



LAND USE CONTROL IMPLEMENTATION PLAN

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

FACILITY: Sewage Treatment Plant 1
Potential Release Location No. 150
CONTAMINANTS: PCBs in Soil
CONTROL: Prohibit Residential Use

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 Sewage Treatment Plant 1 (STP1) 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 STP1, institutional land use controls (LUCs) are necessary to prohibit residential use of the site. Controls will include periodic inspection, condition certification and agency notification.

WHY LAND USE CONTROLS ARE NEEDED

Soil sampling was completed as part of a Resource Conservation and Recovery Act (RCRA) Confirmation Sampling (CS). Chemicals of concern identified for human health risk during the CS that exceeded Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) cleanup target levels were polychlorinated biphenyls (PCBs) in soil.

SITE DESCRIPTION

STP1 is a NASA-operated facility that has been used for sewage treatment from the 1960s until 2001. Since 2001, the site has been used as a lift station for the Cape Canaveral Air Force Station regional plant. The plant comprises an area of approximately 5 acres and contains an office/laboratory building, lift station, surge tank, chlorine contact chamber, and two clarifiers. A concrete-pad mounted transformer is located near the southeast corner of the office/lab. The facility is mostly unpaved with a vegetated ground surface. The former sludge revetment and polishing pond (approximately 20 acres and former spray field (approximately 15 acres) are located south of the plant.

SITE LOCATION

STP1 is located west of “C” Avenue, south of 4th Street, and north of 5th Street in the KSC Industrial Area (Figure 1). The site is located within Section 5 of Township 23S, Range 37E which is in the Orsino Quadrangle. The soil use control area covered by the LUCIP is shown on Figure 2. Coordinates of the corners of the LUC are provided in Figure 2 in the US State Plane Coordinate System

1. This LUCIP summarizes institutional controls regarding STP1. For detailed information on the site, consult the STP1 administrative file, which is available for review by contacting the KSC Environmental Assurance Branch at telephone number (321) 867-8402.

NAD 1983, meters, Florida East.

SITE CONTAMINATION AND CONTROL

PCBs are present in soil above FDEP’s residential soil cleanup target level (SCTL) but are less than FDEP’s industrial SCTL. The past, current, and projected future land use of STP1 is industrial in nature. LUCs are therefore required to prohibit residential use/exposure to soils.

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-11115, is available for review by contacting the KSC Environmental Assurance Branch at telephone number (321) 867-8402.

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 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 residential use is occurring.

REPORTING

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

ENFORCEMENT

KSC’s Environmental Assurance Branch 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 until 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.

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.

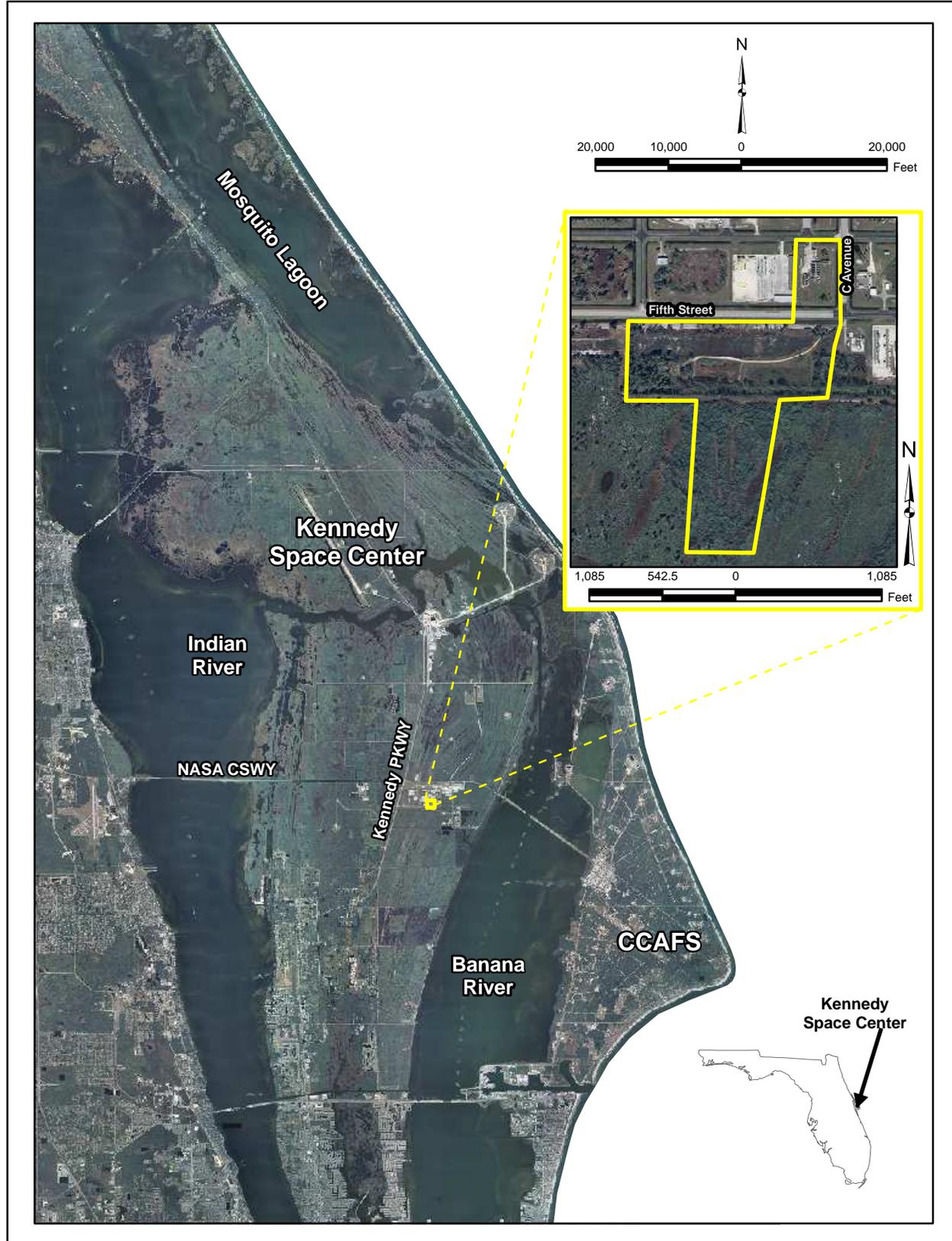


Figure 1
Sewage Treatment Plant #1 Location Map



Figure 2
STP1 Transformer Soil Land Use Control Area

Legend

 Area Covered by Statement of Basis and Land Use Control Area

Note:
Coordinates are provided in US State Plane NAD 1983, Florida East, Meters.