



## INTERIM LAND USE CONTROL IMPLEMENTATION PLAN



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

**FACILITY:** GSA Seized Property  
Solid Waste Management Unit 095

**CONTAMINANTS:** Volatile Organic Compounds in Groundwater

**CONTROL:** Prohibit Groundwater Use

#### PURPOSE OF LAND USE CONTROL IMPLEMENTATION PLAN

This Interim Land Use Control Implementation Plan (LUCIP) has been prepared to inform current and potential future users of the GSA Seized Property (GSSP) of institutional controls that have been implemented at the site<sup>1</sup>. Although there are no current unacceptable risks to human health or the environment associated with GSSP, an institutional land use control (LUC) is necessary to prohibit groundwater use at the site. Controls will include periodic inspection, condition certification, and agency notification.

#### WHY LAND USE CONTROLS ARE NEEDED

A human health risk assessment was completed as part of a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI). Chlorinated volatile organic compounds (CVOCs), including trichloroethene (TCE), *cis*-1,2-dichloroethene (cDCE), and vinyl chloride (VC) exceeded the Florida Department of Environmental

Protection (FDEP) groundwater cleanup target levels (GCTLs) and were identified as a potential human health risk during the RFI.

#### SITE DESCRIPTION

The GSSP site is located in the KSC industrial area. It consists of an unpaved, fenced area, approximately six acres in size (M6-0880) containing one structure, which functions as an administrative trailer (TR3-0035). Formerly, various administrative trailers (TR3-0022, TR3-0029, TR3-0030 and TR3-0031) have occupied the site. Vehicles, seized by the U.S. Marshall's office, were stored at the site prior to auction. Minor maintenance was performed onsite.

#### SITE LOCATION

The GSSP is located in the Industrial Area of KSC, on the northeast corner of the intersection of Kennedy Parkway/State Road 3 and Fifth Street Southeast. The GSSP is located at Section 5 of Township 23S, Range 37E, on the United States Geological Survey's 7.5-minute Orsino topographic quadrangle map. The facility is bordered by

<sup>1</sup> This Interim LUCIP summarizes institutional controls regarding the NASA GSSP. For detailed information on the site, consult the GSSP administrative file, which is available for review by contacting the KSC Environmental Assurance Branch at telephone number (321) 867-8402.

undeveloped scrub pine to the north, the Child Development Center to the east (M6-883), Fifth Street SE to the south, and Kennedy Parkway/State Road 3 to the west (Figure 1). The groundwater use control area covered by the Interim LUCIP is shown on Figure 2. Coordinates of the corners of the LUC are provided on Figure 2 in the US State Plane Coordinate System NAD 1983, meters, Florida East.

### **SITE CONTAMINATION AND CONTROL**

The concentrations of TCE, cDCE, and VC present in groundwater are greater than FDEP GCTLs. Since groundwater exceeds the GCTLs, LUCs prohibiting the use of groundwater are required until the cleanup level is achieved. The current and projected land use of the GSSP does not include the use of site groundwater; therefore, there is no current or projected exposure risk.

### **DECISION DOCUMENT**

The Kennedy Space Center (KSC) Remediation Team determined that interim institutional controls should be implemented at GSSP. The interim institutional controls are temporary while investigation, interim measures, and corrective measures are in progress.

### **IMPLEMENTATION**

Institutional controls will be implemented by the KSC Environmental Assurance Branch in accordance with their RCRA permit and a Land Use Control Assurance Plan included in the Memorandum of Agreement (MOA)<sup>2</sup> between NASA and the FDEP, effective February 23, 2001. Property transfer (if conducted in the future) will be conducted in accordance with Section X of the MOA.

KSC's Environmental Assurance Branch 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.

### **MONITORING**

Quarterly inspections to monitor that the institutional controls specified herein are in place and operating will be conducted by KSC's Environmental Assurance Branch. The inspections will verify that no groundwater use is occurring at the site.

### **REPORTING**

KSC's Environmental Assurance Branch will submit annual reports to FDEP certifying retention of the implemented LUCs.

<sup>2</sup> By separate MOA effective February 23, 2001, with the FDEP and 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 the 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 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.

**ENFORCEMENT**

KSC's Environmental Assurance Branch will be responsible for stopping any activities that are not compliant with this Interim LUCIP.

**MAINTENANCE**

The Interim LUCIP shall remain in place until the concerns managed by the Interim LUCIP are mitigated, or until there is a discovery, based upon analytical evidence, that scenarios managed by the Interim LUCIP are no longer a concern.

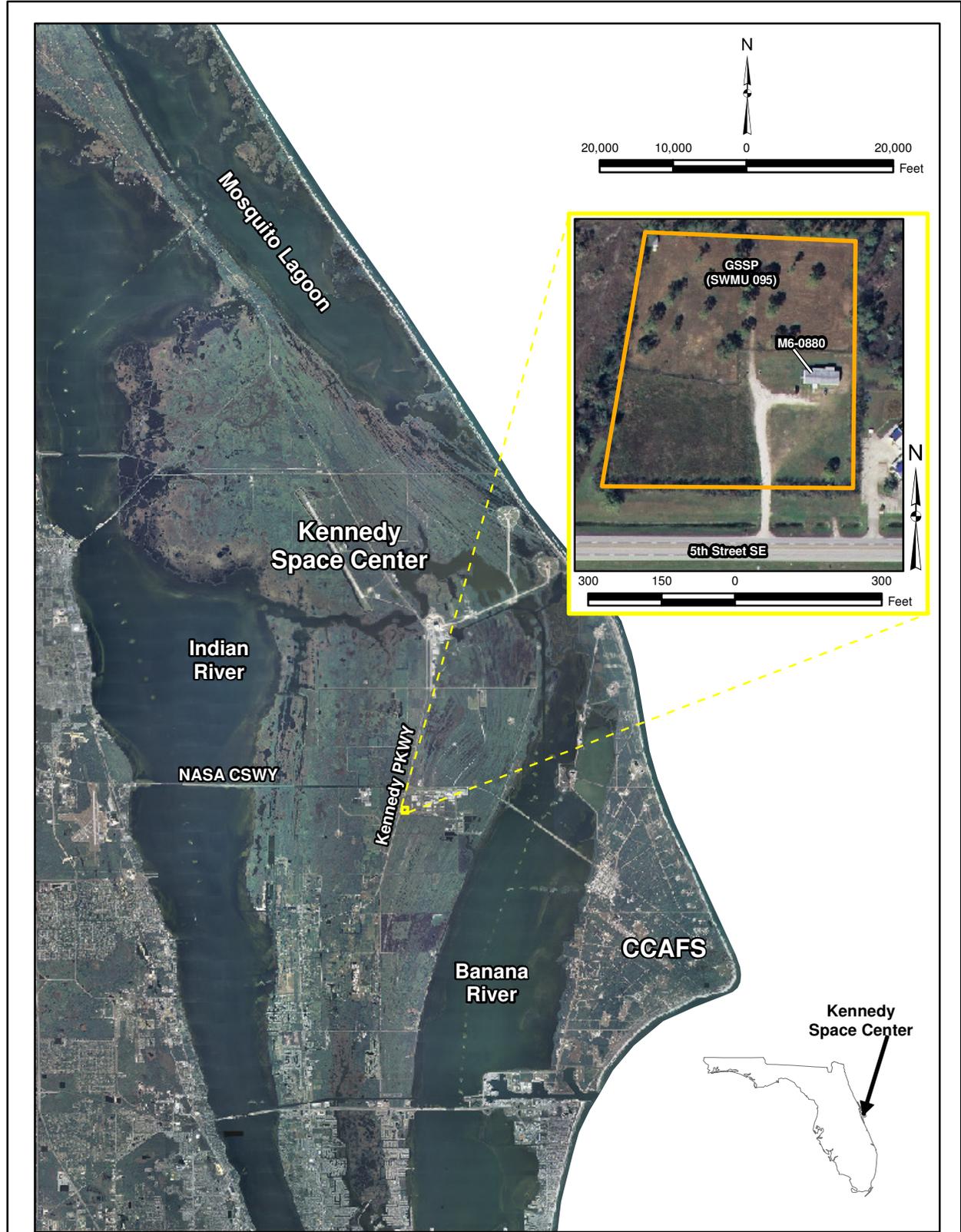
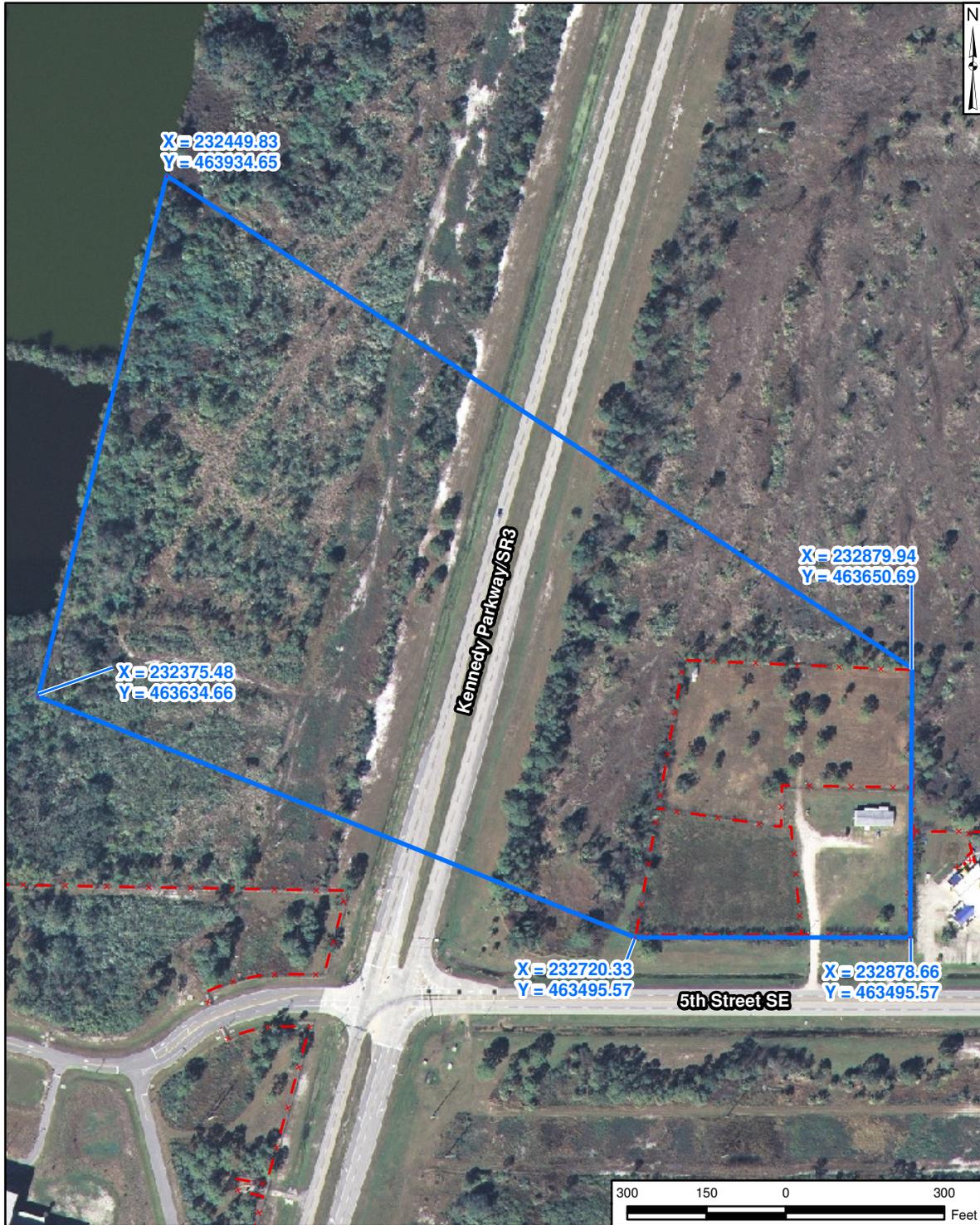


Figure 1  
Site Location Map



**Legend**

- Area Covered by Groundwater Use Control
- Fence

Note:  
Coordinates are in U.S. State Plane  
Coordinate System NAD 1983, Florida East, Meters.

Figure 2  
GSSP Groundwater Use Control Area