Community Involvement



- **Public Notice/Fact Sheet**

- Notify public of the initiation and completion of FYR
  - Publish notice in local newspapers
- Discuss ongoing activities at Restoration Advisory Board meeting

- **Stakeholder Interviews**

- Reach out to stakeholders (e.g. RAB, agencies, property owners, city representatives) for responses and feedback on ongoing remedy implementation

- **Community Survey**

- Administer survey to solicit community feedback

- **Final report will be available to the community**





# Additional FYR Considerations



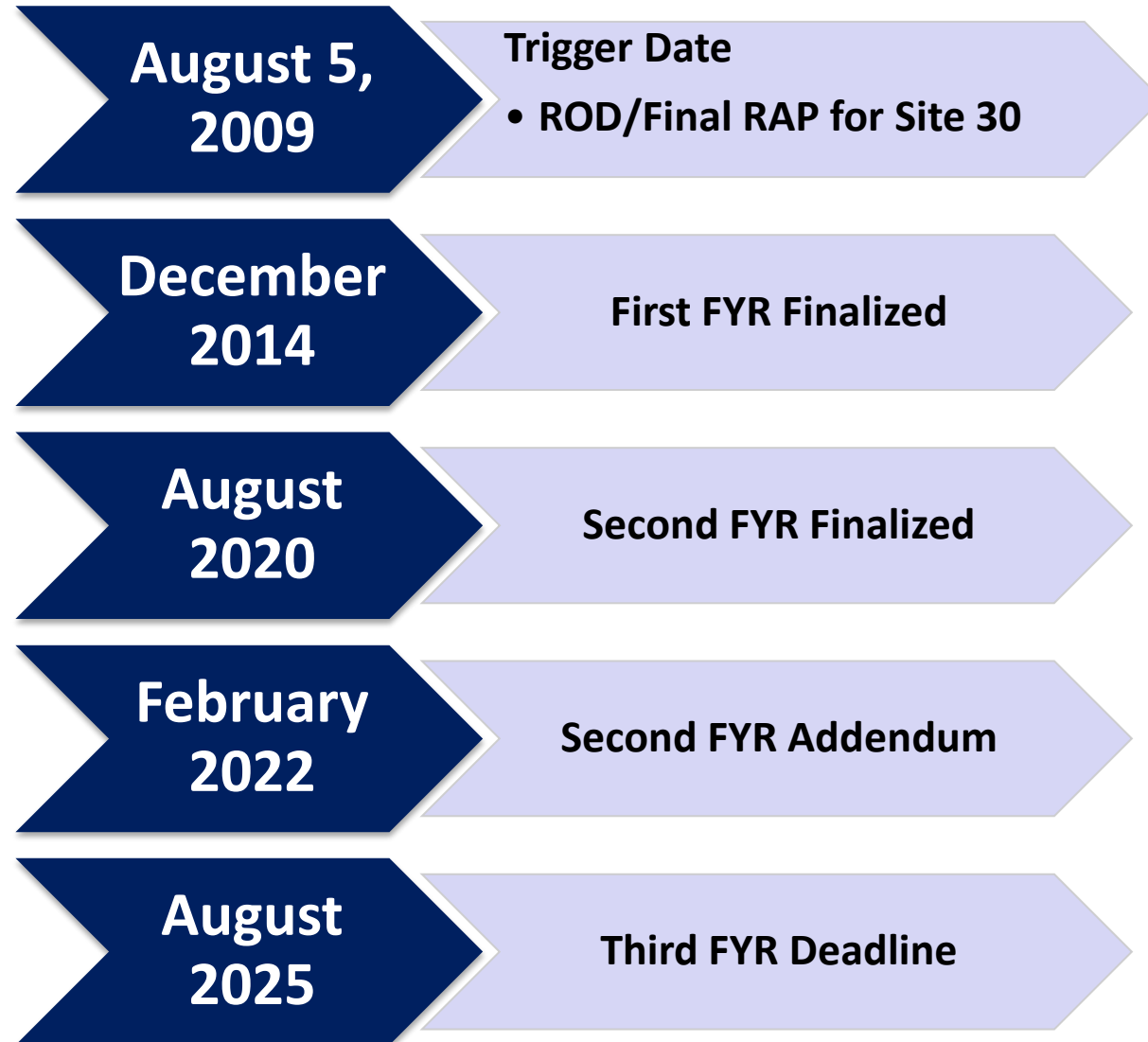
## Per- and Polyfluoroalkyl Substances (PFAS)

- PFAS is classified as a CERCLA hazardous substance and is addressed in the FYR

## Climate Resilience

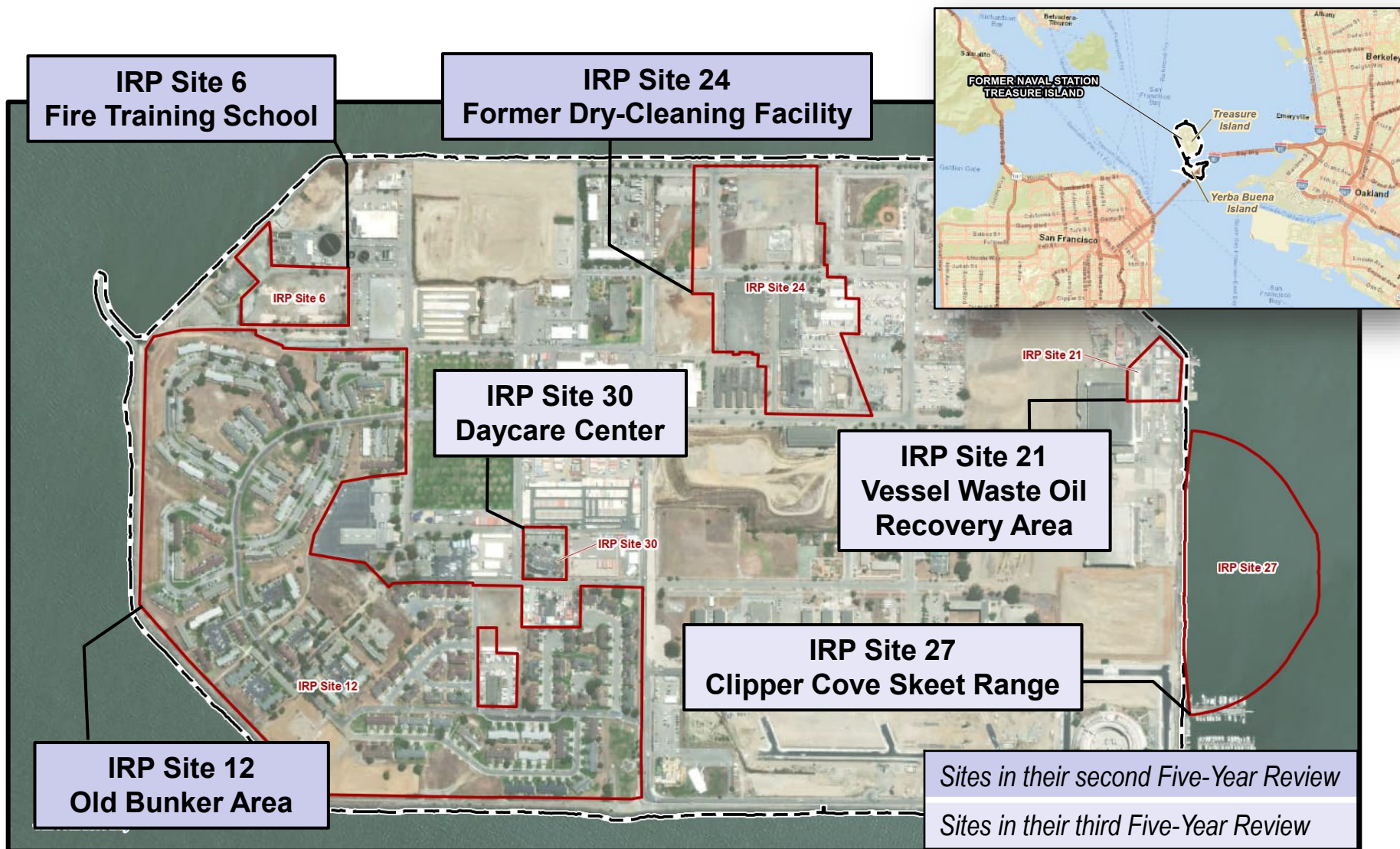
- Assessment of climate-related hazards that have the potential to impact remedies
- Primary hazard is coastal flooding due to sea level rise, which include sea water inundation, groundwater inundation, and stormwater surges.

# Five-Year Review Timeline





# Five-Year Review Sites



# IRP Site 6 – Former Fire Training School



IRP Site 6 is the Former Fire Training School and covers approximately 4.5-acres of open space in the northeastern portion NSTI. Most of Site 6 was used for fire training between 1944 and 1992. The Former Fire Training School consisted of 10 buildings, six USTs, one AST, and a central training yard known as the central training area.

- **ROD/Final RAP Signed in 2014**
- **Chemicals of Concern:** VOCs, PAHs, fuels, dioxins, and furans in soil and groundwater
- **Remedy:**
  - Soil excavation in Subareas 1, 2, and 3.
  - Groundwater monitoring.
  - Confirmation soil gas testing.
  - Institutional Controls (ICs).
- **Status of Remedy Implementation:**
  - Soil excavation was completed in 2016.
  - Groundwater monitoring continues for arsenic to meet the RGs.
  - No further soil gas sampling is required (2016).
  - ICs have been implemented and inspections are being performed annually





# IRP Site 12 – Old Bunker Area



IRP Site 12 is located on the northwestern portion of TI and occupies approximately 93-acres of the island, which has expanded to include the entire TI housing area. Although originally used as a parking lot in 1939/1940, by 1945 nine large ammunition bunkers and 12 smaller bunkers were observed along the northern end of TI. Evidence of incineration and solid waste disposal were observed during soil trenching activities. Currently, IRP Site 12 contains residential building with approximately 700 housing units.

- **ROD/Final RAP Signed in 2017**
- **Chemicals of Concern:** arsenic in groundwater and lead, PCBs, dioxins, and PAHs in soil.
- **Remedy:**
  - Soil excavation and application of oxygen-releasing material.
  - Groundwater monitoring
- **Status of Remedy Implementation:**
  - Soil excavation was completed between 2017 and 2022.
  - Groundwater monitoring for arsenic is ongoing until RGs are met.

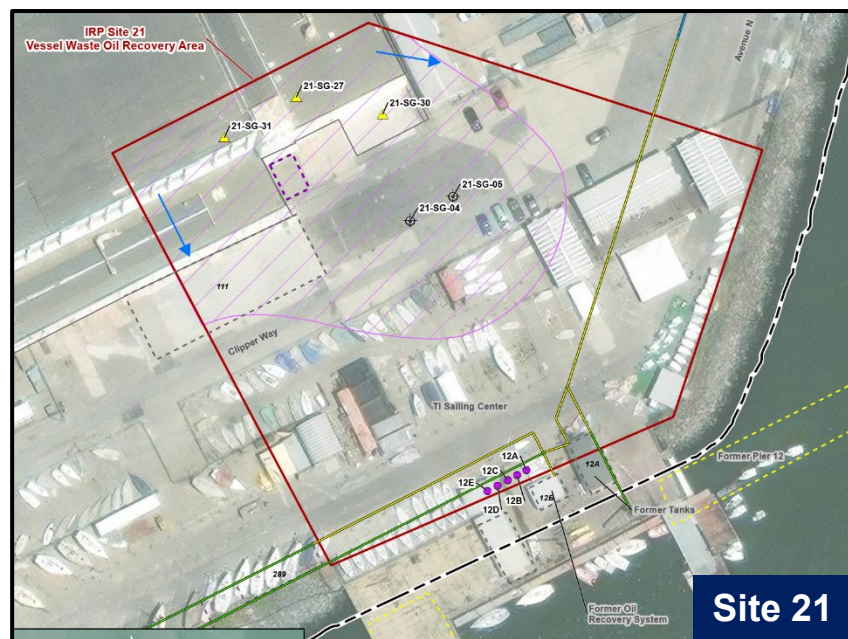


# IRP Site 21 – Vessel Waste Oil Recovery Area



IRP Site 21 covers approximately two acres and is located along the southeastern edge of TI adjacent to Clipper Cove. The vessel waste oil recovery area operated between 1946 and 1995, where waste oil from ships was transferred to an onshore oil-water separation facility consisting of five 2,000-gallon ASTs (removed in 1995). IRP Site 21 is currently used as a regional sailing and boat storage facility owned by TIDA (2016).

- **ROD/Final RAP Signed in 2013**
- **Chemicals of Concern:** select chlorinated VOCs in groundwater
- **Remedy:**
  - Groundwater monitoring.
  - Soil gas monitoring.
  - Institutional Controls.
- **Status of Remedy Implementation:**
  - Groundwater results meet RGs and monitoring was discontinued (2016).
  - Semiannual soil gas sampling is ongoing.
  - ICs have been implemented and inspections are being performed annually by TIDA.



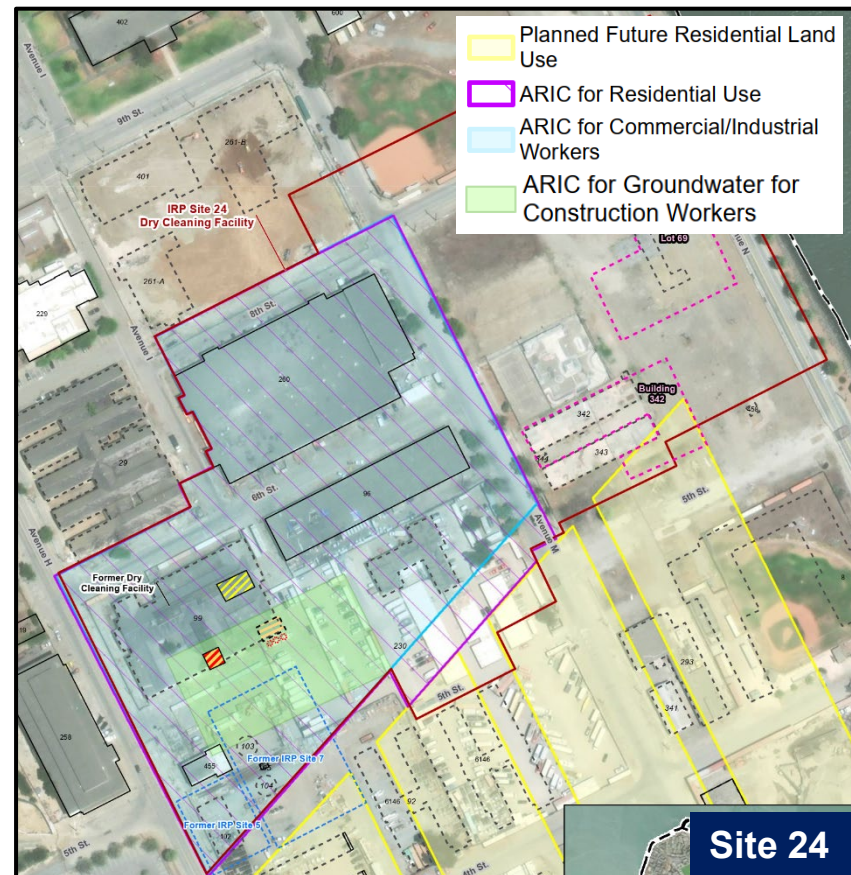


# IRP Site 24 – Former Dry-Cleaning Facility



IRP Site 24 includes approximately 20 acres in the east-central portion of TI and contains Building 99, which was used as a laundry from 1942 to 1977 and as a dry-cleaning facility for an unknown interval within that period. Waste solvents used during dry cleaning operations were released to soil and groundwater. Former Sites 5 (boiler plant) and 17 (former ASTs 103/104) were incorporated for further investigation. The site was transferred to TIDA in 2019. Current use include wine tasting room and various commercial uses with planned future residential use.

- **ROD/Final RAP Signed in 2015**
- **Chemicals of Concern:** PCE, TCE, cis-1,2-DCE, and VC in groundwater and soil gas
- **Remedy:**
  - Soil removal
  - Groundwater treatment
  - Groundwater and soil gas monitoring
  - Institutional Controls
- **Status of Remedy Implementation:**
  - Soil excavation removed source soil from the vadose zone (2016).
  - Groundwater treatment was implemented, and monitoring continues until RGs are met.
  - Semiannual soil gas sampling is ongoing (ESD complete, LUC RD in development)
  - ICs remain in place until groundwater reaches unrestricted use.



# IRP Site 27 – Clipper Cove Skeet Range



IRP Site 27 is a former naval skeet range and consists of approximately 19 offshore acres. The site was the former location of two adjacent naval skeet ranges until 1989, where naval personnel would shoot at clay targets with lead shot from the shore over the water. A portion of the Treasure Island Marina overlaps the western boundary of IRP Site 27. Most of the site is open water and sediment. IRP Site 27 was transferred to TIDA in 2016.

- **ROD/Final RAP Signed in 2012**
- **Chemicals of Concern:** Ecological/Lead shot in sediment
- **Remedy:**
  - Focused dredging, sediment disposal, and backfill.
  - Confirmation bathymetric surveys (year 1 and five-year intervals).
  - Institutional Controls.
- **Status of Remedy Implementation:**
  - Focused dredging, sediment removal, and backfill was completed in 2013.
  - Bathymetric surveys are completed every five years to confirm backfill remains in place and is functioning as intended.
  - ICs are in place and annual LUC inspections are performed by TIDA.



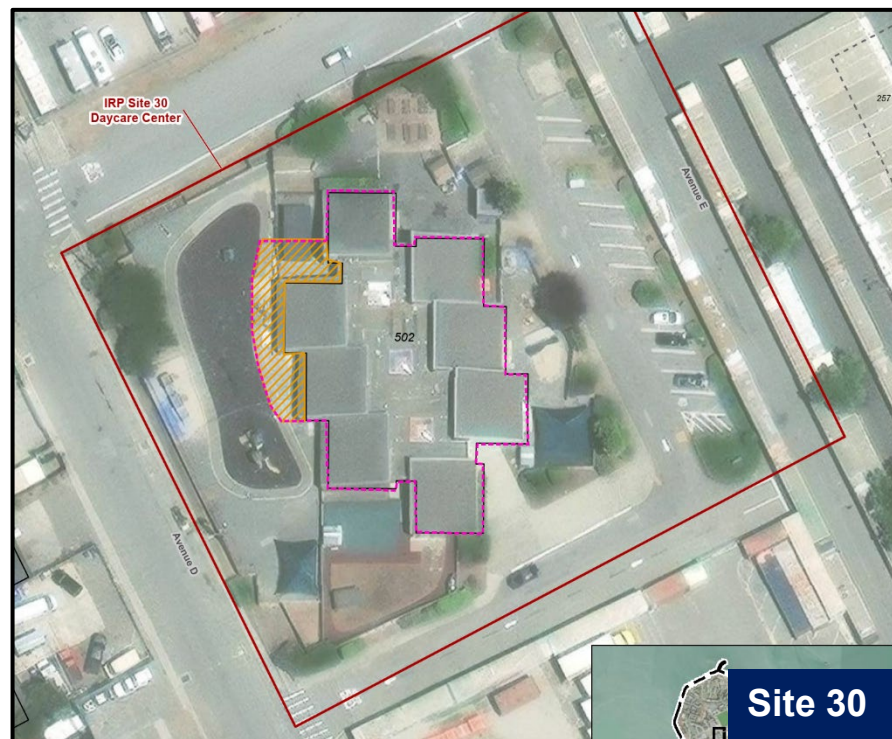


# IRP Site 30 – Daycare Center



IRP Site 30 (Building 502) is located south of the Treasure Island Elementary School, east of the corner of Avenue D and 11th Street. The Treasure Island Daycare Center, leased to CCSF in 1997, was built in 1985 and remodeled in 2003. A note on an as-built drawing for a water line project identified various types of wastes, including burned debris, within the western portion of the water line excavation. Removal action began in 2002 to determine nature and extent. The site is currently a daycare center.

- **ROD/Final RAP Signed in 2009**
- **Chemicals of Concern:** Dioxins in soil
- **Remedy:**
  - Engineering controls to maintain building foundation slab.
  - Institutional Controls.
- **Status of Remedy Implementation:**
  - Annual inspections are conducted to verify the slab's performance as an effective exposure prevention barrier.
  - Ongoing annual LUC inspections are completed by the property owner and no violations have occurred.



# Projected Schedule



**Site Visit – April 2024**

**Public Notice – May 2024**

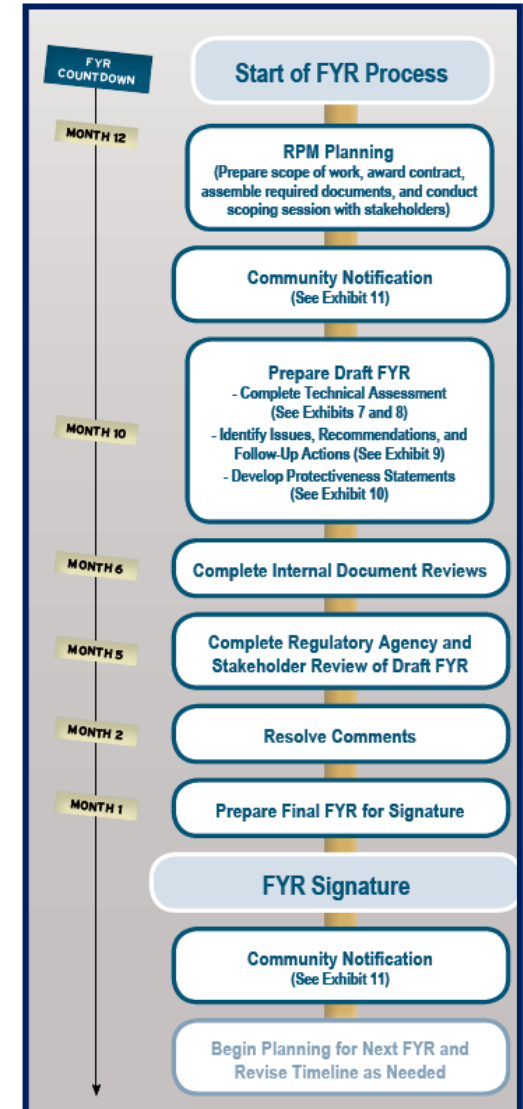
**Stakeholder Interviews – May 2024**

**Community Survey – August 2024**

**Draft to Agencies – November 2024**

**Final Report – August 2025 (signed)**

**Public Notice/Fact Sheet – September 2025**



# Comments or Questions?



# Please Scan to Complete Survey



Former Naval Station Treasure  
Island Five-Year Review Survey

