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NIROP FRIDLEY
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MEMORANDUM TO FILE RESTRUCTURING OF OPERABLE UNITS AS IDENTIFIED IN
RECORD OF DECISIONS NIROP FRIDLEY MN
8/12/2013
U S NAVY

August 12, 2013

Memorandum to File

Naval Industrial Reserve Ordnance Plant (NIROP)

Restructuring of Operable Units as Identified in Site Records of Decision (1990 and 2003)

Background

The Naval Industrial Reserve Ordnance Plant (NIROP) Superfund site is located in Fridley, Minnesota. The NIROP site was placed on the National Priorities List (NPL) in 1989. A three-party Federal Facilities Agreement (FFA) exists between the United States Navy (Navy), the Minnesota Pollution Control Agency (MPCA) and the United States Environmental Protection Agency (EPA) that provides the framework for response actions at the site pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Both prior to and after the listing of the site on the NPL, several removal actions and remedial investigations were conducted at the site. Administratively, the site was divided into three Operable Units (OUs). There are two Final Records of Decision (RODs) that apply to these three OUs.

Remedial actions for OU2 and OU3 are governed by the "Record of Decision for Operable Unit 2 and Operable Unit 3, Naval Industrial Reserve Ordnance Plant," signed in September 2003. The Selected Remedy to address the soil contamination in OU2 and OU3 is Land Use Controls (LUCs) which include Engineering Controls (ECs) and Institutional Controls (ICs).

The LUCs restrict the entire NIROP Superfund site property to industrial or commercial use. The LUCs are to remain in place until and unless EPA and MPCA determine that the concentrations of hazardous substances in the soils have been reduced to levels that allow for a less restrictive (i.e. residential) use. The other components of the Selected Remedy are ECs and ICs for certain soils outside of and beneath the main NIROP manufacturing building. The ECs apply to three Designated Restricted Areas of the facility. Designated Restricted Areas A3 and A4 are located at the northern end of the NIROP Superfund site, outside of the NIROP building. The controls for Designated Restricted Areas A3 and A4 specify no disturbance of these soils without prior written approval from both EPA and MPCA.

The third Designated Restricted Area where ECs apply is the concrete pit foundations where the metal-finishing operations previously occurred at the former Plating Shop within the main NIROP building. For this particular area, the ROD states that no disturbance of soils below the existing concrete pit foundations is allowed without prior written approval of both EPA and MPCA. In addition, the concrete pit floor of the former Plating Shop Area serves as an EC and cannot be disturbed without prior written approval from both EPA and MPCA. The remaining soils under the NIROP building have no ECs or restrictions. Please see the attached Site Map which shows the locations of Designated Restricted Areas A3 and A4, the former Plating Shop Area, and the NIROP Superfund site boundary.

Current Operable Units

Operable Unit 1: OU1 is considered to be the groundwater OU for the site and is defined as the groundwater within the NIROP Superfund site boundary, throughout the areal extent of contaminated groundwater originating from the NIROP Superfund site.

Operable Unit 2: OU2 is defined as the unsaturated soils outside of the footprint of the main NIROP manufacturing building, but within the legal boundaries of the NIROP Superfund site. Areas A3 and A4 are part of OU2.

Operable Unit 3: OU3 is defined as all the unsaturated soils underneath the main NIROP manufacturing building, excluding the extreme southern portion of the building (see attached Site Map), and also includes all soils at elevations below the groundwater elevation (i.e., the saturated soils), both under the main NIROP manufacturing building, and/or outside of the main building, but within the legal boundaries of the NIROP Superfund site.

Purpose and Rationale for Proposed Operable Unit Designation Changes

The purpose of this Memorandum to the File is to make two changes to the configuration of the OUs at the NIROP site. No changes or modifications to the Selected Remedies associated with the respective RODs are being made via this action. The changes merely provide adjustments of site areas included in the OUs designations. These adjustments will allow delisting of OU2 to move forward, which will help to facilitate ongoing reuse and redevelopment activities at the NIROP.

Firstly, it is now the consensus position of all Three Parties (Navy, MPCA, and EPA) that OU3 saturated soils are in actuality part of the aquifer material beneath the NIROP Superfund site and are being addressed via the OU1 (groundwater) ROD remedy. Specifically, the Three Parties agree that the term "saturated soil" should be considered "groundwater." Thus, inclusion of "saturated soils" in the OU2/3 ROD is, in retrospect, unnecessary and redundant. Therefore the language in the OU2/3 ROD pertaining to "*soils at elevations below the groundwater elevation (saturated soils) either under or outside the building,*" will be struck. These "saturated soils" are currently being addressed by the OU1 selected groundwater remedial action.

The second change is to administratively "move" the unsaturated soils previously described in OU3, exclusive of the soils being addressed by the former Plating Shop Area EC and IC remedy, to OU2. These unsaturated soils include soils that underlie the main NIROP building and are described in the Land Use Control Remedial Design (LUCRD) for OU2/3. The unsaturated soils being "moved," in accordance with the ROD for OU2/3, are restricted to industrial/commercial use and are otherwise unrestricted. The unsaturated soils underlying the former Plating Shop Area will continue to be included as part of OU3 and will continue to be addressed by the LUC Remedy, engineering and institutional controls, as described in the ROD and LUCRD for OU2/3 (March 2004). The existing controls on the former Plating Shop concrete pit floor and the soils underlying the existing former Plating Shop concrete pit foundations remain in place. The groundwater remedy selected in the OU1 ROD is unaffected by the above changes and remains in full effect.

The Restructured Operable Units

Operable Unit 1: OU1 is still considered to be the groundwater OU for the site and is defined as the groundwater within the NIROP Superfund site boundary, throughout the areal extent of contaminated groundwater originating from the NIROP Superfund site. OU1 now includes the "saturated soils" previously included in OU3, since "saturated soils" are in actuality part of the aquifer material beneath the NIROP Superfund site and are being addressed via the OU1 (groundwater) ROD remedy.

Operable Unit 2: OU2 now includes all the unsaturated soils within the legal boundaries of the NIROP Superfund site exclusive of unsaturated soils underlying the former Plating Shop Area. All unsaturated soils now included in OU2 continue to be addressed by the LUC remedy described in the LUCRD for OU2/3 (March 2004).

Operable Unit 3: OU3 now only includes unsaturated soils underlying the former Plating Shop Area. The unsaturated soils that remain in OU3 continue to be addressed by the LUC remedy identified in the OU2/3 ROD and the LUCRD for OU2/3 (March 2004).

Beneficial Outcomes of the Operable Unit Redesignations

The changes in this Memorandum to File do not alter any of the Selected Remedies. This Memorandum to File documents two changes to the configuration of the OUs at the NIROP site, by (1) clarifying that the saturated soils previously included in OU3 are now considered part of OU1, and (2) consolidating all site unsaturated soils, exclusive of soils underlying the former Plating Shop Area, into OU2. The unsaturated soils underlying the former Plating Shop Area now remain the only component of OU3.

Plans are currently underway to redevelop the NIROP site into a commercial office/warehouse complex. This planned redevelopment is consistent with the existing Land Use designation for the site. The Three Parties to the FFA concur that the delisting of OU2 from the NPL would facilitate this redevelopment effort by then allowing OU2 to become eligible for State and Federal Brownfields funding. Superfund NPL site property is not eligible for Federal Brownfields funding.

A developer has enrolled the NIROP site and certain adjacent land into MPCA's Voluntary Investigation and Cleanup (VIC) program. In conjunction with the redevelopment of the NIROP site, any additional investigations of the remaining OU3 unsaturated soils at the site will be conducted by the developer under the VIC program, pursuant to the oversight and direction of the MPCA. Should additional soil cleanup actions be determined to be necessary in OU3 in order to facilitate the redevelopment of the NIROP site, those actions will also be taken in the context of the VIC program under the oversight and direction of the MPCA.

AUTHORIZING SIGNATURES FOR ACCEPTANCE OF THESE MODIFICATIONS

R.O. Word

**R.O. Worden, CAPT., CEC, USN
Commanding Officer
Naval Facilities Engineering Command Midwest**

12 AUG 2013

Date

Richard C. Karl

**Richard C. Karl, Director
Superfund Division, U.S. EPA Region 5**

9-5-13

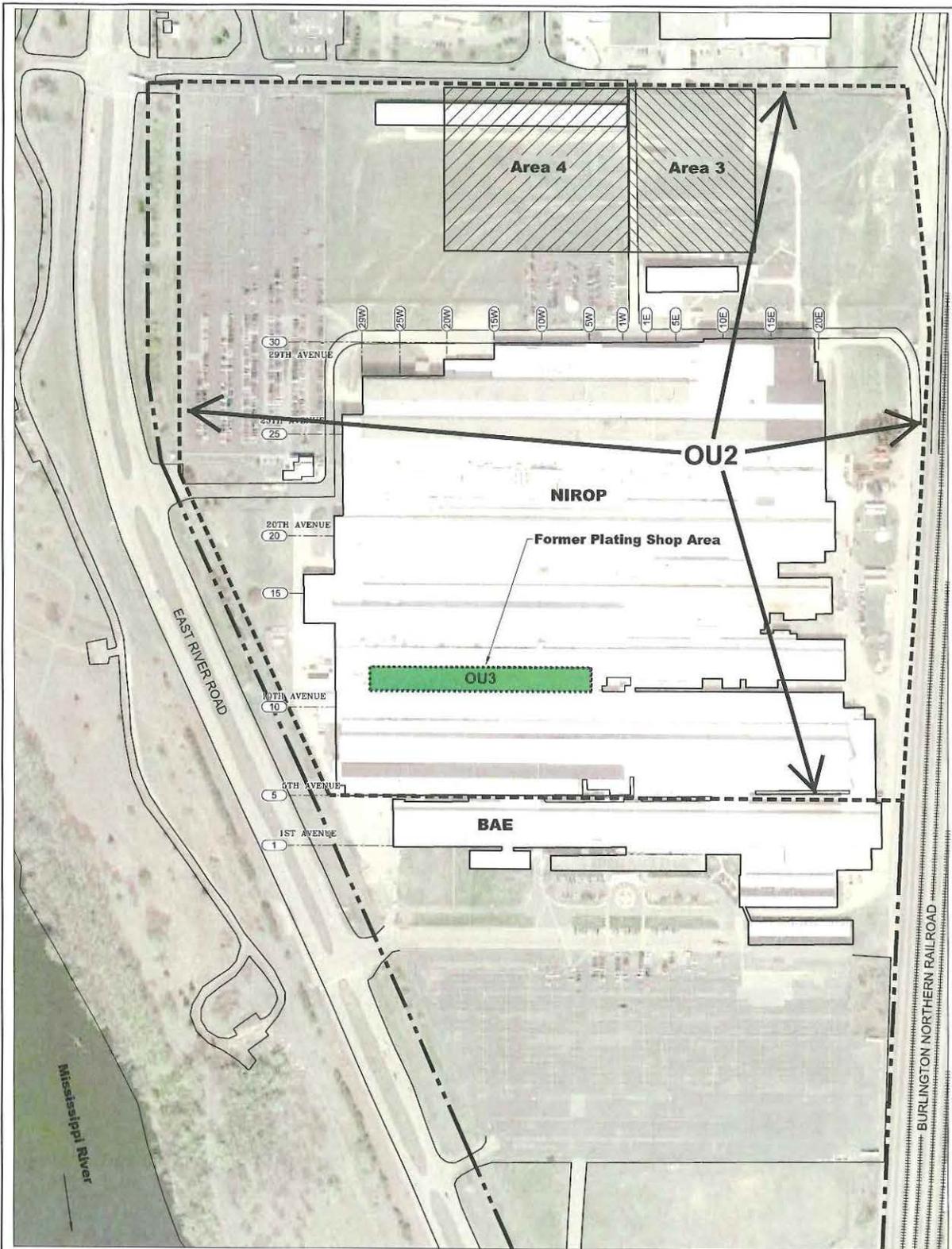
Date

Katherine J. Sather

**Katherine J. Sather, Director
Remediation Division, Minnesota Pollution Control Agency**

8/21/13

Date



LEGEND:

- NIROP SF SITE BOUNDARY
- . - . - . ORIGINAL PROPERTY BOUNDARY

NOTE: SEE ATTACHED NARRATIVE FOR DEFINITIONS OF EACH OPERABLE UNIT

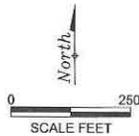


PHOTO: © 2012 GOOGLE PHOTO DATE: 4/3/2012

SITE MAP

NIROP FACILITY
EAST RIVER ROAD
FRIDLEY, MINNESOTA



**Minnesota
Pollution
Control
Agency**

PROJECT NO.
49032AG03
DATE
06/27/13

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