



November
2008

Proposed Draft Remedial Action Plan (RAP) for Landfills 8 and 10, PHSH Fill Site, and Four Small Arms Firing Ranges

Presidio of San Francisco



DEPARTMENT OF TOXIC
SUBSTANCES CONTROL

This fact sheet describes the Draft **Remedial Action Plan (RAP)** that has been prepared for seven remediation sites: Landfill 8, Landfill 10, Public Health Service Hospital (PHSH) Fill Site, Lobos Creek Target Butt, Lobos Creek Protected Range, Machine Gun Butt, and the California Highway Patrol (CHP) Pistol Range at the Presidio of San Francisco (see Figure 1 on Page 2 for site locations).

The RAP evaluates environmental contamination at these sites and cleanup alternatives to address the contamination. The RAP recommends **no further action** at Lobos Creek Target Butt, Lobos Creek Protected Range, and Machine Gun Butt; **removal of contaminated soil and debris** at the CHP Pistol range; and **vegetative or permeable cover over contaminated soil and debris** and **land use controls** at Landfills 8 and 10, and PHSH Fill Site. The Department of Toxic Substances Control (DTSC) through completion of an **Initial Study (IS)** has found that implementation of these cleanup alternatives will not result in environmental impacts

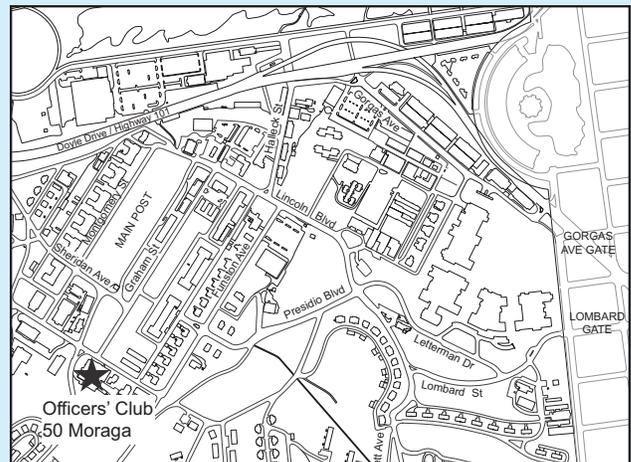
and has prepared a draft **Negative Declaration** in conformance with the **California Environmental Quality Act (CEQA)**. Both the Draft RAP and Negative Declaration have been issued for public comment as described below.

After the public comment period ends, DTSC, in consultation with the Presidio Trust (the Trust) and the National Park Service, will respond to comments received and a Final RAP will be prepared. The cleanup actions or “remedies” selected in the Final RAP may differ from the current proposed actions based on the response to public comments. The cleanup actions are scheduled to occur in 2009, pending approval of the Final RAP by DTSC.

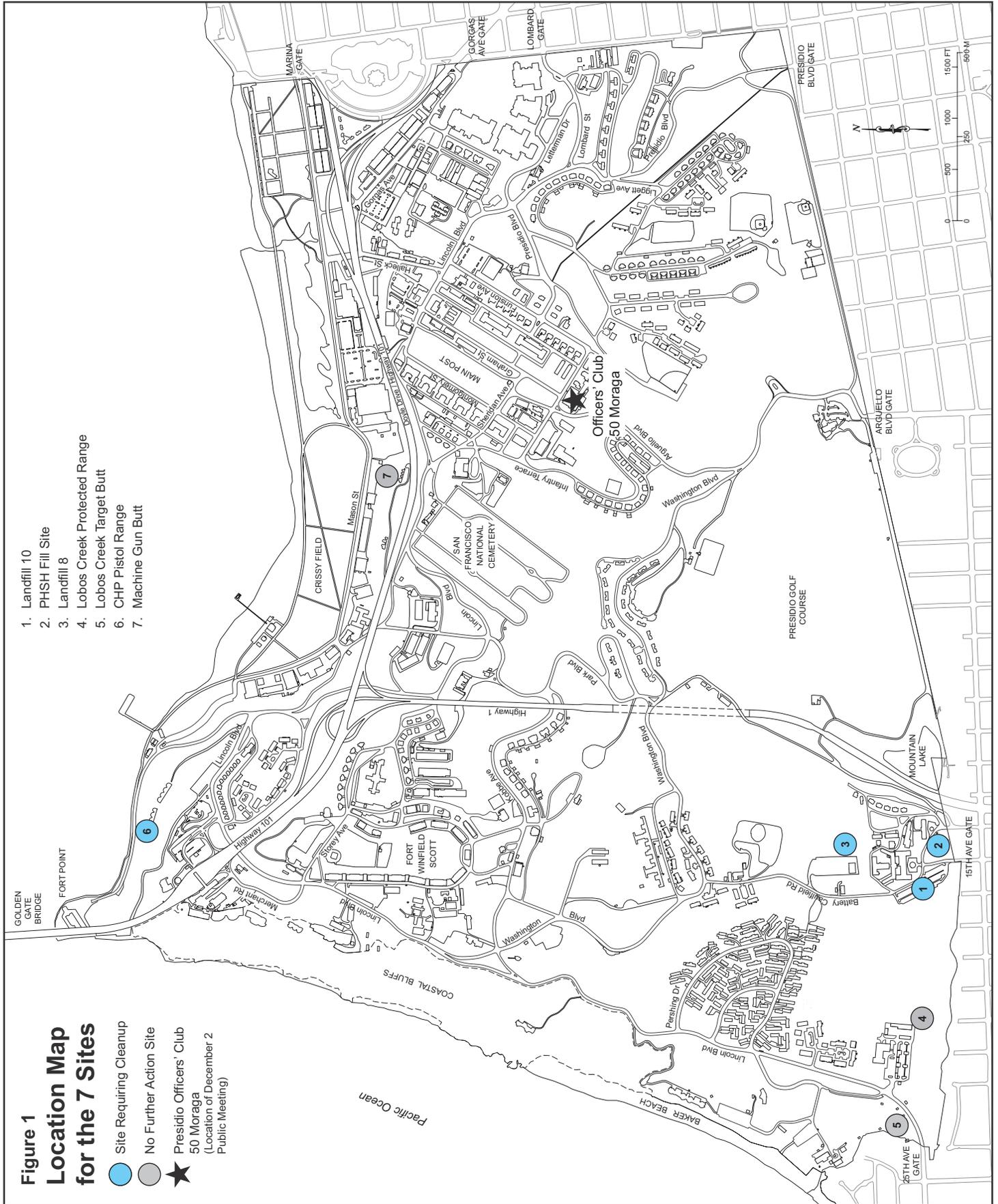
This fact sheet has been prepared in compliance with the public involvement requirements of Section 117(a) of the **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)**; the **California Health and Safety Code (HSC)**; and CEQA. Technical terms used in this fact sheet are printed in bold italics the first time

COMMENT PERIOD: November 17 - December 22, 2008
PUBLIC MEETING: Tuesday, December 2, 2008, 6 pm
Presidio Officers' Club
50 Moraga Avenue, Presidio of San Francisco

The public is invited to submit comments on the Draft Remedial Action Plan (RAP) and Negative Declaration under CEQA during a 30-day public comment period which begins November 17, 2008 and ends December 22, 2008. A public meeting will be held on December 2. Presidio Trust and DTSC representatives will present the cleanup plans proposed by the Draft RAP, answer questions, and record oral public comments. Written comments may also be submitted by mail or email and must be postmarked no later than December 22, 2008. See Page 6 for how and where to send written comments.



Directions:
www.presidio.gov/directions/visitor.htm
or (415) 561-5418





they appear and are defined in the Glossary that appears on Page 7. Information on how to obtain copies of the Draft RAP, IS, Negative Declaration, and other documents in the *administrative record* can be found on Page 8 of this fact sheet.

This fact sheet provides:

- Information about past and future land use at the seven sites
- The need for cleanup and objectives of cleanup at each site
- The *preferred alternatives* proposed for cleanup at sites requiring cleanup
- Information on how the public can comment on the proposed cleanup actions

Background Information

The Presidio is part of the Golden Gate National Recreation Area and is located at the northern tip of the San Francisco peninsula (see Figure 1 on Page 2). The Presidio encompasses 1,491 acres and is bounded by San Francisco Bay to the north, the Pacific Ocean to the west, and the City of San Francisco to the east and south. From 1848 through 1994 the Presidio was a U.S. Army installation. The three landfill sites known as Landfill 8, Landfill 10, and the PHSH Fill Site contain fill soils, concrete rubble, and debris from past building demolitions and other development activities by the U.S. Public Health Service, which formerly occupied the PHSH district of the Presidio under agreement by the Army. The four remaining sites, Lobos Creek Target Butt, Lobos Creek Protected Range, CHP Pistol Range, and Machine Gun Butt, are located in other areas of the Presidio and were used as small arms firing ranges by the Army.

In 1997, the Army transferred jurisdiction over the interior of the Presidio, including the PHSH district, to the Trust. The Trust is now responsible for the remediation of the environmental contamination left behind by the Army and the U.S. Public Health

Service. There are several remediation sites in the Presidio. Three previous Final RAPs have been approved and implemented for several of these sites. This fourth Draft RAP addresses seven additional sites. In the coming years, remedial (cleanup) plans will be prepared to address remaining sites.

Why Is Cleanup Needed?

Cleanup is necessary when *chemicals of concern (COCs)* are present in soil or groundwater at concentrations that pose a potential human health or environmental risk given current and future land uses. The cleanup actions reduce the risk to levels that are protective of human health and the environment. COCs including metals, polycyclic aromatic hydrocarbons (PAHs), and pesticides have been identified in soils at Landfills 8 and 10, PHSH Fill Site, and the CHP Pistol Range. At Lobos Creek Target Butt, Lobos Creek Protected Range, and Machine Gun Butt, data indicate that chemicals in site soils are at safe levels and no further action is necessary. Table 1 on Page 4 summarizes the past land uses, planned future land uses, and COCs for each of the sites.

Objectives of the Proposed Cleanup Actions

The primary objectives of the cleanup actions are to protect: the health and safety of park users; groundwater and drinking water; and the environment, including *native plant zones* and wildlife. The criteria used to develop the proposed cleanup alternatives include:

- Protection of human health and the environment
- Compliance with state, federal, and local laws and requirements
- Cost-effective cleanup of the sites consistent with their intended land uses

continued on Page 6...

Table 1. Cleanup Plans Recommended for Seven Sites

Site Name and History	Current Site Setting and Future Site Use
<p>Landfill 8 Received fill material between 1946 and 1973. Includes vegetative debris, building debris, and municipal-type wastes. Estimated surface area of 2.6 acres and volume of 30,000 cubic yards. A former U.S. Marine Hospital cemetery is beneath the landfill.</p>	<p>Area is currently open space covered by a paved parking lot, tennis court, and vegetated soil. Area will be restored to support native plant habitat; public access will be via the Presidio trail system. A memorial commemorating those buried in the cemetery will be constructed.</p>
<p>Landfill 10 Received fill material between 1946 and 1959. Consists of imported soil and building debris. Estimated surface area of 3.4 acres and volume of 140,000 cubic yards.</p>	<p>Eastern half of site (Top Deck) is flat and consists of a paved parking lot and former helipad. Area will continue to be used as a parking lot and for landscaping. Western half of site (Slope) is a steep, vegetated slope above Lobos Creek. The Slope will be restored to support native coastal dune and beach dune habitat with park trails.</p>
<p>PHSH Fill Site Received fill material between 1930s and 1940s. Consists of imported soil and building debris. Estimated surface area of 0.7 acre and volume of 35,000 cubic yards.</p>	<p>Area is currently open space covered by a paved parking lot and landscaping. Site use is expected to remain the same in the future.</p>
<p>CHP Pistol Range Used as a pistol firing range from 1944 to 1964. Soil covering Battery East, a historic gun battery, was used as the firing range backstop.</p>	<p>Area around the firing line is paved. The firing range berm on Battery East is densely vegetated. The area is used by park visitors, hikers, and cyclists to access the Golden Gate Bridge and overlooks. Site use is expected to remain the same in the future.</p>
<p>Lobos Creek Target Butt Used as a firing range from 1896 to 1902.</p>	<p>The site is densely vegetated. Site use is expected to remain the same in the future.</p>
<p>Lobos Creek Protected Range Used as a firing range from 1902 to 1910.</p>	<p>The site is restored dune habitat within the Lobos Creek Valley. The Lobos Creek Valley Trail crosses the site. A portion of the site is covered by buildings and a paved parking lot. Site use is expected to remain the same in the future.</p>
<p>Machine Gun Butt Used as a firing range from late 1930s to early 1940s.</p>	<p>Located at the bottom of a densely vegetated bluff above Crissy Field. Crissy Field is a popular recreation area. Site use is expected to remain the same in the future.</p>



COCs in Soil	Preferred Remedial Alternative	Estimated Cost of Proposed Remedial Alternative
<ul style="list-style-type: none"> • Metals • Pesticides • PAHs 	<p>Placing a permeable cover over the landfill, instituting land use controls for the waste soils, and performing groundwater monitoring. The cover is protective of human health and the environment and restores dune sand habitat expanding natural areas within the Presidio. The land use controls establish health and safety requirements if there is a need to work in wastes below the cover.</p>	<p>Capital Cost: <i>\$940,000</i> 30-year O&M Cost: <i>\$157,000</i> Net Present Worth: <i>\$1,097,000</i> Groundwater Monitoring: <i>\$116,000</i></p>
<ul style="list-style-type: none"> • Metals • PAHs 	<p>Grading the Slope to increase its stability, consolidating waste from the Slope on the Top Deck, placing a permeable cover over the waste on the Top Deck and a vegetative cover on the Slope, instituting land use controls for soil and performing groundwater monitoring. The cover is protective of human health on the Top Deck and restores native habitats on the Slope. The land use controls establish health and safety requirements if there is a need to work in wastes below the covers.</p>	<p>Capital Cost: <i>\$3,007,000</i> 30-year O&M Cost: <i>\$364,000</i> Net Present Worth: <i>\$3,371,000</i> Groundwater Monitoring: <i>\$117,000</i></p>
<ul style="list-style-type: none"> • PAHs 	<p>Maintaining the existing permeable cover and instituting land use controls for soil, and performing groundwater monitoring.</p>	<p>Capital Cost: <i>\$33,000</i> 30-year O&M Cost: <i>\$52,000</i> Net Present Worth: <i>\$85,000</i> Groundwater Monitoring: <i>\$116,000</i></p>
<ul style="list-style-type: none"> • Metals 	<p>Removing contaminated soil and disposing of it offsite.</p>	<p>Capital Cost: <i>\$571,000</i> 30-year O&M Cost: <i>\$0</i> Net Present Worth: <i>\$571,000</i></p>
<p>None</p>	<p>No further action</p>	<p>No cost</p>
<p>None</p>	<p>No further action</p>	<p>No cost</p>
<p>None</p>	<p>No further action</p>	<p>No cost</p>

- Recycling or reuse of landfill materials to the extent practicable
- Preference for permanent (“clean closure”) remedies when practicable, cost-effective, and consistent with future land use

The proposed cleanup actions, once approved and implemented, are expected to be final actions.

Evaluation and Selection of Preferred Cleanup Alternatives

Cleanup actions are proposed for four sites in the Draft RAP: Landfill 8, Landfill 10, PHSH Fill Site, and CHP Pistol Range. For these four sites, potential remedial alternatives were evaluated based on the cleanup objectives described above, and a preferred alternative was identified and recommended. All of the alternatives considered and the evaluations conducted are described in the Draft RAP. The alternatives that were considered and evaluated for these sites consisted of one or more of the following:

- No further action
- Land use controls
- Excavate contaminated soil and debris, segregate and recycle debris as appropriate, and dispose soil offsite at a licensed hazardous waste facility
- Place a vegetative or permeable cover over the contaminated soil and debris
- Seismic grading or buttressing of steep slopes
- Monitor groundwater

Table 1 on Page 4 of this fact sheet shows the preferred remedial alternatives selected for the four sites requiring cleanup and the estimated cost of those cleanup actions. The costs presented include the estimated *capital costs* of remedial construction, the *operation and maintenance (O & M) costs* over a 30-year period, the net present worth of the combined capital and O&M costs, and groundwater monitoring costs.

California Environmental Quality Act

In accordance with CEQA, DTSC has evaluated the potential environmental impacts of the recommended alternatives described for the seven sites included in the Draft RAP. The scope of the CEQA IS included consideration of potential impacts to traffic, transportation, air quality, noise, cultural resources, and biological resources, among other topics. DTSC has found that although there will be limited minor and short-term impacts, implementation of the recommended alternatives will improve the overall environmental quality, and therefore would have no significant negative impact on the environment. A proposed Negative Declaration under CEQA is in Appendix E of the Draft RAP. After consideration of public comments, the final Negative Declaration document will be issued in conjunction with the Final RAP.

How to Submit Comments on the Draft RAP and CEQA Negative Declaration

Comments may be provided as follows:

Present written or oral comments at the public meeting scheduled for **December 2, 2008 at 6 pm** at the Presidio Officers’ Club (50 Moraga Avenue, Main Post).

- or -

Send written comments by mail or by email, postmarked no later than **December 22, 2008**, to:

Bob Boggs, DTSC
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2721
Email: rboggs@dtsc.ca.gov

- or -

Eileen Fanelli, Presidio Trust
P.O. Box 29052; 34 Graham Street
San Francisco, CA 94129-0052
Email: efanelli@presidiotrust.gov



Glossary

Administrative record: Documents considered or relied upon in developing and selecting the preferred remedy for a site. See “How to Obtain More Information” on Page 8 regarding the location of the administrative record for the Draft RAP.

California Health and Safety Code (HSC): State of California statutes and regulations providing for identification and management of hazardous wastes.

Capital cost: The costs of labor, equipment, and other costs during the construction phase of a project.

CEQA: California Environmental Quality Act.

CERCLA: Comprehensive Environmental Response, Compensation, and Liability Act; also known as the Federal Superfund law.

Chemicals of concern (COCs): Organic and inorganic (e.g., metal) contaminants detected at concentrations greater than site cleanup levels. These contaminants pose potential risks to human health and the environment at the sites.

Vegetative or permeable cover over contaminated soil and debris: Placement of a cover over the contaminated soil and debris to prevent exposure to the underlying contaminated soil and/or restore native habitats.

Initial Study: An evaluation conducted to determine whether a project may have a significant effect on the environment.

Land use control: An administrative measure that limits exposure to contaminants left in place at a site.

Native plant zones: Areas of the Presidio where native plants (i.e., plants that naturally grew in the Presidio prior to manmade disturbances) are designated to be preserved and enhanced.

Negative Declaration: A document prepared pursuant to CEQA that determines that a proposed action has no significant negative impact on the environment.

No further action: No remedial action is necessary because contaminants are below cleanup levels protective of human health and the environment.

Operation and maintenance (O & M) costs: Costs required to maintain the effectiveness and integrity of the remedy over time.

Preferred alternative: The cleanup remedy recommended in the Draft RAP.

Present worth: The present value of a stream of future costs discounted to a single amount.

Remedial Action Plan (RAP): A remedy decision document for hazardous material cleanups under Section 6.8 of the California Health and Safety Code.

Removal of contaminated soil and debris: Excavation of all soil (or soil intermixed with debris) containing COCs above cleanup levels and offsite disposal at a permitted landfill facility. May include recycling of debris and/or monitoring of groundwater.

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How To Obtain More Information

The Draft Remedial Action Plan for Landfills 8 and 10, PHSF Fill Site, and Four Small Arms Firing Ranges, the CEQA Draft Negative Declaration, and other documents which are part of the administrative record are available for review at the following location:

Presidio Trust Library
34 Graham Street, Presidio of San Francisco
Phone: (415) 561-5343
Email: bjanis@presidiotrust.gov
Library Hours: Monday - Friday,
8:30 am to 4:30 pm

Copies of the Draft RAP and CEQA Draft Negative Declaration are also available on the Presidio website at <http://www.presidio.gov/nature/cleanup>. For additional information and questions, contact Eileen Fanelli (Presidio Trust) at (415) 561-4259. At the Department of Toxic Substances Control (DTSC), you may call Bob Boggs, Project Manager, at (510) 540-3751; Richard Perry, Public

Participation Specialist, at (510) 540-3910; or Claudia Loomis, Public Information Officer, at (916) 255-6578.

Anuncio

Si prefiere con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.

Public Meeting and Comment Period Landfills 8 and 10, PHSF Fill Site, and Four Small Arms Firing Ranges

The Presidio Trust and DTSC are holding a 30-day public comment period starting November 17, 2008 and ending on December 22, 2008. A public meeting will be held on December 2, 2008 at 6 pm. Written and oral comments will be accepted at the public meeting which will be held at the Presidio Officers' Club, 50 Moraga Avenue, Presidio of San Francisco, California (see Page 1 for directions).