

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF THE PALMS  
SUITE 241, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG



**To:** Treasure Island Development Authority Board of Directors  
**From:** Peter Summerville  
**Date:** February 1, 2023  
**Re:** Unplanned Power Outages – January, 2023  
**Cc:** Robert Beck, Treasure Island Director

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On Tuesday January 10<sup>th</sup> at approximately 12:50 PM a portion of Treasure Island experienced a power outage. SFPUC dispatched crews, issued an I-Info Alert and notified TIDA and DEM, who issued an AlertSF notification. Service was restored to the outage area at approximately 4:10 PM. Cause was identified as blown fuses caused by a lightning strike to on-island overhead equipment.

On Saturday January 28<sup>th</sup> at approximately 2:00 PM Treasure Island experienced a power outage. SFPUC dispatched crews, issued an I-Info Alert and notified TIDA and DEM. Service was restored at approximately 4:35 PM. Cause was identified as a bird strike to overhead lines.

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ROBERT P. BECK  
TREASURE ISLAND DIRECTOR

**To:** Treasure Island Development Authority Board of Directors  
**From:** Bob Beck, Treasure Island Director  
**Date:** February 3, 2023  
**Re- :** Use Permit and Film Permit Waivers

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- TIMA, Events, January 17 and 28, 2023

**Treasure Island Development Authority  
 Subleases and Permits Executed  
 Pursuant To Leasing Policy  
 As of February 3, 2023**

<b>E-406</b>	<b>Avenue of the Palms at 9<sup>th</sup> Street</b>	<b>New</b>	<b>Tom Loughlin</b>	<b>September 1, 2022</b>	<b>Art Installation</b>	<b>N/A</b>	<b>\$3,000.00</b>
<b>E-407</b>	<b>Various</b>	<b>New</b>	<b>Nexstar Media Group Inc</b>	<b>December 31. 2022</b>	<b>Film</b>	<b>N/A</b>	<b>\$500.00</b>
<b>1487</b>	<b>Portion of Hangar 3</b>	<b>New</b>	<b>Bigge Crane and Rigging o.</b>	<b>February 1, 2023</b>	<b>Storage</b>	<b>PA: 14,500sf PB: 15,000sf PC: 22,000sf</b>	<b>\$336,000.00</b>

## Community Engagement Goals

January has been a relatively quiet month as TI Advisors continue to work with TIDA staff, the John Stewart Company, and the Legacy and Vested Treasure Island Residents to provide information, education, and payments provided for under TIDA's Transition Housing Rules and Regulations (THRR). The team is working with TIDA to enhance the portion of TIDA's website that focuses on future housing options for Legacy Households and Vested Residents at The Villages.

TI Advisors will continue to work with the 157 Legacy Households and the 142 Vested Households on the Island in the coming month.

**Legacy Households  
(Pre-DDA and Mixed Households)**  
157

**Vested Households  
(Post DDA Households)**  
142

**In Lieu Cash Payments.** TI Advisors continue to work with Legacy Residents who choose to move from Treasure Island. These Legacy Residents are eligible to receive In-Lieu Cash Payments rather than wait for future housing opportunities on Treasure Island.

**Legacy Residents Who Requested  
In Lieu Payments**  
67

**Total In Lieu Payments TIDA has  
Paid to Date**  
\$677,154

**Down Payment Assistance.** TIDA has helped three Legacy Households by providing Down Payment Assistance to purchase new Below Market Rent housing on YBI!

**Legacy Residents Who Requested  
Down Payment Assistance**  
3

**Total Down Payment Assistance  
TIDA has Paid to Date**  
\$43,113.14

**TI Advisor Contact.** Please continue to encourage TI Residents to contact their TI Advisor for additional information about future housing options!



Please call your  
TI Advisor today

(415) 850-6078

Your TI Advisor can help you understand your future housing options on the Island and other benefits that may be available to you.



## Summary Record of Community Engagement January 2023

Date	Engagement
1/31/2023	Engaged Legacy Resident who provided his new address for the receipt of his final In-Lieu Payment.
1/30/2023	Spoke with a Vested Resident regarding future housing and provided information about future housing on Treasure Island.
1/30/2023	Engaged two Households regarding the status of their In-Lieu Payment check.
1/16/2023	Engaged a Legacy Resident with special needs is interested in volunteering for a unit in the Mercy Housing unit at the Star View Court.
1/16/2023	Engaged a Legacy Household and provided the initial In-Lieu Payment documents for the Residents to e-sign.
1/10/2023	Engaged a Legacy Household regarding future housing on Treasure Island.
1/10/2023	Engaged a Legacy Household and provided the final In-Lieu Payment documents for the Residents to e-sign.
1/09/2023	Spoke with a Legacy Household regarding the appliances provided in the Mercy Housing Star View Circle building.
1/06/2023	Spoke with the Villages Office to confirm a Legacy Resident is in good standing.
1/06/2023	Engaged with a Legacy Resident regarding moving to a new unit when the new units are available.
1/05/2022	Spoke with a Legacy Resident regarding the In-Lieu Payment and their plans to move.
1/04/2023	Spoke with a Legacy Household who was concerned about the amount of In-Lieu Payment available for their Household.
1/04/2023	Engaged a Legacy Household and provided the initial In-Lieu Payment documents for the Residents to e-sign.
1/03/2023	Spoke with the Villages Office to confirm a Legacy Resident is in good standing.
1/03/2023	Engaged a Legacy Resident for the amount available for In-Lieu Payment and the procedures to apply for the payment.





**Record of Community Engagement  
January 1 through December 31, 2023**



<i>Date</i>	<i>Outreach</i>
1/31/2023	Engaged Legacy Resident who provided his new address for the receipt of his final In-Lieu Payment.
1/30/2023	Spoke with a Vested Resident regarding future housing and provided information about future housing on Treasure Island.
1/30/2023	Engaged two Households regarding the status of their In-Lieu Payment check.
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1/06/2023	Engaged with a Legacy Resident regarding moving to a new unit when the new units are available.
1/05/2023	Spoke with a Legacy Resident regarding the In-Lieu Payment and their plans to move.
1/04/2023	Spoke with a Legacy Household who was concerned about the amount of In-Lieu Payment available for their Household.
1/04/2023	Engaged a Legacy Household and provide assistance with access to their Portal.
1/04/2023	Engaged a Legacy Household and provided the initial In-Lieu Payment documents for the Residents to e-sign.
1/03/2023	Spoke with the Villages Office to confirm a Legacy Resident is in good standing.
1/03/2023	Engaged a Legacy Resident regarding the amount available for In-Lieu Payment and the procedures to apply for the payment.

## **TIDA BOD**

### **Program Report**

Nella Goncalves, Deputy Director

January 2023

- **COVID 19 Island-wide Services Coordination**

Residents are still able to access at home COVID tests from the TI Nurses Clinic and One Treasure Island.

- **Food Pantry**

We continue to operate the weekly Food Pantry on Tuesdays with an average of 125 households accessing the pantry. As always, we experienced an increase in pantry usage in December during the 12/20 pantry. 140 households utilized the pantry that day. Hams, turkeys and sweet treats were also given out to island residents.

- **One Treasure Island Programming:**

CTP 14 began on January 9<sup>th</sup> with a total of 9 candidates. We are excited to offer the class more hands-on opportunities during this session. One TI also secured a free storage container and plans to have this class build some shelving and tables so it can be used as a workshop for hands on demonstrations and practice.

- **Outreach & Social Media**

Community engagement continues through social media posts, posts on Next Door Treasure Island, fliers on the community boards, in weekly pantry bags and through partnership with the TI housing providers.

One TI has officially launched the mass texting program with the keyword "ISLANDNEWS" to further expand our outreach efforts. Information about island events, traffic changes and the redevelopment will be sent out weekly to those who opt in. If you would like to subscribe, please text, ISLANDNEWS to 855-710-0321.

- **Community Events**

The Treasure Island Resource Line was utilized by residents over the holiday season. One TI handed out over \$5000 in gift cards to support island residents during the holidays (Nov – Dec).

One TI will be celebrating Martin Luther King holiday via social media in Jan 2023.

One TI hosted an Emergency Preparedness Workshop in Jan 23. Although attendance was low due to the storms, the class was a success. We are currently in negotiations with SFFD in hopes of being able to offer NERT training on Treasure Island again soon.

In partnership with the Treasure Island YMCA, One TI will kick off a 6-week Health & Wellness Workshop series in February. Workshop topics include, Intro to yoga, Beginners Zumba, Acupuncture, Financial Health, Self Defense and Meal Prep. The goal is to expand on these topics and offer some regularly to island residents.

We are in the process of planning a Black History Month celebration with the YMCA and Parent Council for late February. More info to come.

# FIVE YEAR Strategic Plan 2023-2027



WHERE COMMUNITY  
CONNECTS





## Table of Contents

- 1 | Executive President & Board President Letter
- 3 | Strategic Framework
- 5 | Strategic Priorities 2023-2027
- 6 | Treasure Island Community
- 7 | Direct Services
- 8 | One Treasure Island Organization
- 9 | One Treasure Island by the Numbers



The 2022 One Treasure Island Oral History Project in collaboration with the Treasure Island Museum captured the community voices living and/or working on Treasure Island from 1997-present. For more information visit [treasureislandmuseum.org/treasuredstories](https://treasureislandmuseum.org/treasuredstories).

“ We remain committed and inspired to continue to champion the development and implementation of this growing San Francisco neighborhood, where people of all socio-economic backgrounds—including those who have experienced homelessness — are welcome and thrive.”



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## WHERE COMMUNITY CONNECTS

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### Dear Friends:

We are pleased to share with you our Five-Year Strategic Plan for 2023-2027. In tandem with developing our Strategic Plan, we also undertook efforts to increase our understanding of how to support Diversity, Equity, Inclusion and Belonging (DEIB) in our work and to make sure these values are inherent in our plan. Inside you will note some updating of our Key Statements to reflect that we are open to learning, committed to DEIB and recognize that our work to create a successful mixed income community must include an openness to our own growth and education.

We remain committed and inspired to continue to champion the development and implementation of this growing San Francisco neighborhood, where people of all socio-economic backgrounds—including those who have experienced homelessness – are welcome and thrive. As we aspire to be that community builder that helps to foster a successful mixed income community we hope you will join us.

With your support, we will use this strategic plan as our road map to truly becoming One Treasure Island. This vision will only happen through meaningful public and private partnerships, an intentional commitment to equity and we look forward to partnering with you to realize it.

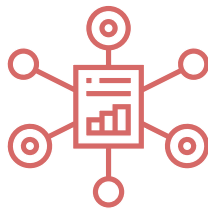
In community & appreciation,

A handwritten signature in blue ink that reads "Sherry Williams".

Sherry Williams  
Executive Director

A handwritten signature in blue ink that reads "Doree Friedman".

Doree Friedman  
Board President



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## STRATEGIC FRAMEWORK

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### VISION

A thriving and inclusive San Francisco neighborhood on Treasure Island that celebrates diversity and provides equity for all.

### MISSION

One Treasure Island is committed to creating an equitable, inclusive, and thriving community for all Treasure Island residents, employees, businesses, and visitors. Lower-income households and those who have experienced homelessness are at the center of our mission. Together, as the Island develops, we will foster a diverse and inclusive mixed-income neighborhood through affordable housing, jobs, community building, and advocacy.

### VALUES



#### Dignity

We believe in the potential of every Treasure Island community member.



#### Inclusion

We promote the full expression of diversity: the representation and inclusion of all genders, races, cultures, identities, sexual orientations, ages, religions, abilities, languages, experiences, and expressions.



#### Equity

We aim to identify and eliminate barriers to meaningful opportunities and access to resources for traditionally marginalized and excluded people, particularly Black, Indigenous and People of Color.



#### Belonging

We foster and steward an inclusive and mixed income community on Treasure Island where everyone feels like they belong.



#### Collaboration

We cultivate and embrace partnerships with all who work for the benefit of the Treasure Island community.

“ *The pandemic was a really hard time, when I came to the food pantry, it was not just about food, it was more about love, community, people, my neighbors...There was a moment when I felt yes, I’m home with my family and my community.*” – Hada, Treasure Island Resident

## Diversity, Equity, Inclusion and Belonging Commitment

One Treasure Island is committed to creating an equitable, inclusive, and vibrant neighborhood. As an organization founded to serve people experiencing homelessness and economically disadvantaged San Franciscans, we amplify our pledge to support the inclusion of traditionally marginalized and excluded people, particularly Black, Indigenous and People of Color.

By prioritizing attention to racial equity, everyone will benefit because racial injustice is the most pervasive and entrenched form of injustice permeating the institutions and systems that everyone must access. To achieve our goals, we commit to continue to learn and grow from the opportunity this vision presents.



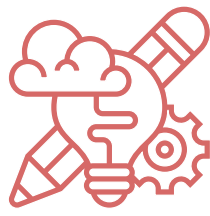
The Treasure Island Community Mural on the Treasure Island Gym lead by Precita Eyes Muralists Susan Cervantes and Francisco Franco, 2018.

“ *Having the voice of the Island community throughout this process is the one thing I am incredibly proud of as we seek to expand & build community from the ground up on Treasure Island!*”

– Tramecia Garner, Swords to Plowshares COO and Housing Director; One TI Board Member

“ For me, this particular program has been uplifting, rewarding...Having been incarcerated for the first and hopefully the last time, what I expected was people to kind of have a chip on their shoulder or an attitude or have something negative to say but these people have been caring, compassionate, understanding and way beyond whatever I expected.” – Ondra, CTP Graduate





## STRATEGIC PRIORITIES

In order to develop a new strategic plan, One Treasure Island worked with a strategic planning consultant to conduct interviews, focus groups, and meetings, gathering perspectives from more than 65 diverse stakeholders.

Board Committees and staff reviewed a synthesis of the stakeholder feedback; revisited the vision, mission, and values statements; and added an explicit commitment to Diversity, Equity, Inclusion, and Belonging. Together, they defined One Treasure Island's role moving forward, developed a set of criteria by which to prioritize existing and new opportunities, and articulated specific strategic objectives to fulfill One Treasure Island's mission and role and align with community priorities.

### ROLE

One Treasure Island's role is three-fold:

- Serve as the steward of equity goals for the Island, ensuring inclusion and belonging
- Connect and convene community members and organizations
- Provide Island-wide direct services

### STRATEGIC PRIORITIES



#### Foster a Thriving Community

The first priority centers on the Island as a whole, building a thriving, equitable, and inclusive community where all residents, employees, and visitors feel a sense of connection and belonging.



#### Provide Support to Stakeholders

The second focuses on the households who are at the center of One Treasure Island's mission, helping to support them in increasing their quality of life and ensuring inclusion with the broader Island community.



#### Organizational Impact

The third focuses on the ways that One Treasure Island as an organization needs to adapt, grow, and collaborate to achieve these goals.



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## TREASURE ISLAND COMMUNITY

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Foster a thriving, inclusive, and equitable mixed-income neighborhood for all residents, employees, and Island-serving organizations. The efforts below represent new or significantly expanded areas of focus:

### COMMUNITY BUILDING

**Building community connections, trust, and collaboration amongst residents and organizations on the Island**

- Through business coordination umbrella or One Treasure Island, design and launch a neighborhood ambassador program providing jobs and opportunities for neighborhood elders to provide leadership and help with place-keeping.
- Foster Island identity, pride, and sense of belonging. Work with long-term residents and all stakeholders to develop Island identity package that includes tagline, logo, images, and a variety of swag. Consider welcome packets for new residents and businesses on TI and Yerba Buena.
- Continue & increase community activities and events. Serve as the activator and programmer for the new and redeveloped spaces.
- Help to ensure clear, timely and honest communications to everyone living and/or working on Island through a variety of methods.

### COMMUNITY SERVICES

**Providing essential services for the whole community**

- Operate the Island Community Center, offering a range of services for residents, and leading development of a new facility with enhanced services.
- Provide job broker services for Island employers (nonprofit, government, and for-profit) to maximize local hiring.

### PLANNING & DEVELOPMENT

**Lead, facilitate, and collaborate with a range of Island stakeholders to develop and maintain a thriving community**

- Lead an Island-wide visioning process, creating an operating culture pledge and plan, to ensure all stakeholders commit to creating and maintaining a thriving, inclusive and equitable community.
- Advocate for inclusive design of public spaces, community facilities, retail, and housing to enhance the feeling of belonging for all residents.
- Develop retail and community facility planning processes and facilitate collaborations to improve other essential Island amenities including transportation, art, and parks and recreation.
- Coordinate Island-wide affordable housing development plan; actively participate in development of business coordination umbrella; and work with community partners to develop youth engagement and services strategy.



## DIRECT SERVICES



Directly support households who have experienced economic disadvantages including homelessness through advocacy, coordination, convening, and direct service provision.

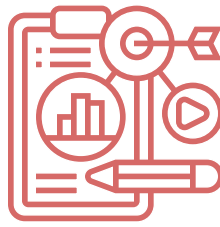
### **LAUNCHING OR SIGNIFICANTLY EXPANDING:**

- Increase employment related services including work preparation skills and support, job brokerage for people with barriers to employment; construction training; other targeted training as needed.
- Develop and support community leaders/groups. Collaborate on events and provide resources, including leadership development and training.
- Social Enterprise & Small Business Development that expands employment and income opportunities for economically disadvantaged residents. Support Island entrepreneurs and help to launch social enterprises that provide opportunities for people with barriers to employment and needed Island services when possible. Explore potential of creating a one-stop property management services package for Island buildings.

### **CONTINUING TO ENSURE ACCESS TO:**

- Basic Needs including the food pantry.
- Affordable Housing: supporting and convening on-Island affordable housing developers and property owners.
- Training and resources that increase residents' financial health and digital proficiency.





## ONE TREASURE ISLAND ORGANIZATION

Increase One Treasure Island's capacity to align with Island growth and meet goals.

### PROGRAM & STAFF

- Increase staffing to meet Island growth particularly in the community building area.
- Enhance job broker staffing to build out more opportunities for people with barriers to employment and increase bilingual capacity.
- Deepen DEIB training for staff, including increasing comfort and ability with designing, leading, and facilitating conversations about racial equity and inclusion with diverse Island constituents.
- Provide additional training opportunities, leadership development, and career advancement for all staff.

### ADMINISTRATION & FUND DEVELOPMENT

- Increase communications, public relations, and marketing expertise and infrastructure and create a communications plan.
- Increase staffing/consultants, expertise, and infrastructure as needed. Identify, pursue, and secure new government, philanthropic and corporate funding sources.
- Create a Future Sustaining Financial Model.

### BOARD OF DIRECTORS

- Continue to diversify Board in terms of age, gender, race, skill set, and connections including entrepreneurial and marketing expertise, community building, and Island residents, employers, and civic associations. Continue to ensure range of lived experiences. Consider increasing the number of Directors.

### ONE TREASURE ISLAND MEMBERSHIP & PARTNERSHIPS

- Research & educate ourselves and our members on the National Initiative on Mixed Income Communities recommendations on best practices. Specifically, regarding interdependent vs altruistic community stewardship development and the inclusive property management model.
- Continue to identify and recruit new One TI members and develop new partnerships to meet strategic goals.

“*This program is really a tight knit community...It's exciting to feel connected and to get the resources that I'm looking for and need.*” – Annie, One TI Services



## ONE TREASURE ISLAND BY THE NUMBERS



Rendering courtesy of Treasure Island Community Development

### CURRENT & FUTURE SNAPSHOT

As the Island develops and grows in population, One Treasure Island will grow along side it, working towards our equity, inclusion and community building goals.

	2022	2027	2040
<b>Community Partners</b>	25	30	40
<b>Individuals Served</b>	1,000	1,500	10,000
<b>Households Served</b>	350	800	5,000
<b>Employment Services</b>	250	600	1,000
<b>Staff</b>	10	14	15
<b>Annual Budget</b>	\$1.9 mil	\$2.2 mil	\$2.3 mil
<b>Public Revenue</b>	70%	75%	75%
<b>Private Revenue</b>	27%	22%	22%
<b>Earned Income</b>	3%	3%	3%

“ Because of the CTP... I have my own home, and I drive a nice car. This is all because I was given a chance to prove myself. I’m thankful for the opportunity that was given to me, and my hope is that many others who need a second chance will be given the opportunity, just as I was.

– James, CTP Graduate



## **One Treasure Island**

1 Avenue of the Palms, Room 166, San Francisco, CA 94130  
415.274.0311 | [OneTreasureIsland.org](http://OneTreasureIsland.org)



# Former Naval Station Treasure Island San Francisco, California IR Site 12 Conceptual Site Model Update Fact Sheet



November 2022

## Introduction

The Department of the Navy (Navy) developed this fact sheet to provide information on an update to the Conceptual Site Model (CSM) for Installation Restoration (IR) Site 12, the current housing area and associated open spaces, at Former Naval Station Treasure Island, San Francisco, California. Figure 1 shows the updated disposal area boundaries and the boundaries of the housing areas.

A CSM is a tool used to identify potential contamination source locations and how the contamination may move through the environment. The CSM is also used to develop future cleanup actions at a site. CSMs are “living documents” that are updated as new information is developed. The IR Site 12 CSM has been updated to include evaluation of historical documentation not previously identified and to incorporate data from all investigations performed since the last CSM update in 2014. This fact sheet summarizes the changes to the CSM, focusing on the overall history of rubbish disposal within IR Site 12, and provides additional information on a previously identified disposal area, now referred to as the Central Rubbish Area (CRA).

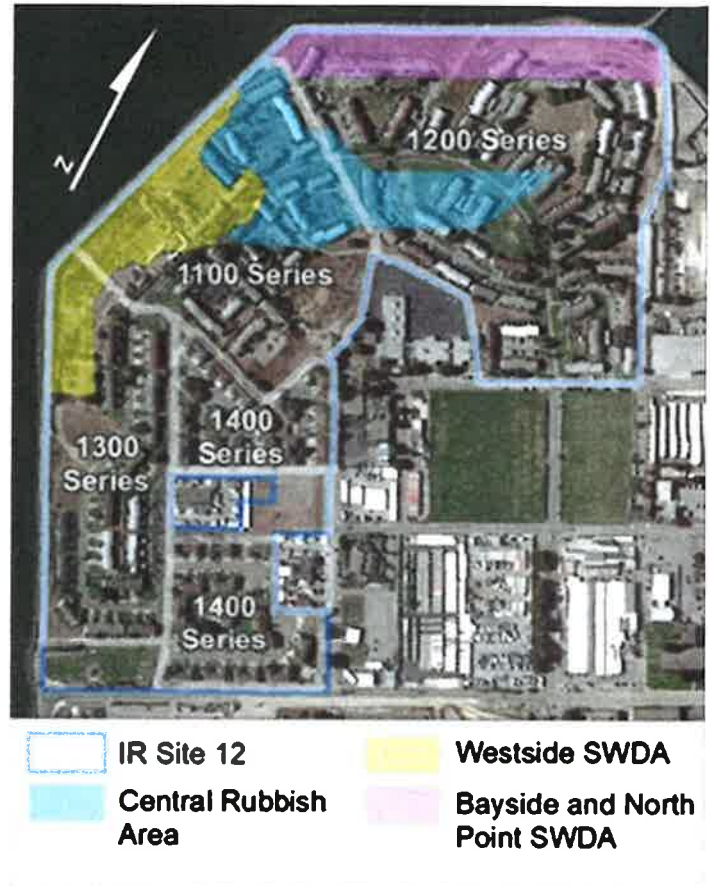


Figure 1: IR Site 12

## Key Information

- Site wide restrictions on ground-disturbing activities remain in place to prevent residents from contacting potential contamination or hazards associated with historical rubbish disposal and/or historical redistribution of rubbish during housing construction.
- All residential units within IR Site 12 remain safe for occupancy.
- Open spaces are safe for work and play.
- The CSM Update refines the previous CSM but does not significantly alter previous findings.
- The CSM Update refines the boundaries of the existing Solid Waste Disposal Areas (SWDAs) and a renamed disposal area, the Central Rubbish Area (CRA).
- The CRA does not contain munitions.

## CSM Update Terminology

This CSM Update standardizes the terms used in previous documents describing waste disposal.

**Rubbish:** Household, sanitary, or industrial waste, which was disposed via burial and may contain low level radiological objects (LLROs). Additionally, rubbish disposed of from 1945 to 1947 within the identified Munitions Response Site (MRS) areas may also contain munitions.

**Construction and Demolition (C&D) Debris:** Building and pavement materials such as lumber, concrete, and asphalt derived from the demolition of buildings or pavement.

**Debris:** Includes both rubbish and C&D debris.

## IR Site 12 Rubbish Disposal History

Treasure Island was built in the late 1930s as the location of the Golden Gate International Exposition and was subsequently relinquished to the Navy. Initial rubbish disposal activities were documented near the end of the runway in the northwest corner of IR Site 12 beginning in 1942, within the footprint of what is now called Westside SWDA.

Between 1942 and 1945, the Navy constructed multiple ammunition storage bunkers in the northern portion of IR Site 12. Rubbish disposal activities continued at the end of the runway.

In September 1945, Treasure Island became a major disembarkation point for returning troops at the end of World War II. Munitions items that are likely linked to those returning troops were recovered at Westside and Bayside SWDAs. Analysis of these items indicates disposal likely occurred between September 1945 and early 1947, corresponding to the end of World War II and the return of those troops.

In 1946, the ammunition facility was decommissioned. By 1947, the ammunition bunkers were converted to general storage and the immediate surrounding areas were used for disposal of rubbish. By 1951, a large waste incinerator was constructed at Northpoint SWDA.

Additionally, rubbish disposal at greater depths was documented within Westside SWDA.

Beginning in the 1960s, the ammunition bunkers were removed from IR Site 12 and the area was graded in phases in preparation for the construction of Navy housing. The housing areas were developed in four phases:

- 1100-series (1965)
- 1200-series (1972)
- 1300-series (1974)
- 1400-series (1989)

During site preparation activities to ready the areas for housing construction, some rubbish materials within the disposal areas were disturbed and redistributed during excavation and ground compaction. Navy remedial investigations conducted over the past 20 years have found evidence that some rubbish may have been redistributed to areas outside their original disposal location through site preparation grading prior to housing construction.

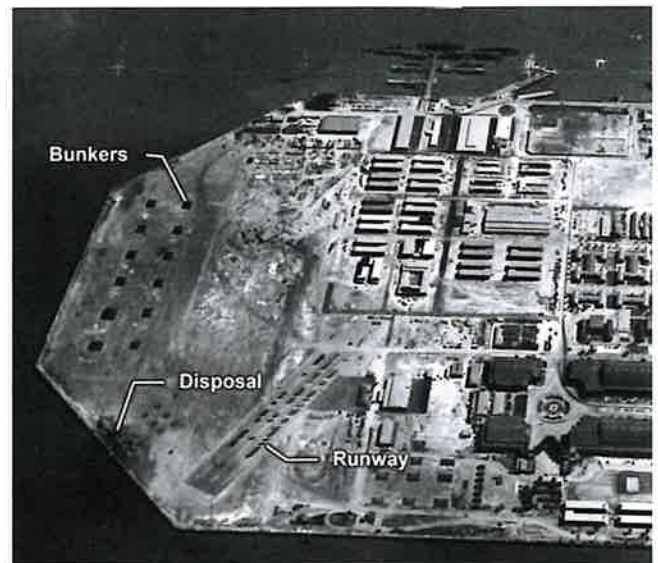


Photo 1: Northern Portion of Naval Station  
Treasure Island (1944)

## Solid Waste Disposal Areas (SWDAs)

Previous remedial investigations identified the larger disposal locations as SWDAs – Westside SWDA, located along the western perimeter of IR Site 12, and Bayside and Northpoint SWDAs located along the northern perimeter. The original SWDA boundaries (Figure 2)

were identified through evaluation of historical site data (aerial photographs, reports, and construction drawings) and site investigation (trenching, borings, inspection, and sample collection). Disposal in the SWDAs included LLROs, munitions, hazardous materials, and wastes associated with a former burn pit and incinerator.

The analysis performed for the current CSM Update indicates that Bigelow Court, an area formerly described as a SWDA, is not an original disposal area. Rubbish found in the area was likely due to soil-grading activities rather than from use of the area as a waste-disposal site.

Housing residents within the historical SWDA footprints are not at risk of exposure to potential subsurface hazardous materials based on the depths of the materials. Radiological scans conducted from 2013 to the present have confirmed radiation levels within and outside the housing areas and associated open spaces are safe.

### Munition Disposal

Disposal of World War II-era munitions occurred in Westside and Bayside SWDAs near the end of the war. The Navy has performed several cleanup investigations involving excavation and trenching throughout IR Site 12, and no munition items have been recovered outside of the SWDAs.

Most of the munition items were encountered at depths greater than 6 feet below ground surface (bgs) at Westside SWDA and greater than 4.5 feet bgs at Bayside SWDA. There is no evidence to indicate munitions were disposed of or transported elsewhere on the island (i.e., outside of the SWDAs).

A previously distributed December 2021 Fact Sheet focused on the history of munitions disposal and cleanup actions within portions of IR Site 12 SWDAs (which can be found at [https://media.defense.gov/2022/Mar/22/2002960548/-1/-1/0/TI\\_20211129\\_MUNITIONS\\_FACT\\_SHEET.PDF](https://media.defense.gov/2022/Mar/22/2002960548/-1/-1/0/TI_20211129_MUNITIONS_FACT_SHEET.PDF)).

### Central Rubbish Area (CRA)

Additional rubbish disposal occurred in the CRA located within the north-central portion of IR Site 12. Figure 2 shows the new boundary of the CRA and the previous boundary ("Unnamed Rubbish Disposal Area"). Rubbish disposal in the CRA differs from rubbish disposal in the SWDAs. According to historical reports, the rubbish disposed of in the CRA consisted primarily of domestic sanitary waste, although evidence exists that some disposal material is associated with Navy industrial operations. Unlike the SWDAs, the CRA lacked a large burn pit, deep disposal pits, or incinerator. According to aerial photographs, disposal in the CRA occurred in the 1950s and 1960s, later than the start of disposal in the SWDAs (1940s) and after the period when munitions would have been disposed of in the SWDAs at the end of World War II (1945 – 1947).



Photo 2: Sanitary waste found within the CRA

According to the housing development plans, certain construction areas within the CRA were excavated to prevent potential soil settlement and ensure stability of building foundations. Any rubbish found was mixed with excavated soil and placed back into the excavation at a depth of approximately 2 to 4 feet below ground surface (bgs). The excavation was then backfilled to finished grade with excavated soil identified as rubbish free.

Although the CRA was reported to have received primarily household sanitary waste, three LLROs have been recovered from within the CRA boundaries. Two LLROs were discovered (and removed) near the ground surface during gamma walkover surveys, and one LLRO

was recovered (and removed) beneath a building foundation within fill material at a depth interval from ground surface to 4.5 feet bgs. The LLROs may have been deposited during original disposal activities in the CRA (1950s-1960s) or were relocated to the CRA during soil-grading activities (1965-1975) that moved them from an original disposal location within a SWDA.

During the Navy's IR Site 12 investigation activities, all accessible areas of the exterior grounds and building interior surfaces were radiologically scanned and no other LLROs have been found in the CRA. Based on surface scans, dig restrictions, and other lines of evidence identified in the CSM, housing residents within the CRA are not at risk of exposure to potential subsurface hazardous materials.

## CSM Update

The CSM has been refined and updated as more data has been collected and additional historical documents have been reviewed. The CSM was developed in 2002 and received minor revisions in 2006, 2012, and 2014. The CSM identifies that the source of chemical contamination and low-level radiological objects (LLROs) were associated with rubbish disposal.

This CSM Update identifies that soil and buried material from within the disposal areas were potentially relocated to other areas of IR Site 12 during soil-grading activities associated with construction of the residential housing units. This CSM Update is consistent with the previous CSM, refines the disposal boundaries, defines the potential maximum depth of graded material outside of the disposal areas, and addresses munitions disposal. Additionally, an evaluation of the 1400-series housing area determined that the area has not been impacted by grading activities. Figure 2 shows the previous disposal boundaries and the updated boundaries from the CSM Update.

## Next Steps

This CSM Update does not significantly alter the findings of the previous CSM but instead refines it and provides information needed to support the selection of a future remedy under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) remedy selection process.

A Feasibility Study Addendum is the next step in the CERCLA process for IR Site 12. The addendum will evaluate cleanup alternatives to address munitions and radiological concerns within IR Site 12.

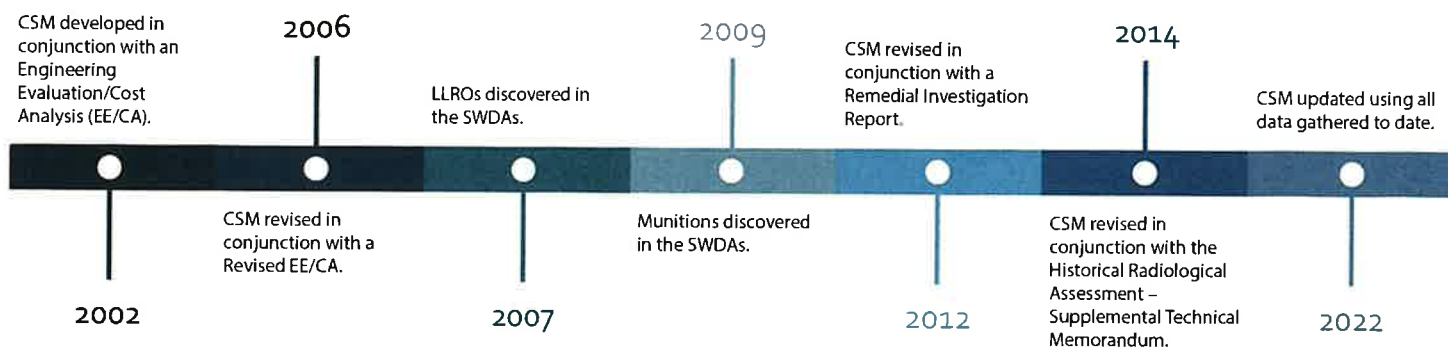
### Remedial Activities

IR Site 12 investigations showed that the highest chemical concentrations in contaminated soil were located in the three SWDAs (formally named Westside, Bayside, and Northpoint) and another documented location, now identified as the CRA.

Limited contamination was also found in areas outside of the disposal areas.

Remedial activities were conducted in these areas as described in a previously distributed February 2021 Fact Sheet (that can be found at [TI\\_20210218\\_IR\\_SITE\\_12\\_FACTSHEET.PDF](https://www.defense.gov/Portals/0/PDFDocs/TI_20210218_IR_SITE_12_FACTSHEET.PDF) (defense.gov)).

## CSM TIMELINE



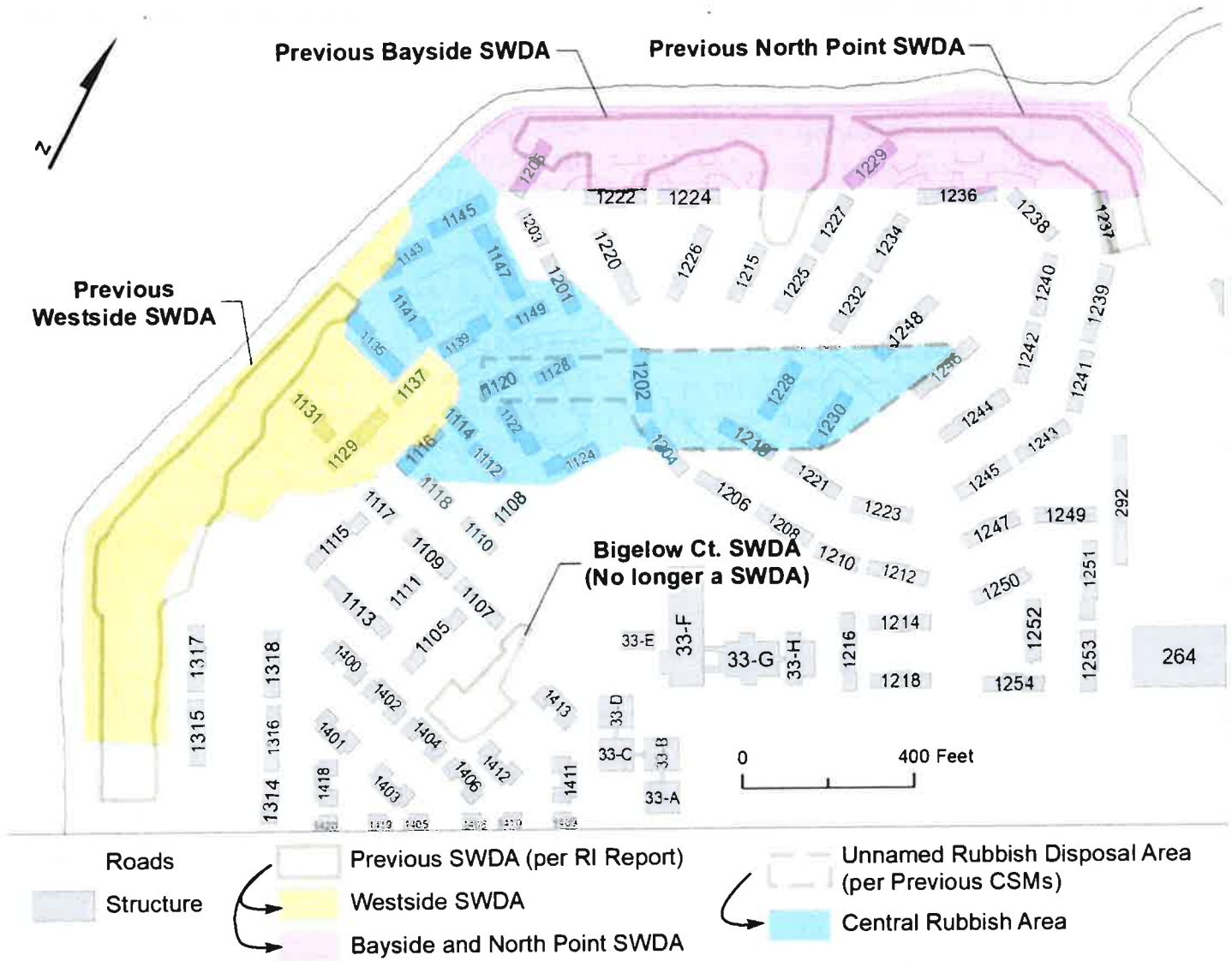


Figure 2: Updated SWDA and CRA

### Impact of New Information

- Existing site wide restrictions on ground-disturbing activities will remain in place to prevent residents from contacting potentially-hazardous materials.
- All residential units within IR Site 12 remain safe for occupancy.
- Open spaces are safe for work and play.
- Remedial alternatives will be evaluated based on the CSM Update to address munitions and radiological concerns within IR Site 12.
- There is no evidence that rubbish disposal activities or redistribution of rubbish occurred within the 1400-series housing area.
- This CSM Update improves our understanding of where the original disposal occurred and where rubbish may have been moved and reburied within IR Site 12.





**Former Naval Station Treasure Island  
San Francisco, California  
IR Site 12 Conceptual Site Model Update Fact Sheet**



## Contact Information

The Navy appreciates the cooperation of residents during prior fieldwork in the Housing Area.

For general information, please contact:

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To be added to the Base Realignment and Closure (BRAC) website mailing list, please email Janet Lear at [janet.m.lear.civ@us.navy.mil](mailto:janet.m.lear.civ@us.navy.mil).

Visit the Former Naval Station Treasure Island BRAC website for Public Notices and Restoration Advisory Board meeting details: <https://www.bracpmo.navy.mil/BRAC-Bases/California/Former-Naval-Station-Treasure-Island/>. Use the tabs on the left hand side to select "Meeting Material" or "Public Notices."



**Photo 3: Treasure Island during the Golden Gate International Exposition (1939-1940)**