



LAND USE CONTROL IMPLEMENTATION PLAN

**NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
KENNEDY SPACE CENTER
BREVARD COUNTY, FLORIDA**



FACILITY: Wilson’s Railroad Yard
Solid Waste Management Unit No. 71
CONTAMINANTS: PAHs in Soil/Dry Sediment (Swale Soil)
CONTROL: Maintain Site as Railroad Yard

PURPOSE OF LAND USE CONTROL IMPLEMENTATION PLAN

This Land Use Control Implementation Plan (LUCIP) has been prepared to inform current and potential future users of the Wilson’s Railroad Yard (WRRY) of institutional controls that have been implemented at the site¹. Although there are no current unacceptable risks to human health or the environment associated with the WRRY, institutional land use controls (LUCs) will maintain site use as a railroad yard. Controls will include periodic inspection, condition certification and agency notification.

WHY LAND USE CONTROLS ARE NEEDED

Human health and ecological risk assessments were completed as part of a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI). Chemicals of concern identified for human health risk during the RFI that exceeded Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) cleanup target levels were polynuclear aromatic hydrocarbons (PAHs) in soil/dry sediment (swale soil).

SITE DESCRIPTION

The WRRY is a NASA-operated facility that was constructed in the early 1960s to support space flight efforts at KSC. The facility includes an approximately 3,200-foot section of railroad track with three railroad sidings, a former asphalt plant area (constructed in 1993), and the Wilson’s Support Area, which is located approximately 1,600 feet to the northeast. Hammock Trail, a hiking trail accessible to the public, crosses the extreme western portion of the WRRY. The entire facility comprises an area of approximately 16 acres (Figure 1). Past and current operations at the WRRY include the temporary storage of railroad cars and the performance of various railroad-related maintenance activities. Large debris piles which contained wooden railroad ties, metal rails/spikes, various rail fasteners, used oil containers, and/or miscellaneous debris have been removed from the site. The Wilson’s Support Area is used solely for the storage of maintenance vehicles.

SITE LOCATION

WRRY has no marked or legally designated property boundaries and is located on the northern portion of KSC (Figure 1). It is

1. This LUCIP summarizes institutional controls regarding the NASA KSC WRRY site. For detailed information on the site, consult the WRRY site administrative file, which is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

located approximately (i) 3,000 feet west of the intersection of Kennedy Parkway North (State Road 3) and Beach Road (State Road 402), and (ii) 1,200 feet west of the Wilson Corners groundwater remediation site. The site is located within Sections 21 and 22 of Township 21S, Range 36E which is in the Wilson Quadrangle. The soil and sediment use control areas covered by the LUCIP are shown on Figure 1. Coordinates of the corners of the LUC are provided in Figure 1 in the State Plane Coordinate System NAD 1983 meters, Florida East.

SITE CONTAMINATION AND CONTROL

Soil/dry sediment within the LUC boundary contains contaminants above the FDEP's industrial soil cleanup target levels (SCTLs). Sampling has not been conducted in the immediate vicinity of the railroad tracks. Soil in the vicinity of the railroad lines were not assessed because the past, current, and projected future land use of the WRRY is continued use as a railroad yard. LUCs are therefore required to prohibit non-railroad yard use/exposure to the soil/dry sediment (swale soil) (i) in isolated areas across the site and (ii) immediately adjacent to the railroad tracks.

DECISION DOCUMENT

A Statement of Basis (SB) establishes institutional controls as a component of the remedy for the site. The SB for the site, KSC document number KSC-TA-6848, is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

IMPLEMENTATION

Institutional controls will be implemented by the KSC Environmental Program Office in accordance with their RCRA permit and a Land Use Control Assurance Plan included in a Memorandum of Agreement (MOA)² between NASA, FDEP, and EPA, effective February 23, 2001. Upon approval of this LUCIP, it will be incorporated into the permit by reference. Property transfer (if conducted in the future) will be conducted in accordance with Section X of the MOA.

KSC's Environmental Program Office will provide KSC's Master Planning Office with survey coordinates of the LUCs. Restrictions will specify limitations on development and reuse for the area for as long as LUCs are necessary to protect human health and the environment.

2. *By separate MOA effective February 23, 2001, with the EPA and FDEP, KSC, on behalf of NASA, agreed to implement Center-wide, certain periodic site inspections, condition certification, and agency notification procedures designed to ensure the maintenance by Center personnel of any site-specific LUCs deemed necessary for future protection of human health and the environment. A fundamental premise underlying execution of that agreement was that through the Center's substantial good faith compliance with the procedures called for herein, reasonable assurances would be provided to EPA and FDEP as to the permanency of those remedies which included the use of specific LUCs.*

Although the terms and conditions of the MOA are not specifically incorporated or made enforceable herein by reference, it is understood and agreed by NASA KSC, EPA and FDEP that the contemplated permanence of the remedy reflected herein shall be dependent upon the Center's substantial good faith compliance with the specific LUC maintenance commitments reflected herein. Should such compliance not occur or should the MOA be terminated, it is understood that the protectiveness of the remedy concurred in may be reconsidered and that additional measures may need to be taken to adequately ensure necessary future protection of human health and the environment.

MONITORING

Quarterly inspections to monitor that the institutional controls specified herein are in place and operating will be conducted by KSC’s Environmental Program Office. The inspection will verify that the site is being operated exclusively as an industrial railroad facility and that no unauthorized use of the site is taking place that may result in adverse environmental impacts.

REPORTING

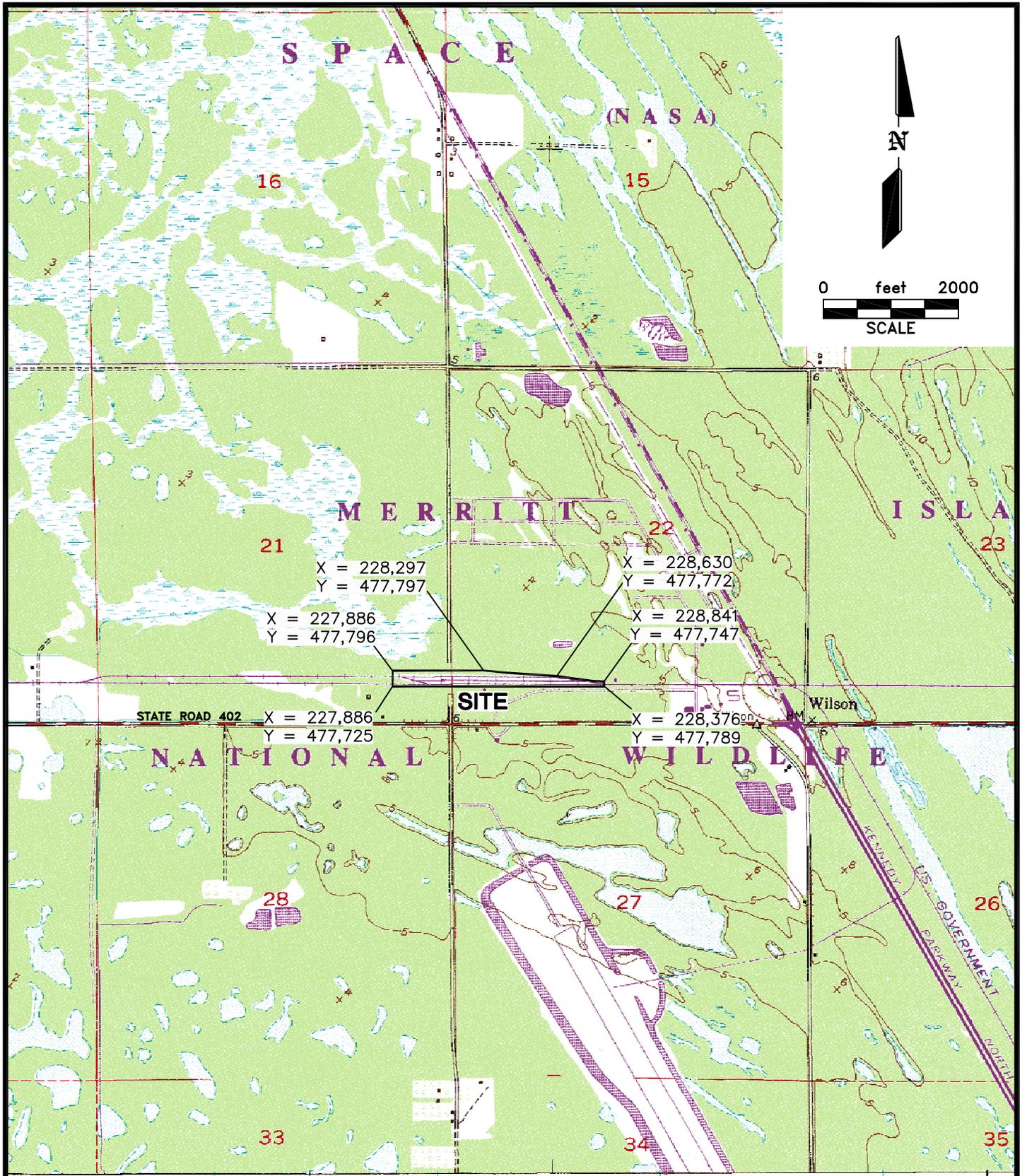
KSC’s Environmental Program Office will submit annual reports to EPA and FDEP certifying retention of the implemented LUCs.

ENFORCEMENT

KSC’s Environmental Program Office will be responsible for stopping any activities at KSC that are not compliant with this LUCIP.

MAINTENANCE

The LUCIP shall remain in place until a land use change is implemented and the concerns managed by the LUCIP are mitigated; or there is a discovery, based upon analytical evidence, that scenarios managed by the LUCIP are no longer a concern. Any change in LUC management must be approved by the EPA and FDEP and implemented by modification of NASA’s operating permit.



SOURCE: 7.5 MINUTE SERIES USGS QUADRANGLE MAP, WILSON, FLORIDA, DATED 1979.

SURVEY COORDINATES ARE IN STATE PLANE COORDINATE SYSTEM NAD 1983 METERS, FLORIDA EAST.

SECTIONS: 21 AND 22 TOWNSHIP: 21 S RANGE: 36 E

FIGURE 1
 WILSON'S RAILROAD YARD
 SOIL USE CONTROL AREA
 SWMU NO. 71