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BASE REALIGNMENT AND CLOSURE MINI RECORDS OF DECISION AND FACT SHEETS  
FOR STUDY AREAS 17, 18, 23, 35, 36, 37, 40 AND 42 WITH FINAL DECISION FOR STUDY  
AREA 18 ATTACHED NTC ORLANDO FL  
5/13/1999  
HARDING LAWSON ASSOCIATES

**Harding Lawson Associates**



May 13, 1999  
Commanding Officer  
SOUTHNAVFACENGCOM  
2155 Eagle Drive  
North Charleston, SC 29419-9010

ATTN: Ms. Barbara Nwokike, Code 187300

Subject: **BRAC mini-RODs and Fact Sheets**  
**Study Areas 17, 18, 23, 35, 36, 37, 40 and 42**  
**NTC, Orlando**  
**Contract: N62467-89-D-0317**

Dear Barbara:

Enclosed for your review are the (draft) mini-RODs (Decision and Response to Comments) for Study Areas 17, 18, 23, 35, 36, 37, 40 and 42. Also enclosed is the (draft) fact sheet for Study Area 36. The mini-ROD and fact sheet for Study Area 36 should be considered very preliminary, as the site screening report is still being reviewed by the OPT, and the conclusions and recommendations may change somewhat based on comments HLA receives from the Team. Fact sheets have previously been issued for all of the other study areas listed above.

Should you have any questions or need additional information, please call me at (904) 772-7688.

Very Truly Yours,

**Harding Lawson Associates**

Richard P. Allen  
Project Technical Lead

**Attachments**

CC: Wayne Hansel, Southern Division  
Nancy Rodriguez, USEPA Region IV  
David Grabka, FDEP  
LT G. Whipple, NTC-Public Works Officer  
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Department of the Navy, Southern Division  
Naval Facilities Engineering Command  
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**FINAL DECISION AND RESPONSE TO COMMENTS  
INTERIM REMEDIAL ACTION FOR SURFACE SOIL**

**Study Area 18, Building 7182, Administrative Offices and Maintenance Areas  
Naval Training Center, Orlando  
Orlando, Florida**

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**Introduction**

SA 18 is located in the central portion of the McCoy Annex, NTC, Orlando (Figure 1). The study area includes Buildings 7177, 7179, and 7182, and the paved storage areas in their vicinity (Figure 2). Building 7182, which contains the administrative area for the Annex housing office, also provides storage space for paints, solvents, and lawn supplies. A paved lot surrounding the building includes a large fenced enclosure for trailer and RV storage, a gas cylinder storage area, a paint storage building (Building 7179) previously used for battery maintenance, and a hazardous material storage area containing several unmarked paint cans, oils, and paint. Numerous appliances and equipment such as refrigerators, hot water heaters, and transformers were also present. A 1,000-gallon steel underground storage tank installed in 1952 provides diesel fuel for the boiler.

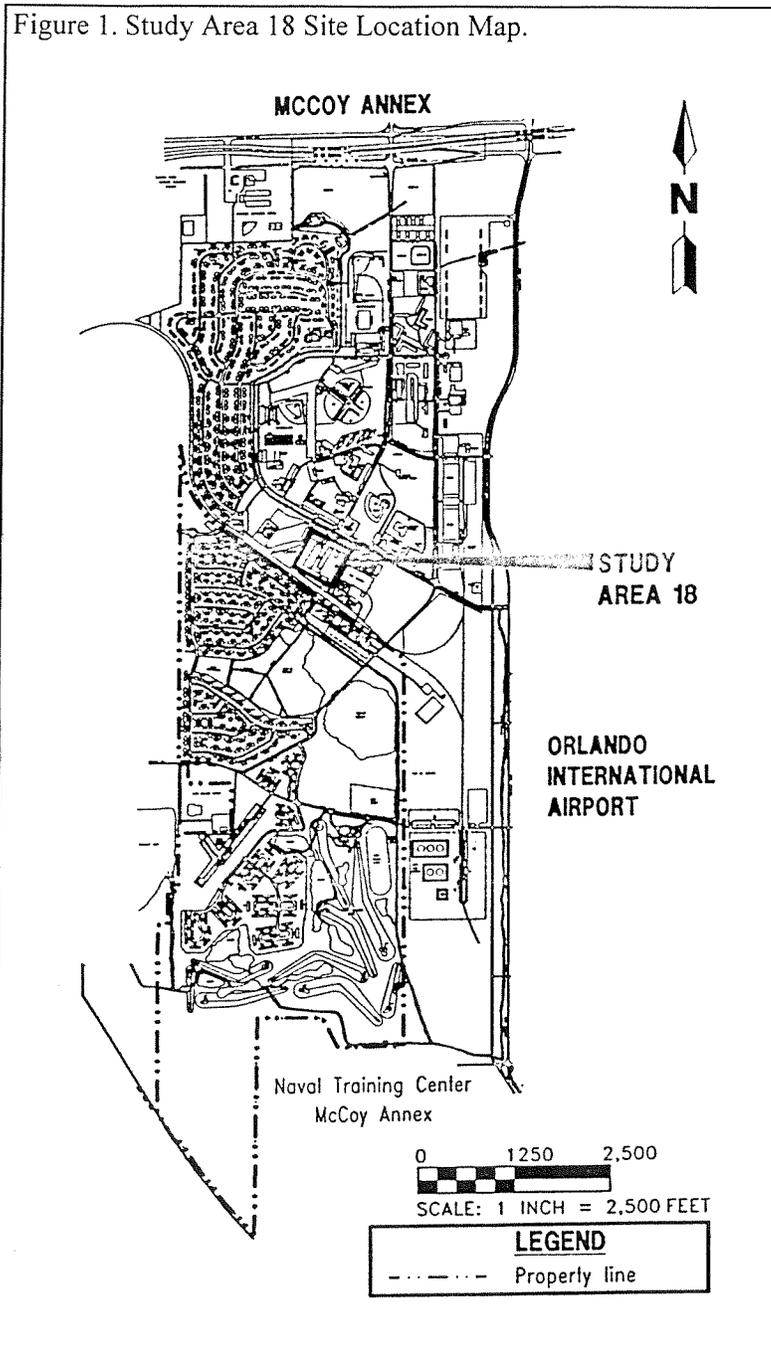
The initial site screening activities at SA 18 were intended to evaluate whether past practices or current site conditions had affected soil or groundwater at the site. A total of seven surface soil, five subsurface soil, and four groundwater samples were collected during the initial screening investigation. Based on the initial site screening results, an additional nine surface and eight subsurface soil samples were collected from the site for polynuclear aromatic hydrocarbon (PAH) analysis to provide more information on the distribution of analytes detected in the initial screening samples.

An underground storage tank which stored heating oil was removed in early 1997. Monitoring wells installed to determine the groundwater quality in the vicinity of the UST detected chlorinated hydrocarbons at concentrations exceeding State of Florida drinking water standards. The source of these chemicals is being evaluated through continuing environmental investigations. However, the focus of this document is limited to PAHs in surface soil.

Analytes detected in the surface soils sampled at SA 18 at concentrations above residential screening criteria include semi-volatile organics, pesticides, polychlorinated biphenyls (PCBs), and inorganics. Benzo(a)pyrene also exceeded the industrial risk-based concentration at one location. The samples collected during the additional screening activities were analyzed only for PAHs. Based on site screening data, PAHs, pesticides, one type of PCB, and one metal are present at one or more locations at SA 18 at concentrations above residential screening values. Most of these analytes were detected at runoff points from the paved area at concentrations typical of urban environments. One PAH, benzo(a)pyrene, was detected at one location at a concentration above industrial screening values (Figure 2). This sample location also was a point receiving surface water runoff from the paved areas of SA 18.

The Navy, U.S. Environmental Protection Agency, and Florida Department of Environmental Protection are recommending that an interim remedial action (IRA) be performed at Study Area 18 to remediate the soil at the one location where the industrial screening value for benzo(a)pyrene is exceeded. The IRA will involve excavating the contaminated soil and disposing of it off-base in an approved landfill. After the soil is removed, it will be replaced with clean backfill. An IRA is an early cleanup of a specific portion of a site and can be performed prior to completion of investigation activities and data evaluation. IRAs respond to environmental contamination of immediate concern and are sometimes the final action at a site. The IRA at SA 18 will be protective of human health and the environment.

Figure 1. Study Area 18 Site Location Map.



### Selected Remedy for Soil

Site screening investigations at SA 18 detected the PAH benzo(a)pyrene in surface soil at concentrations exceeding industrial screening criteria. Since the intended reuse of the site is nonresidential, the locations where analytes were detected at concentrations greater than residential but less than industrial screening values are not included in the IRA. The intent of the IRA is to excavate and properly dispose of soil contaminated with benzo(a)pyrene at a concentration above the industrial screening value.

### Delineation of Surface Soil Contamination

One surface soil sample location was determined to have an exceedance of the industrial screening criterion. That surface soil sample was collected from a grassy area approximately 20 feet wide between the fence and drainage ditch on the east side of SA 18 (Figure 2). This location was selected for sampling because it was in the surface water runoff path from the paved areas of SA 18. Surface soil samples collected from the grassy area both north and south of this sample location had PAH concentrations below the selected RGO.

### Recommendations for Interim Remedial

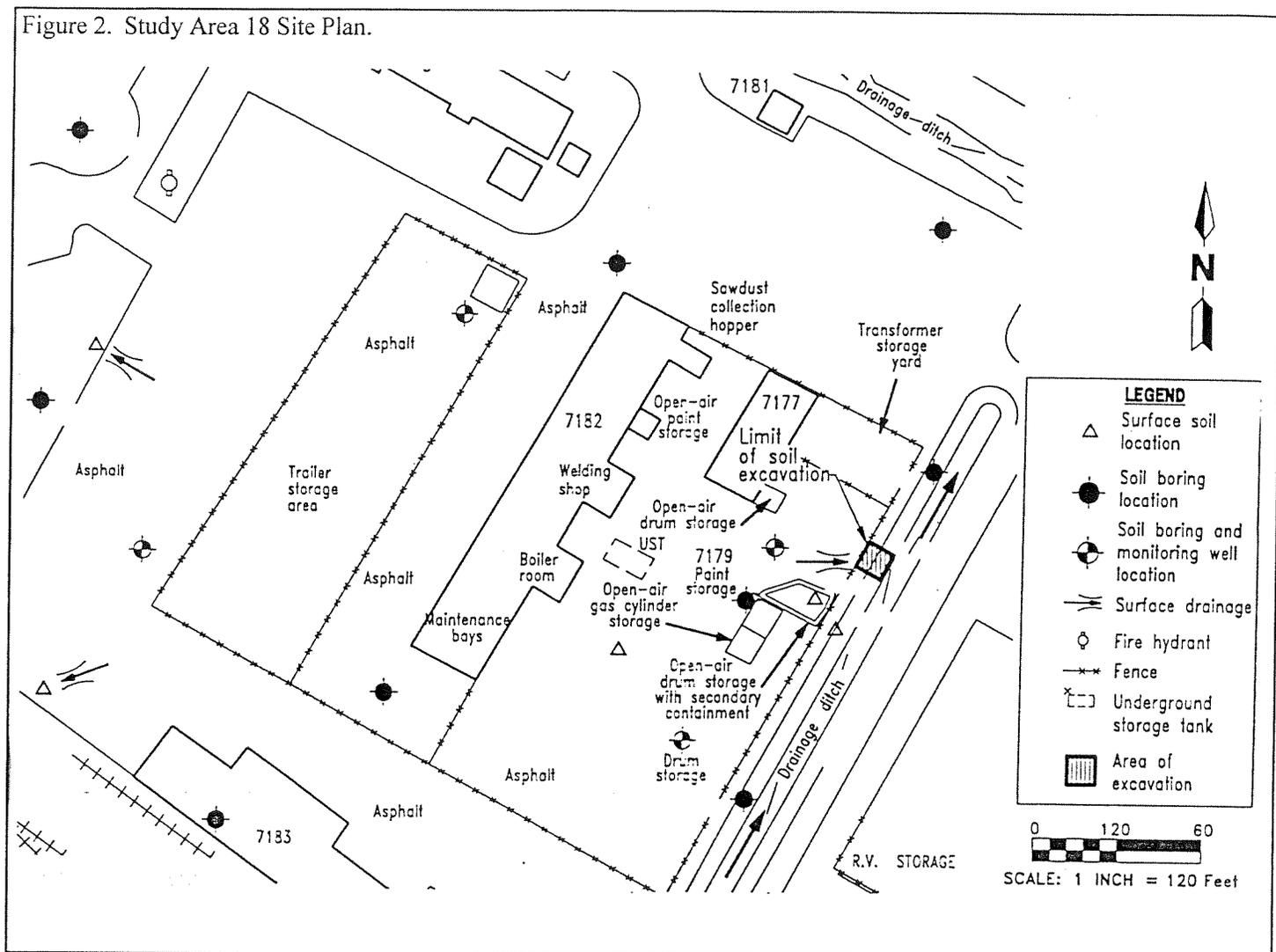
Action Surface soil should be excavated from an area 20 feet by 20 feet located between the fence and the drainage ditch on the east side of SA 18 (Figure 2). The excavation should be approximately centered on the sample location and extend from the fence to the edge of the ditch. Since the IRA is intended to remedy surface soil exceedances above the industrial screening value, the excavation should extend to a depth of 24 inches below grade. After excavation has been completed, confirmation samples should be collected and submitted to an approved off-site analytical laboratory for PAH analysis to verify that all of the

contamination has been removed. This would be achieved by collecting samples from each wall of the excavation. If the concentration of any PAHs are still above industrial screening criteria, then additional soil would be excavated and tested.

Community acceptance of the selected remedy was evaluated through presentations to the facility's Restoration Advisory Board (RAB). RAB meetings are open to the public and their bimonthly meetings are publicized in the *Orlando Sentinel*. The public was given an opportunity to comment on the remedy selected for SA 18 via distribution of a fact sheet in early

December 1998 to the NTC, Orlando Community Mailing List, comprised of more than 300 interested citizens and community leaders. The public was also invited to attend the RAB meeting on January 20, 1999. The fact sheet summarized the selected remedy and invited written comment from the public until January 20, 1999. A public availability session would have been held following the January 20 cutoff date if there had been sufficient community interest. However, there were no comments from the public on the selected remedy.

Figure 2. Study Area 18 Site Plan.



**Declaration**

Based on the administrative record compiled for this corrective action, the Navy has determined that the remedy selected for SA 18 is appropriate and protective of human health and the environment and complies with Federal and State regulatory requirements. The FDEP and USEPA concur with the remedy selected.

**SIGNATURE.**

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 Wayne Hansel, P.E.  
 Base Realignment and Closure Environmental Coordinator

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 Date