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NAS WHITING FIELD
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PROPOSED PLAN FOR SITE 35 NAS WHITING FIELD FL
8/1/2006
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PROPOSED PLAN

August 2006

Site 35, Building 1429

Surface and Subsurface Soils

The Department of Defense and the Navy have completed the investigation of surface and subsurface soils at Naval Air Station Whiting Field Site 35 - Building 1429. The site history and current conditions indicate a remedy will be required which includes Engineering Controls and Land Use Controls restricting future use of the site to non-residential activities.

In accordance with the National Contingency Plan (NCP) §300.430(f) as well as Section 117(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), this document summarizes the Navy's proposal for Engineering Controls and Land Use Controls at Site 35 (Building 1429) at NAS Whiting Field.



The Proposal

In accordance with the National Contingency Plan (NCP) §300.430(f) as well as Section 117(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), this document identifies the Preferred Alternative to address contaminated surface and subsurface soils at Site 35 at NAS Whiting Field (Figure 1), and provides the rationale for this preference. Groundwater at Site 35 is being handled separately as part of the NAS Whiting Field base-wide groundwater study (a.k.a. Site 40).

This proposal was developed by the Navy, the lead agency, and the U.S. Environmental Protection Agency (USEPA), a support agency, with concurrence from Florida Department of Environmental Protection (FDEP), a support agency.

The proposed final remedy for Site 35 is Engineering Controls (ECs) and Land-Use Controls (LUCs) for surface and subsurface soils. ECs are in place, in the form of the existing concrete cover, and LUCs will be implemented at the site restricting future use of the site to non-residential activities. The ECs and LUCs will specifically prohibit land uses such as housing developments, playgrounds, schools, and child care facilities. The current and potential future land use at Site 35 is industrial.

The proposed plan is a document intended to fulfill the public participation requirements under CERCLA and the NCP with specific purposes as follows: provide basic background information; identify the preferred alternative for remedial action at the site and provide the rationale for the preference; solicit public review and comment on the remedy; and provide information on how the public can be involved in the remedy selection process.

The NAS Whiting Field Restoration Advisory Board (RAB) has provided input into the development of the proposed remedy.

The Navy, USEPA, and FDEP will select a final response action for surface and subsurface soil at Site 35 after the public comment period has ended and all written comments received have been evaluated. The final response action will be selected to ensure protection of human health and the environment and will be detailed in a Record of Decision (ROD) document for the site. This document will be published as a permanent part of the administrative record for NAS Whiting Field.

This Proposed Plan summarizes information found in greater detail in the **Remedial Investigation (RI) Report for Surface and Subsurface Soil, Sites 05/5A, 07, 29, 35, and 38; the Feasibility Study (FS) for Surface and Subsurface Soil, Site 35;** and other site documents. These materials are available for review at the **NAS Whiting Field Information Repository, West Florida Regional Library, Milton Branch, 805 Alabama Street, Milton, Florida, 32570; (850) 623-5565.**

Site History

Location: Site 35, Building 1429, the Public Works Maintenance Building, comprises approximately two acres and is located in the industrial area of NAS Whiting Field (Figure 1).

Operational and Waste Disposal History: Building 1429 was built in 1943 and used for the maintenance of vehicles and equipment, generation of power and heat, storage of fire fighting equipment, woodworking and metals repair, and offices. A gasoline service station (formerly Building 2848) with a pump island and underground fuel storage tanks was located at the northeast side of the building. The service station was equipped with three underground storage tanks (USTs) (one diesel – tank Number 2851 and two gasoline – tank Numbers 1429 I and 1429 J) located west of the pump island and under the vehicle shed.

All three tanks were abandoned in place in 1984. The tanks were abandoned by pumping out the remaining fuel, filling the tanks with sand and capping the fill ports with concrete. None of the tanks have been removed since abandonment.

Current Conditions: The site is characterized by concrete surfaces, buildings, and moderate human activity.

Comments

The Navy will be accepting written comments (see insert) from **15 August through 14 September 2006**. The comment period includes an opportunity for a public meeting where the Navy would present more detailed site information. A meeting will be held if there is a request from members of the public before the end of the comment period.

All comments will be considered before a final decision is reached.

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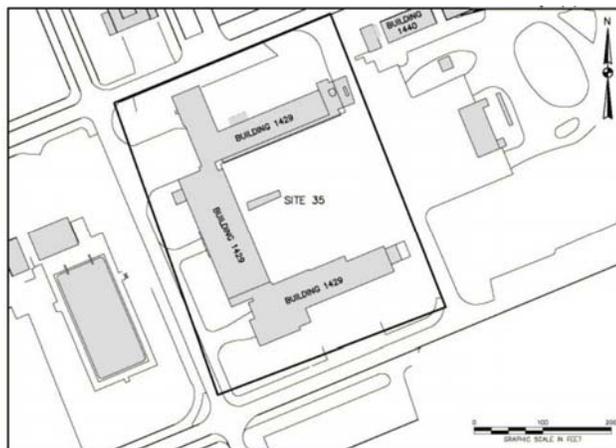


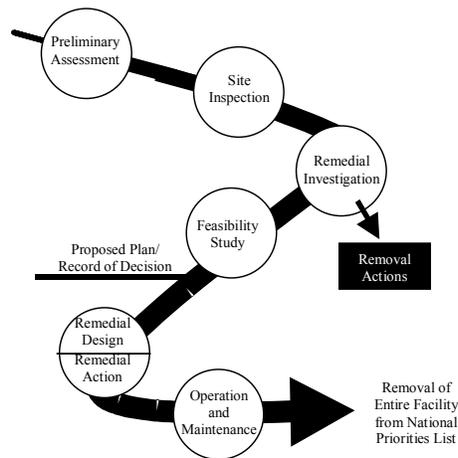
Figure 1 – Site 35 Location Map

Environmental History

Regulatory Framework

NAS Whiting Field was placed on the USEPA National Priorities List (NPL) for environmental study and cleanup in June 1994.

Environmental work at Site 35 is part of the ongoing program at NAS Whiting Field. This is a Department of Defense program to investigate and, if necessary, clean up conditions related to suspected past releases of hazardous materials at military facilities. The program complies with the CERCLA and other applicable Florida and Federal environmental regulations, and is typically performed in the following stages:



Investigation Activities

The RI at Site 35 was conducted from 2000 through 2001. Fieldwork included various sampling to collect the data needed to determine the presence, nature, and extent of contamination. The field activities and their objectives included the following:

Surface Soil Sampling: conducted to determine surface soil characteristics and contaminant concentrations by laboratory chemical analysis.

Subsurface Soil Sampling: conducted to determine subsurface soil characteristics and contaminant concentrations by laboratory chemical analysis.

Investigation Findings

The RI Report provided an understanding of the soil environmental conditions at Site 35. Groundwater conditions at Site 35 will be investigated and evaluated separately in the basewide groundwater study (Site 40). After the RI Report was completed in 2005, a FS was conducted to identify the best approach to address the soil contamination at the site.

The current findings of soil environmental conditions at the site are summarized below.

General Site Conditions: Surface and subsurface soil at Site 35 is comprised of three layers. The first layer [0 to 10 feet (ft) below land surface (bls)] is a firm, sandy-clay. The second layer (10 to 20 ft bls) is a medium to fine grain

sand. The third layer (20 to 30 ft bls) is a firm, sandy-clay. The site topography is generally flat.

Soil Conditions: Five volatile organic compounds (VOCs), one polyaromatic hydrocarbon (PAH), and 17 inorganics were detected in the subsurface soil. The following constituents, ethylbenzene, total xylenes, benzo(a)pyrene (BaP), aluminum, arsenic, chromium, iron, lead, and vanadium were detected above screening levels from either USEPA Region IX Preliminary Remediation Goals (PRGs) or FDEP soil cleanup target levels (SCTLs). BaP was detected at concentrations in excess of the direct contact, risk based screening levels and was identified as a constituent of concern (COC) for subsurface soil at Site 35.

Current and Future Land Uses: The current and future anticipated land use at Site 35 is industrial.

Risk Assessment Findings: The data collected during the RI is used in preparing two risk assessments: the human health risk assessment (HHRA) and the ecological risk assessment, to determine if risks to human health or the environment are present. Following all risk assessment calculations, one COC, BaP, was identified in subsurface soil at Site 35 above FDEP or USEPA target risk levels for protection of human health and the environment under a residential land use scenario.

Human Health Risks: The HHRA evaluates the risk associated with cancer-causing (carcinogenic) constituents as well as those constituents associated with non-cancer adverse health effects. Based on the findings of the HHRA per USEPA standards, unacceptable carcinogenic risk has been identified based on BaP for the hypothetical future resident exposed to subsurface soil at Site 35.

For non-cancer-causing constituents, the measure of the likelihood of adverse effects occurring in humans is called the Hazard Index (HI). An HI greater than 1.0 suggests adverse effects are possible. At Site 35 the total HI for the hypothetical future resident is less than 1.0 indicating no unacceptable non-cancer adverse health effects have been identified for exposure to subsurface soil at Site 35.

Ecological Risks: The quantity of the terrestrial habitat at Site 35 is limited and the quality is poor. The site is comprised of concrete surfaces and buildings. In addition, aircraft and vehicle traffic adjacent to the site would deter terrestrial wildlife from using the area. Most importantly, the site comprises only a small portion of the home ranges for most terrestrial wildlife species found on-base. No unacceptable ecological risk was identified for surface or subsurface soil at Site 35.

It is the lead agency's current judgment that the preferred alternative identified in this Proposed Plan, or one of the other active measures considered is necessary to protect public health, welfare or the environment from actual or threatened releases of hazardous substances into the environment.



Comments

For your convenience a public comment form is included with this proposed plan. Written comments and requests for more information or a public meeting must be mailed (postmarked) by 14 September 2006.

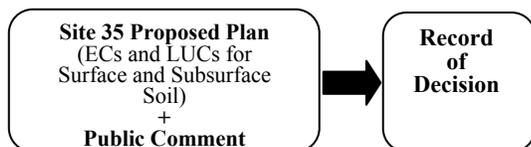
Basis for the Proposal

Based on the RI, the FS, and review of inorganic data from the facility, the Navy is proposing ECs and LUCs for surface and subsurface soil at Site 35. Under this action, future land use will be restricted to industrial use such as an office building or gas station. The ECs and LUCs will specifically prohibit land uses such as housing developments, playgrounds, schools, and child care facilities. Because this remedy will result in hazardous substances, pollutants, or contaminants remaining on site above residential health-based levels, a statutory review will be conducted every five years after initiation of the remedy to ensure the remedy continues to be protective of human health and the environment.

Community acceptance of the proposed remedial action is the next step. Once the proposal is approved, the ROD will be signed by the Navy and USEPA with concurrence by FDEP. This document will establish ECs and LUCs for surface and subsurface soil at Site 35. No other soil cleanup measures at Site 35 will be proposed after approval of the selected remedial action.

Public Involvement

The Navy has established an active outreach program to ensure community involvement in environmental activities at Site 35 and throughout NAS Whiting Field. The Navy will be accepting written comments on the proposed Site 35 remedial action from 15 August to 14 September 2006. Public participation in the selection is encouraged. Comments can be submitted using the enclosed form. Comments will be summarized and responses provided in the responsiveness summary section of the ROD.



The comment period includes an opportunity for a public meeting where the Navy would present the RI and FS reports, the Proposed Plan, answer questions, and receive comments in writing from the public. A public meeting will be held if one is requested by members of the public before the end of the comment period.

The NAS Whiting Field RAB is another method used by the Navy to promote public involvement in the base environmental cleanup program. For example, the RAB has been invited to participate in developing the proposed remedy by reviewing the documents, offering suggestions, and expressing their concerns on the proposed remedial actions.

The RAB meets at convenient times and locations to discuss Installation Restoration program status and provide community input into the cleanup process. RAB meetings are open to the public and are advertised in local news media.



Technical Presentation at a RAB meeting

A community mailing list is also maintained to distribute updates about the environmental program directly to interested members of the community.

If you need additional information, would like to comment on the proposed remedy or would like to request a public meeting, please contact:



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Glossary (commonly used terms)

Aquifer: a layer of rock, sand, or gravel capable of storing and transmitting water within cracks and pore spaces, or between grains.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): a Federal law enacted in 1980 and amended by the Superfund Amendments and Reauthorization Act (SARA) in 1986. CERCLA, administered by the USEPA and commonly known as Superfund, outlines a process to evaluate, and remediate if necessary, hazardous waste conditions that may pose a threat to human health or the environment.

Engineering Controls (ECs): actual physical engineering tools and/or barriers reducing potential risk of contact with contaminated media in designated areas.

Feasibility Study (FS): an engineering analysis report identifying and evaluating the most appropriate technical approaches for addressing contamination at a site.

Hazard Index (HI): the measure of the likelihood of non-cancer adverse health effects occurring to humans from exposure to chemical constituents.

Information Repository: a public file containing technical reports, reference documents, and other materials relevant to the site cleanup.

Land Use Controls (LUCs): enforceable documentation that restricts access to and future use of designated land areas.

National Priorities List (NPL): the USEPA's list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term cleanup under Superfund.

Preliminary Remediation Goals (PRGs): based on regulatory requirements, USEPA-acceptable risk levels, and assumptions regarding ultimate land uses, as well as contaminant pathways, PRGs establish acceptable exposure levels protective of human health and the environment.

Proposed Plan: a public participation document detailing the proposed response action at a site.

Public Comment Period: a legally required opportunity for the community to provide written and oral comments on a proposed environmental action at a hazardous waste site.

Record of Decision (ROD): a public document explaining selected cleanup alternatives at a site; it is based on information and technical analysis, and on consideration of public comments and concerns. The ROD is issued and signed by the Navy and the USEPA at the completion of a Remedial Investigation and Feasibility Study and after community acceptance of the Proposed Plan.

Remedial Action: the actual construction or cleanup phase following the selection of cleanup alternatives.

Removal Action: an action taken to address a release or potential release of hazardous substances, which may or may not, pose an immediate danger to public health or the environment.

Remedial Investigation (RI): an in-depth study to determine the nature and extent of contamination.

Response Action: an action to respond to environmental contamination. There are two types: removal action taken over the short-term to respond quickly to a more immediate threat, and remedial action involving long-term activities for a more permanent cleanup solution.

Responsiveness Summary: a section of the ROD summarizing the public comments received and the responses to those comments.

Restoration Advisory Board (RAB): an advisory group composed of regulatory agency representatives, site personnel, and community volunteers who provide input and promote public involvement in cleanup activities.

Risk Assessment: a study estimating the potential risk from a site to human health and the environment.

Site Inspection: an investigation phase where environmental samples are collected and analyzed to assess the presence of contamination.

Soil Cleanup Target Levels (SCTLs): target concentration levels established by FDEP (Chapter 62-777, F.A.C.) and determined to be protective of human health and the environment.