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NCBC GULFPORT
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FACT SHEET REGARDING COMMUNITY QUESTIONS AND ANSWERS FROM 15 JANUARY
2013 RESTORATION ADVISORY BOARD MEETING NCBC GULFPORT MS
4/1/2013
NAVFAC SOUTHEAST

Naval Construction Battalion Center Gulfport
4902 Marvin Shields Blvd
Gulfport, MS 39501-5001



The Naval Construction Battalion Center (NCBC) Gulfport held a regularly scheduled Restoration Advisory Board (RAB) meeting on January 15, 2013 at the Isaiah Fredericks Community Center, 3312 Martin Luther King Jr. Blvd., Gulfport, MS. The RAB is a public forum to openly discuss and exchange information regarding the ongoing NCBC Gulfport Installation Restoration Program (IRP), identify potential issues of concern and establish effective two-way communications between the Navy, regulators and the community. Key topics discussed during the January 15, 2013 RAB meeting included: the Installation Restoration Program (IRP) status, the proposed public website for the NCBC Gulfport IRP and off-base Areas of Concern (AOCs). The AOCs are not Navy property and are privately owned.

During the discussion of the off-base AOCs, a number of questions were asked covering a wide variety of topics including, but not limited to: future liability/responsibility; potential groundwater contamination; additional sampling of off-base AOCs; and potential health effects. As part of our ongoing commitment to keep the community informed and up-to-date, this fact sheet provides additional details for each of these specific questions in the following sections.

1. What are the potential future liabilities for current landowners of Site 8 off-base properties?

While the Navy cannot provide legal advice in this regard, we can provide assurance that the cleanup of Site 8 impacted off-base properties has met both state and federal standards for ensuring their safe use in the future for non-residential (i.e., commercial/industrial) purposes. Under applicable federal law, namely, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 and implementing U.S. Environmental Protection Agency (EPA) guidance, the Navy was obligated to undertake remedial measures sufficient to ensure that any potential human health or ecological risks posed from remaining contamination would not exceed the stricter of, EPA or Mississippi Department of Environmental Quality (MDEQ) exposure criteria, taking into account both current and “reasonably anticipated” future land use. For these currently undeveloped properties, reasonably anticipated future land use was determined to be commercial/industrial based upon their historical use as well as the current zoning classification of General Business (B-2).

The Navy will retain sole responsibility/liability for possibly conducting further cleanup should either the EPA’S or MDEQ’S cleanup criteria for commercial/industrial use properties become more stringent than what was achieved at the Site 8 off-base properties. It will continue to be the individual responsibility of each landowner to ensure appropriate future land use and long-term compliance with all local City of Gulfport zoning ordinances.

2. Will the past contamination affect the landowner's ability to sell the property in the future?

The Navy cannot make predictions regarding the current landowner's ability to sell the property in the future, as many factors affect land sales. The cleanup of Site 8 off-base properties was completed in compliance with state and federal standards for ensuring their safe use in the future for non-residential (i.e., commercial/industrial) purposes, which is consistent with current zoning. The Navy is working with Mississippi Department of Environmental Quality (MDEQ) to develop official documentation for the owners of the Site-8 off-base properties explaining the cleanup that has been done on each property and declaring each property safe for non-residential (i.e., commercial/industrial) purposes.

3. Are there any plans for the Navy to purchase off-base properties?

The Navy cannot legally purchase land unless there is a mission requirement that cannot be satisfied with current federal properties. Since base officials have verified there is no requirement to procure any additional land to meet the mission of Naval Construction Battalion Center (NCBC) Gulfport, there are no current plans for the Navy to purchase any off-base properties.

4. Will the Navy remove the construction access roads on the off-base property?

The Navy is currently planning to remove the construction access roads installed to complete the cleanup action on the off-base properties. Funding is being identified and the Navy is working out the details to complete the road removal project. Navy representatives will be contacting the landowners to coordinate this process in the near future.

5. Can the dioxin that remains in the soil spread to the groundwater?

Typically, dioxin adheres to soil and clay particles and does not dissolve in water. Because of its unique chemical properties, dioxin binds to the soil particles and stays in place and should not be affected by rainwater moving through the soil.

6. Would development of a foundation on the property in the future have the potential of spreading contamination into the ground water below, similarly to the initial temporary well installed in contaminated soil?

Because of the unique chemical properties of dioxin (it adheres strongly to soil/sediment particles and does not readily dissolve in water), it is not anticipated to spread to groundwater as a result of digging or construction activities, even if foundations are set below the clean fill material. The dioxin that was found previously in a sample of groundwater taken from a temporary well on one of the Site 8 off-base properties was not a result of dioxin moving into the groundwater on the site. Because the temporary well was not double-lined, soil from the site was able to contaminate the piping of the well during installation. The soil in the piping then contaminated the water sample that was drawn from the well. The permanent wells which were installed later are double lined, and the samples from these wells did not come in contact with soil from the site. Samples from these wells showed no detection in the groundwater of 2, 3, 7, 8-tetrachlorodibenzo-p-dioxin (TCDD) over the Mississippi Department of Environmental Quality (MDEQ) screening limit of 30 parts per quad trillion (ppqt). The highest detection in a permanent well when the four were last sampled in 2009 was 10 ppqt TCDD. TCDD was not found in the other three wells.

7. Why is the Navy not planning to continue sampling the wells on the off-base property?

The permanent wells on-site were previously sampled to ensure the groundwater has not been impacted by dioxin, and they were found to be clean. The Navy's letter to Mississippi Department of Environmental Quality (MDEQ) of December 7, 2012, requested No Further Action including no additional groundwater sampling for the Site 8 off-base properties based on the previous sampling results which were analyzed for only 2, 3, 7, 8-tetrachlorodibenzo-p-dioxin (TCDD). However, the Navy representatives heard the concerns voiced by the community at the most recent Restoration Advisory Board (RAB), and are now planning to complete an additional round of groundwater sampling at the Site 8 off-base properties in 2013 to confirm dioxin is not present in greater than MDEQ's screening level of 30 ppqt. Meeting this compliance level assures the subject groundwater is not adversely impacted by the Navy's only contaminate of concern; TCDD from site 8. The ground water may or may not be potable for other reasons (e.g. salinity, dissolved solids, or presence of other contaminants not associated with Navy operations).

8. Are there any plans to sample AOCs in the landfill on Canal Road?

Based on previous community input, the Navy has completed sampling at six of seven areas of concern (AOCs). We did not sample at the seventh AOC because sampling conducted in the drainage areas running from the landfill did not indicate a dioxin concern, and we could not find any records or additional evidence to indicate Navy drums were disposed in the landfill.

9. Why is the Navy not sampling soil from the area at Canal and Landon Roads?

This area has also been referred to as the Boykin area of concern (AOC). The Navy is working to identify the property owner and will set up a meeting to determine if credible evidence exists to pursue future sampling of this property.

10. Why did the Navy send the letter to MDEQ (requesting that Site 8 off-base areas be closed) without giving the community an opportunity to comment?

The letter in question is available upon request. It provides a detailed history of the environmental restoration and cleanup activities undertaken by the Navy on the Site 8 off-base properties. The letter explains that the Navy has met the remedial goals previously agreed to for these properties consistent with the requirements of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), and the Mississippi Department of Environmental Quality (MDEQ) Agreed Order of 1997 including, but not limited to:

- Removing the source of contamination on-base;
- Confirming the off-base cleanup meets MDEQ/U.S. Environmental Protection Agency (EPA) standards and is consistent with current zoning, and historical land use;
- Confirming the cleanup is protective of human health and the environment;
- Covering the excavation with clean soil; and
- Restoring the site with native wetland vegetation to reestablish topography and drainage.

The Proposed Plan, which described the cleanup and long-term monitoring plans for the Site 8 off-base properties, was presented in a public meeting held April 4, 2002. The Proposed Plan did not include a

requirement for long term groundwater monitoring on the two Site 8 off-base properties following the soil cleanup actions, and there were no public comments requesting additional monitoring during the official comment period following the meeting. The recent letter was prepared to document the completion of the investigation and cleanup of the properties in accordance with the Proposed Plan, and is not the type of document that would typically be presented for public comment under the Installation Restoration Program. The Navy heard the concerns of the community at the RAB meeting and is now planning to conduct an additional round of groundwater sampling at the two Site 8 off-base properties to confirm that the groundwater is not of concern.

11. Are there plans to survey the population north of the base for potential health effects?

The Agency for Toxic Substances and Disease Registry (ATSDR) completed a public health assessment in April 2005 and concluded that current and future exposures to dioxin-contaminated soils, sediments and surface water, as well as consumption of fish, wildlife and homegrown produce from areas near Naval Construction Battalion Center (NCBC) would not cause adverse health effects. The assessment included evaluating potential exposure scenarios from off-base contamination including the Site 8 off-base properties. Extensive off-site sampling was reviewed and surface soils and sediments were found to be well below ATSDR's established action levels. Furthermore, ATSDR concluded that coming in contact with surface water off-site near NCBC Gulfport did not result in harmful exposures nor was it likely that recreational consumption of fish from nearby creeks or drainage ditches would cause harm. Anyone who has specific health concerns should contact the Mississippi Department of Health (state cancer registry). This is the organization responsible for monitoring cancer trends over time and determining potential cancer patterns in various populations throughout the state. Questions or concerns regarding cancer rates anywhere in the state of Mississippi (or have requests to survey specific populations) can be made directly to:

Mississippi Cancer Registry
University of Mississippi Medical Center
2500 North State Street
Jackson, MS 39216
Phone: (601)815-5482

12. Where can I go for more information?

If you have specific questions regarding the Naval Construction Battalion Center (NCBC) Installation Restoration Program, please contact Charles Cook at (904) 542-6174 or visit the local information repository at the Gulfport Harrison County Library (1708 25th Avenue, Gulfport, MS). For general information regarding NCBC Gulfport, please visit their website at: <http://www.cnic.navy.mil/gulfport/index.htm> .